



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 9, 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/82842212370>

phone: 1 312 626 6799

Webinar ID: 828 4221 2370

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

The next regular meeting of the City Council will be held on January 13, 2025

PRESENTATION

- 1. Annual Comprehensive Financial Report for Year Ending June 30, 2024.**
Summary: Victoria Dailey with Sikich CPA LLC will present the results of the Annual Comprehensive Financial Report (ACFR) for the Year Ending June 30, 2024, as well as the Auditor's Communication to the Mayor and City Council and the Single Audit Report. The Audit Committee reviewed the reports on November 25, 2024 and had no comments or changes.

CONSENT AGENDA



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- 2. Approval of November 25, 2024, City Council Work Session Minutes**
- 3. Approval of November 25, 2024, Regular City Council Meeting Minutes**
- 4. Documents for Destruction**
Summary: The listed documents have reached the end of required archiving per the Records Retention Manual as published by the Secretary of State's Office. Once approved by council, documents will be shredded on site.

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 11-21-24 to 12-04-24

UNFINISHED BUSINESS

NEW BUSINESS

- 5. Bill No. 6149- An Ordinance revising Chapters 500, 505, and 510 of the City Code of Ordinances of the City of Creve Coeur by adopting certain 2021 ICC Codes and making other changes. First Reading.**
Summary: Approval is requested to adopt the 2021 building codes with certain revisions, including the 2021 International Existing Building Code. The City is currently operating under the 2015 building codes. Following the first reading of the ordinance, a 90 - day review period will commence prior to final reading and passage.
- 6. Bill No. 6150 - An Ordinance regulating Electric Vehicle Charging and Amending Section 405.1080.B.2.A, Section 405.120 Definitions, Section 405.210 Table A, Section 405.460 Accessory Uses and Structures, Section 405.470 Conditional Uses, and Replacing Section 405.860 Reserved of the Zoning Ordinance. First Reading.**
Summary: Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to establish electric vehicle (EV) charging station zoning regulations and provide associated terminology. The proposed amendments would allow Level 1 and Level 2 charging stations as permitted accessory uses subject to certain criteria within Section 405.460 of the zoning code. Direct Current Fast Charging (DCFC) stations, as accessory uses, would require a site plan with Planning and Zoning Commission approval subject to specific standards being met. Stand-alone



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Direct Current Fast Charging (DCFC) stations would be added as a new conditional use with regulations established within Section 405.470 for Planning and Zoning Commission and City Council approval. A new Section 405.860 would be created to require EV charging stations or EV-ready infrastructure for new commercial and multi-family construction and major modifications to commercial and multi-family uses with associated parking facilities. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council. The Commission recommended approval at its December 2, 2024 meeting.

7. Resolution No. 1763- A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the execution of a Utility Agreement with Missouri-American Water Company regarding the construction of the water main relocation required for the New Ballas Road Sidewalk Improvement Project - Phase 3.

Summary: The Utility Agreement between the City and Missouri American Water (MOAW) is required to ensure eligibility of federal funds to pay for the relocation costs of the 12-inch water main. The 12-inch main needs to be relocated and lowered so that the retaining wall can be moved and to allow for the future sidewalk to be installed along the west side of New Ballas Road. MoDOT has approved the form of the Utility Agreement. MOAW has designed the water main relocation plans at their own cost and will hire contractors to complete the construction work. The estimated construction cost for the water main relocation work is \$247,000. Upon completion of the work, MOAW will invoice the City for the actual cost of the work. The City will pay MOAW with federal funds (80% of the cost) and local funds (20% of the cost) appropriated for the project.

8. Resolution No. 1764- A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a supplemental agreement with Thouvenot, Wade & Moerchen, Inc. (TWM), to provide additional engineering services related to the Fernview Drive Sidewalk Project - Phase 1 for the not-to-exceed amount of \$13,362.00.

Summary: The supplemental agreement to the engineering services contract for TWM is required based on the initial review done by the Missouri Department of Transportation (MoDOT) of the preliminary design submitted by TWM. MoDOT had a qualified professional archaeologist review the proposed project submittals and are requiring that a Cultural Resource Survey (CRS) be prepared and



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submitted to MoDOT for review and approval. The amendment agreement will result in an additional not-to-exceed cost of \$13,362.00, bringing the total design not-to-exceed contract amount to \$130,663.40.

- 9. Resolution No. 1765- A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of Supplemental Agreement No. 1 with Intuition & Logic Engineering, Inc., for the design of a pocket wetland at Conway Park for the not-to-exceed amount of \$13,215.00.**
Summary: In June 2024, the City Council authorized the execution of a contract with I&L for engineering design services related to the dredging of Conway Park Lake for the not-to-exceed amount of \$40,510.00. In November 2024, City Council expressed support for moving from a lake to a pocket wetland design approach. Supplemental Agreement No. 1 adds scope of service items to the engineering design phase. Associated with the expanded services is an additional not-to-exceed cost of \$13,215.00, which brings the total cost of engineering design to \$53,727.00.

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

- 11. Congestion Mitigation & Air Quality (CMAQ) grant application discussion for Centennial Greenway, Segments 7 & 8.**

Summary: Discussion regarding a CMAQ grant application for Segments 7 & 8 of the Centennial Greenway with the City being the sponsoring agency. Applications are due February 7, 2025. Segments 7 & 8 include the greenway along Baur Boulevard, west of Research Blvd, to Lindbergh Blvd. and a "U" shape bridge crossing over Lindbergh Blvd. The bridge will be owned and maintained by Great Rivers Greenway (GRG). The estimated cost for the project is \$7.5 million, with 60% federally funded and 40% funded by GRG. If the application is successful, construction is estimated to be completed by 2029.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the



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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.



City of Creve Coeur, Missouri

Annual Comprehensive Financial Report

For the Year Ended June 30, 2024



CITY OF CREVE COEUR, MISSOURI

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
JUNE 30, 2024

REPORT PREPARED AND SUBMITTED BY THE
FINANCE DEPARTMENT

MARK C. PERKINS, CITY ADMINISTRATOR
AND
LORI OBERMOELLER, DIRECTOR OF FINANCE

CITY OF CREVE COEUR, MISSOURI
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INTRODUCTORY SECTION



CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

November 25, 2024

To the Honorable Mayor, Members of the
City Council, and Citizens of Creve Coeur, Missouri:

The Annual Comprehensive Financial Report of the City of Creve Coeur, Missouri (the City) for the fiscal year ended June 30, 2024 is hereby submitted for your review. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate, in all material respects, and is reported in a manner designed to present fairly the City's financial position and results of operations. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Accounting principles generally accepted in the United States of America (GAAP) requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of a Management Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with the analysis. The City's MD&A can be found immediately following the independent auditor's report.

The City provides a wide range of services including: police protection, street maintenance, limb chipping and leaf pick-up programs, park maintenance, capital improvements, planning and zoning, building permit issuance and inspection, code enforcement, health and sanitation (including recycling), and cultural and recreational services.

The City is an independent reporting entity clearly within the criteria established by the Governmental Accounting Standards Board.

CITY OF CREVE COEUR, MISSOURI

The City is located in St. Louis County approximately 15 miles west of downtown St. Louis. Creve Coeur is home to a number of prominent corporations and institutions, including Bayer Corporation, the Donald Danforth Plant Science Center, Missouri Baptist University, Mercy Hospital St. Louis and Barnes-Jewish West County Hospital. Initially a farming community, the City has developed into a thriving community in central St. Louis County with beautiful neighborhoods, 100 acres of parkland, and one of the most dynamic business centers in the region.

The City was one of many unincorporated communities that grew along Olive Street Road. Its name, which means "broken heart" in French, comes from nearby Creve Coeur Lake. When the City was

incorporated in December 1949, less than one square mile housed a population of 1,875. Today, the population of the City is 18,457, spanning 10.3 square miles with 8,988 housing units.

The City is a home rule municipal corporation operating under its own charter adopted by the voters in 1976. The City operates under the City Administrator form of government. The City Council consists of eight members, two representatives for each of the City's four wards. Each council member is elected to a two-year term. The Mayor is elected for a term of three years. The Mayor with concurrence of the City Council appoints the City Administrator who oversees the daily operations of the City. The City Administrator appoints all department directors with City Council approval.

FINANCIAL INFORMATION

In developing the City's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable assurance that assets are effectively safeguarded and those transactions are executed in accordance with management's authorization and are properly recorded. The concept of reasonable assurance recognizes the cost of a control should not exceed the benefits likely to be derived and that the evaluation of cost and benefits require estimates and judgments by management. Within this framework, we believe that the City's system of internal accounting controls adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions.

Budgeting Controls: Missouri State Law and the City Charter require annual budgets be prepared for the General and Capital Projects Funds. In addition, the City Charter requires the annual preparation of a five-year Capital Improvement Program with the proposed capital expenditures for the ensuing fiscal year, be incorporated into the annual operating budget. Budgetary control is maintained by the encumbrance of estimated purchase amounts prior to the release of purchase orders to vendors. Appropriations lapse at year-end to the extent that they have not been expended; however, encumbrances generally are re-appropriated as part of the following year's budget. The City Council exercises control over budgeted expenditures throughout the fiscal year. The City Administrator may make appropriation transfers within the operating expenditures and capital outlays of each department.

ECONOMIC DEVELOPMENT

Substantial economic growth continued to occur in the City in Fiscal Year 2024. Some of the larger developments approved or constructed in Fiscal Year 2024 included:

1. Olia Village, 10300 Olive Boulevard. The rezoning and site concept plan for a 96-acre mixed use master planned development was approved. The project will contain a mixture of retail, residential, office and hotel uses on the former Bayer West campus. Site work began in summer 2024.
2. First Bank Headquarters, 11901 Olive Boulevard. A new 4-story, 85,000 square feet headquarters building was completed and opened in spring 2024.
3. Chick-Fil-A, 12398 Olive Boulevard. A 4,700 square foot restaurant with drive-through services was completed and opened late winter 2023.

4. M1 Bank, 11557 Olive Boulevard. A renovation of the former Fresh Market building was approved for a new M1 Bank branch location with 17,566 square feet and drive-through services. Construction began summer 2024.
5. Chaminade College Preparatory School Residence Hall, 425 South Lindbergh Avenue. A 29,000 square foot 82-person residence hall is currently under construction on the Chaminade School campus.
6. Little Sunshine Playhouse and Preschool, 515 North Lindbergh Blvd. The new 8,140 square foot facility opened in spring 2024.

All this development within the City reflects its continued economic viability. The City, with its emphasis in medical services, ag-tech, and technology, is well prepared for the future.

MAJOR INITIATIVES

During Fiscal Year 2024, the City undertook or continued several major initiatives, including:

1. Continued implementing key objectives of the 39 North Innovation District Master Plan, including design, engineering and right-of-way acquisition of the Old Olive/Lindbergh Intersection. Improvements has been completed and construction will begin in the spring of 2025. STP Grants as well as other funding sources have been awarded to the City.
2. Began design of eight stormwater projects, and construction of multiple stormwater management projects in the city.
3. Partnered with MoDOT the construction of new traffic signals on Olive Blvd. west of I-270. Upgrades include black powder coat traffic signal poles and mast arms as well as illuminated street name signs.
4. Completed a citywide Watershed Management Plan.
5. Continued Park planning and drafted site development plans for Venable and Lake School Parks.
6. Started the replacement of the refrigerant system for the Creve Coeur Ice Arena.
7. Constructed new post tension concrete tennis courts at Venable Park.
8. Completed the annual asphalt, micro-surface, concrete and sidewalk programs.
9. Completed the construction of the North New Ballas Road Improvement Project (Olive Blvd to Craig Road), which includes concrete slab replacement and ADA sidewalk improvements. (STP Grant Project).
10. Secured an STP Grant for Ladue Road Improvement Project.
11. Secured TAP Grants for New Ballas Sidewalk Infill (425 N. New Ballas Road) and Fernview Sidewalk Improvements (Olive Blvd to Craig Road).

LONG-TERM FINANCIAL PLANNING

Like other local governments, the City of Creve Coeur faces the ongoing challenge of rising service costs. While recent revenue growth has been positive, long-term growth is projected to remain modest. Opportunities for stronger revenue growth exist, particularly with the newly approved Olia Village development; however, the financial impact of this project remains uncertain at this time.

FY2024 revenues for all governmental funds appear to be up by just over \$5 million, or 20%, largely due to one-time grant and reimbursement revenues for capital projects, as well as favorable market-to-market interest rate adjustments compared to FY2023. The primary factors contributing to this revenue increase are as follows: (1) Sales tax grew by 4.5%, mainly driven by the new cannabis sales tax that took effect on October 1, 2023; (2) The City received almost \$1.2 million in grants for the Capital Fund upon completion of the N. New Ballas Road Project and the Lindbergh-Old Olive Intersection Project; (3) Approximately \$888,000 in American Rescue Plan Act (ARPA) funds were allocated for the Ice Arena Switchover and roughly \$1.1 million for the Street & Sidewalk Maintenance Program in the Capital Fund; (4) The City received \$425,000 in donations for the Venable Park Project within the Parks & Stormwater Fund; and (5) Interest income significantly influenced FY2024 revenue figures. As interest rates rise, the market value of existing investments declines; however, despite the City holding investments to maturity, it must report their market value as of June 30, 2024. Consequently, Interest Income shifted from a negative amount in FY2023 (-\$591,000) to a positive amount in FY2024 (\$959,000) due to this reporting requirement. Without the FY2024 market value adjustment, Investment Income across all governmental funds would have been approximately \$1.1 million.

Before FY2022, sales tax revenues had declined significantly due to the pandemic but have since recovered to slightly exceed FY2019 levels. Although sales tax revenue rose in FY2024, this increase was largely due to the implementation of the new adult-use cannabis sales tax that took effect in that fiscal year. Without this addition, sales tax revenue would have remained flat. As the Olia Village development progresses over the next two years, we will adjust our revenue projections to reflect anticipated changes.

FY2024 expenditures across all governmental funds have increased by \$8.3 million, or 38%, primarily due to higher spending on Capital and Parks and Stormwater projects. While the City provided a 3% COLA and 4% merit increase to general employees and a 3.5% COLA and 3.5% step increase for patrol officers on the step plan in FY2024, overall personnel costs have only risen by 6.5% due to significant turnover and the time required to fill vacancies. For FY2025, a 2% market equity adjustment was included for all full-time, merit-based employees, with a 3.5% market equity adjustment for step-based commissioned officers. Alongside these market adjustments, full-time merit-based employees received an average 4% merit increase, and step-based commissioned officers received a 3.5% step increase.

Overall revenues are slightly higher for FY2024, where expenditures are significantly higher for all governmental funds, ending the year with a \$1.5M surplus versus a \$4.5M surplus in FY2023. The budget for FY2025 shows most revenues relatively flat.

FY2025 expenditures for all governmental funds are expected to be about \$4.3M or 13% higher than FY2024, mainly due to an increase in capital projects in the Capital and the Parks & Stormwater Funds. \$1M of the ARPA funds for capital projects are also included in FY2025 expenditures for the replacement of the R22 refrigerant from the Ice Arena.

For FY2024, the City allocated \$3 million in General Fund reserves for future facility needs and \$1 million in General Fund reserves for emergency or unidentified street improvements. Starting in FY2025, the City will add \$4 million to the facility reserves, followed by an additional \$1 million each year until reaching a total of \$10 million by FY2028. The goal is to fund approximately half of the cost

of a new government center through these reserves, with the remaining amount to be financed. Additionally, the City will increase the street reconstruction reserve from \$1 million to \$2 million in FY2025.

Additional actions will be necessary to address the ongoing challenge of rising service costs outpacing revenue growth over the long term. Potential measures to address this gap may include exploring new revenue sources, such as implementing a local use tax on out-of-state purchases or introducing additional service fees.

The City develops a strategic plan on a triennial basis to establish consensus on key goals and objectives. This process is also helpful in maintaining focus on the City's top priorities as identified in the strategic plan. The most recent strategic plan was created in 2022, and the City has made substantial progress towards its completion, which can be found on the City's website. The staff solicited proposals and selected a consultant to lead the City through the process to create a new three-year strategic plan for 2025 – 2028.

The City maintained a Defined Benefit (DB) Pension Trust Fund for full-time employees hired before June 1, 2006, but on September 1, 2023, the remaining twenty-three (23) active employee were moved to the Missouri Local Government Employees Retirement System (LAGERS). The City's Legacy Plan, which includes both retirees and vested participants, is now administered by LAGERS. All new hires will participate in LAGERS.

INDEPENDENT AUDIT

State Statutes and the City Charter requires an annual audit of the books, financial records, and transactions that comprise all funds of the City by an independent Certified Public Accountant selected by the City Council. The external auditors met with the City's Audit Committee at the start of the field work and at the conclusion of the fieldwork. The Audit Committee met together and privately with the external auditors and management to ensure review and oversight. The auditor's report on the basic financial statements is included in the financial section of this report.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the fiscal year ended June 30, 2023. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports. The City has received this award since 1993.

To be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such an annual comprehensive financial report must satisfy both generally accepted accounting principles (GAAP) and applicable legal requirements.

A Certificate of Achievement is valid for the period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

ACKNOWLEDGEMENTS

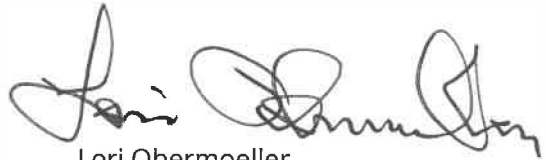
This report would not be possible without the assistance of the entire administrative staff of the City. We want to especially acknowledge the dedicated services of the staff of the Finance Department and Administrative Services Department. These staff members were key contributors in establishing the City's accounting systems. In addition, we would like to thank our auditors, Sikich CPA LLC, for their help in formulating this report.

Finally, we wish to extend our sincere gratitude to the Mayor, Members of the City Council, Finance and Audit Committee for their leadership and support, without which the preparation of this comprehensive report would not be possible.

Respectfully submitted,



Mark Perkins
City Administrator



Lori Obermoeller
Director of Finance

CITY OFFICIALS

MAYOR

Robert Hoffman

CITY COUNCIL

Ward I

Mark Manlin
Donna Spence

Ward II

Tim Carney
Kimberly Norwood

Ward III

David Z. Hoffman
Drew Newman

Ward IV

Joe Martinich
Scott Saunders

ADMINISTRATIVE STAFF

City Administrator

Mark C. Perkins, ICMA-CM

Assistant City Administrator

Sharon M. Stott, MBA

City Attorney*

Carl Lumley

Prosecuting Attorney*

Stephanie Karr

Alternate Prosecuting Attorney*

Melissa Price Smith

Municipal Judge*

Timothy Engelmeyer

Provisional Municipal Judge*

Mary Bruntrager

City Clerk

Kellie Henke

Chief of Police

Jeffrey Hartman

Director of Finance

Lori Obermoeller, CPFO, MBA

Director of Public Works

Jim Heines

Director of Community Development

Jason W. Jaggi, AICP

Chief Building Official

Gregory B. Tate, CBO, MCP

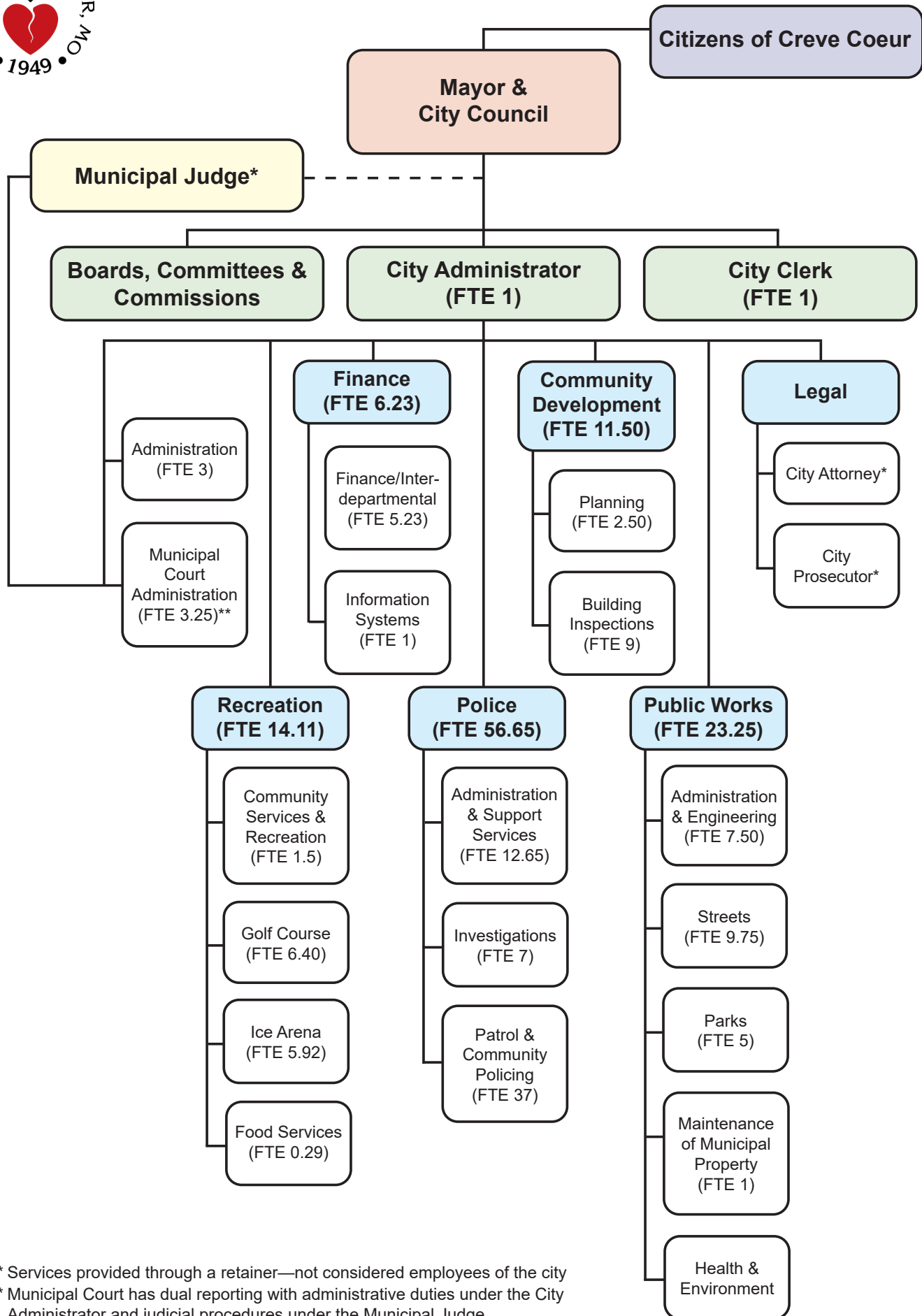
Director of Recreation

Jason E. Valvero

**Independent contractors.*



Organizational Chart



* Services provided through a retainer—not considered employees of the city

** Municipal Court has dual reporting with administrative duties under the City Administrator and judicial procedures under the Municipal Judge



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Creve Coeur
Missouri**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

12655 Olive Blvd., Suite 200
St. Louis, MO 63141
314.275.7277

SIKICH.COM

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
City of Creve Coeur, Missouri

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Creve Coeur, Missouri (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Creve Coeur, Missouri, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Reporting Entity

The City adopted GASB Statement No. 100, *Accounting Changes and Error Corrections*. The implementation of this guidance resulted in changes to the reporting entity and beginning fund balances. See note 16 for more information on this. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with GAAP and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

GAAP require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules, as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 25, 2024 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Sikich CPA LLC

St. Louis, Missouri
November 25, 2024

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St. Louis, MO 63141
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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and City Council
City of Creve Coeur, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Creve Coeur Missouri (the City) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated November 25, 2024.

Report on Internal Control over Financial Reporting.

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City’s financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sikich CPA LLC

St. Louis, Missouri
November 25, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

CITY OF CREVE COEUR, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

June 30, 2024

Management of the Finance Department of the City of Creve Coeur, Missouri (the "City") provides this narrative overview and analysis of the City's financial activities and performance of the City for the fiscal year ended June 30, 2024. We encourage readers to consider the information that we have furnished in our letter of transmittal at the front of this report along with the City's financial statements, including the footnotes that follow this Management's Discussion and Analysis (MD&A).

Financial Highlights

- On a government-wide basis the assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources for the most recent fiscal year by \$90,971,253. The City has unrestricted net position totaling \$28,328,056, which can be used to fund the City's functions/programs.
- At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$37,241,019, an increase of \$1,451,181 in comparison with the prior year. Approximately 52.4% of this total amount, \$19,507,704, is available for spending at the City's discretion.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$19,507,704 or 100.89% of total General Fund expenditures, a slight increase in comparison with the prior year unassigned fund balance.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the City's financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains required supplemental information in addition to the basic financial statements.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. Note the government-wide financial statements exclude Fiduciary Fund activities.

The *statement of net position* presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and accrued vacation leave).

CITY OF CREVE COEUR, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, parks and recreation, judicial, planning, public works, public safety, and community development. The City operates business-like activities at the Ice Arena and Municipal Golf Course.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on *near-term inflows and outflows of expendable resources*, as well as on *balances of expendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financial decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and the government-wide *governmental activities*.

The City maintains several individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Improvement Fund, and Parks & Stormwater Fund, which are considered to be major funds. Data from the other governmental funds is presented in a single column as "Other Governmental Funds - Nonmajor."

The City adopts an annual appropriated budget for all funds. Budgetary comparison statements have been provided for all budgeted funds to demonstrate legal compliance with the respective adopted budget.

Proprietary Funds

The City maintains Enterprise Funds to report the same functions presented as business-type activities in the government-wide financial statements. The City uses Enterprise Funds to account for the operations at its Ice Arena and Municipal Golf Course.

Proprietary Funds provide the same type of information as the government-wide financial statements, only in more detail.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

Fiduciary Funds

Fiduciary Funds are used to account for resources held for the benefit of parties outside the City. Fiduciary Funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for Fiduciary Funds is much like that used for Proprietary Funds. However, because the City converted the last twenty-three active employees from the Legacy Retirement Plan to LAGERS, the Fiduciary Fund will be eliminated in FY2024.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplemental Information

In addition to the basic financial statements and accompanying notes, certain required supplemental information can be found following the notes to financial statements.

Other Supplemental Information

The individual fund statements and other supplemental information are presented immediately following the required supplemental information.

Government-wide Financial Analysis - Financial Analysis of the City as a Whole

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$90,971,253 at the close of the most recent fiscal year.

The largest portion of the City's net position reflects its investment in capital assets (e.g., land, buildings, park facilities, machinery and equipment, and infrastructure), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

The City's condensed statement of net position as compared to the prior year is as follows:

Statement of Net Position
June 30, 2024 and 2023

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
ASSETS						
Current and other assets	\$ 42,201,966	42,571,457	1,058,371	860,890	43,260,337	43,432,347
Capital assets, net	55,111,867	50,372,660	2,285,124	2,452,317	57,396,991	52,824,977
Total assets	<u>97,313,833</u>	<u>92,944,117</u>	<u>3,343,495</u>	<u>3,313,207</u>	<u>100,657,328</u>	<u>96,257,324</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>11,276,006</u>	<u>992,052</u>	<u>-</u>	<u>-</u>	<u>11,276,006</u>	<u>992,052</u>
LIABILITIES						
Long-term liabilities	14,471,375	16,378,493	100,609	126,449	14,571,984	16,504,942
Other liabilities	4,858,515	6,701,577	106,273	103,384	4,964,788	6,804,961
Total liabilities	<u>19,329,890</u>	<u>23,080,070</u>	<u>206,882</u>	<u>229,833</u>	<u>19,536,772</u>	<u>23,309,903</u>
DEFERRED INFLOWS OF RESOURCES	<u>1,094,575</u>	<u>878,179</u>	<u>353,660</u>	<u>353,660</u>	<u>1,448,235</u>	<u>1,231,839</u>
NET POSITION						
Net investment in capital assets	47,611,698	43,479,515	2,201,425	2,340,682	49,813,123	45,820,197
Restricted	11,732,543	11,272,527	-	-	11,732,543	11,272,527
Unrestricted	<u>28,821,133</u>	<u>15,225,878</u>	<u>604,454</u>	<u>389,032</u>	<u>29,425,587</u>	<u>15,614,910</u>
Total net position	<u>\$ 88,165,374</u>	<u>69,977,920</u>	<u>2,805,879</u>	<u>2,729,714</u>	<u>90,971,253</u>	<u>72,707,634</u>

The City's net position on an entity-wide basis increased during the current fiscal year ending June 30, 2024. The long-term liabilities and deferred outflows relate to the debt for the General Obligation Bond for the Police Building and renovation of the existing City Hall, as well as the pension and other post-employment benefit liabilities. Current liabilities decreased during the current fiscal year ending June 30, 2024 by \$1,840,173 due mainly from the \$2,552,000 of the ARPA funds being recognized as revenue that was allocated to for Ice Arena refrigerant switchover, compressor repairs and street reconstruction projects. Long-Term Liabilities decreased \$1,932,961 mainly as a result in a reduction in the pension liability as a result of transitioning the City's legacy pension plan to LAGERS.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

The City's condensed statement of activities as compared to the prior year is as follows:

Statement of Activities
For the Fiscal Years Ended June 30, 2024 and 2023

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
REVENUES						
Program revenues:						
Charges for services	\$ 2,118,926	2,346,698	1,575,402	1,460,825	3,694,328	3,807,523
Operating grants and contributions	2,221,871	2,075,771	-	-	2,221,871	2,075,771
Capital grants and contributions	2,174,021	829,082	87,480	-	2,261,501	829,082
General revenues:						
Taxes	20,738,958	20,091,124	-	-	20,738,958	20,091,124
Investment income	2,060,369	206,588	21,925	15,108	2,082,294	221,696
Americian Recovery Plan Act	2,152,000	660,111	-	-	2,152,000	660,111
Miscellaneous	202,862	201,813	-	-	202,862	201,813
Gain on sale of capital assets	86,200	53,284	-	-	86,200	53,284
Total revenues	<u>31,755,207</u>	<u>26,464,471</u>	<u>1,684,807</u>	<u>1,475,933</u>	<u>33,440,014</u>	<u>27,940,404</u>
EXPENSES						
General government	1,219,391	3,610,281	-	-	1,219,391	3,610,281
Public safety	3,394,677	7,791,880	-	-	3,394,677	7,791,880
Public works	7,916,408	7,587,697	-	-	7,916,408	7,587,697
Community Development	835,396	1,166,553	-	-	835,396	1,166,553
Interest on long-term debt	201,881	241,156	-	-	201,881	241,156
Recreation Center	-	-	1,608,642	1,637,709	1,608,642	1,637,709
Total expenses	<u>13,567,753</u>	<u>20,397,567</u>	<u>1,608,642</u>	<u>1,637,709</u>	<u>15,176,395</u>	<u>22,035,276</u>
Increase (Decrease) in Net Position Before Transfers	18,187,454	6,066,904	76,165	(161,776)	18,263,619	5,905,128
Transfers	<u>-</u>	<u>(48,576)</u>	<u>-</u>	<u>48,576</u>	<u>-</u>	<u>-</u>
Increase (Decrease) in Net Position	18,187,454	6,018,328	76,165	(113,200)	18,263,619	5,905,128
NET POSITION, JULY 1	<u>69,977,920</u>	<u>63,959,592</u>	<u>2,729,714</u>	<u>2,842,914</u>	<u>72,707,634</u>	<u>66,802,506</u>
NET POSITION, JUNE 30	<u>\$ 88,165,374</u>	<u>69,977,920</u>	<u>2,805,879</u>	<u>2,729,714</u>	<u>90,971,253</u>	<u>72,707,634</u>

CITY OF CREVE COEUR, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

Significant Changes in Fund Net Position

Governmental activities experienced a \$18,187,454 increase in net position before transfers mainly as a result of the City transferring the Legacy Pension Plan to LAGERS. Below are some significant changes to revenues for FY2024:

1. Property and sales tax revenue increased by \$646,318 or 4.77% in FY2024. This increase includes the adult marijuana sales tax that began in FY2024 and an overall increase in all sales taxes.
2. Utility tax revenues decreased \$305,606 or 4.56%, due to receiving \$571,675 from a Charter settlement in FY2023.
3. Licenses and permits increased \$73,470 or .05% with most of this due to an increase in building permits.
4. Investment income increased \$1,853,781 or 897.33% primarily because increases in fair market value as a result of interest rates continuing to increase.
5. The City received over \$1.9M from the ARPA Funds in FY2022 and in FY2023. Therefore, this money is classified as unearned revenue until it is expensed; \$2,155,000 of ARPA funds were recognized this year. \$874,125 of the ARPA funds have been recorded as unearned revenue in the Capital Fund until the final amounts are spent.

Expenses decreased \$6,829,814 with the majority of this decrease due to an increase in the deferred outflows related to pension associated with differences between expected and actual experience due to salary increases. The increase in deferred outflows will be recognized in pension expense in future years. The Statement of Activities reflects the overall financial position of the government by accounting for revenues and expenses on an accrual basis, including adjustments for deferred outflows/inflows and other full accrual items. While it may appear that expenditures decreased this year when looking at the Statement of Activities, this is due to the full accrual accounting adjustments rather than an actual reduction in spending.

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on inflows and balances of available expendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the fiscal year 2024, the unassigned fund balance of the General Fund was \$19,507,704 while the total fund balance was \$24,745,296. However, \$1.7M of these numbers reflect an increase in the fair market value of the City's investments as of June 30, 2024. The fair market value is the estimated price that the investments could sell for in the current market. This adjustment really represents an unrealized gain or loss. Last year there was an unrealized loss, whereas this year, there is an unrealized gain. Since the investments haven't been sold or "cashed in", there really isn't any actual gain or loss, and in this case any actual gain. This adjustment is an accounting technicality required by GASB 31 and doesn't change the real-world financial position of the City as long as the investments remain unsold. Keep in mind that all financial reports in this document will include this unrealized gain. As a measure of the General Fund's

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. Unassigned fund balance represents 101% of total General Fund current expenditures and transfers out of \$19,335,311 while total fund balance represents 128%.

The fund balance in the City's General Fund increased by \$983,095, or 4.14%, compared to the previous year. Investment income increased \$1.7 million due to an increase in the fair market value of investments due to rising interest rates. Without this adjustment to fair market value, the General Fund balance would have shown a slight decrease. Other changes of the current year's General Fund balances were due to:

- Revenues exceeded expenditures by \$2,049,165, which is \$28,935 more than last year's amount of \$2,020,230.
- Revenues were \$1,898,318 more than last year. Below are some reasons for this increase
 - An increase in property and sales tax of \$646,318
 - An increase in investment revenue of 1,737,441 due to higher interest rates and recording investments at fair market value.
- Expenditures were \$1,869,383 more than the previous year.
 - The City provided a COLA of 3% for all employees and an average of a 4% salary increase except for the police officers and sergeants which received a 3.5% COLA and a 3.5% step increase.
 - Public Safety expenses increased \$2,524,570 as a result of helping to fund the City's legacy pension plans COLA which added a .75% COLA going back to 2002.

Changes in fund balances for the other governmental funds can be described as follows:

- The ending fund balance for the Capital Improvement Fund increased \$2,415,715. Revenue increased \$2,501,259 due to recognizing ARPA funds as revenue to cover budgeted projects allocated to using the ARPA funds. Expenses increased \$2,648,865 with a lot of this due to the street maintenance and the Ice Arena refrigerant switch over.
- The Parks & Stormwater Fund decreased \$1,188,536 due to an increase in the number of completed budgeted projects in FY2024. Revenues increased \$469,434 due to Venable Park donations. Expenditures increased \$2,717,775 with most of this being the completion of the Millennium Park improvements. There was also a budgeted transfer out to the General Fund of 582,434 to offset maintenance of our parks facilities.
- Public Safety Sales Tax Fund has been reclassified under the Nonmajor funds category in FY2024.
- Nonmajor funds include the Sewer Lateral Fund, Debt Fund, Police Building Fund and now the Public Safety Sales Tax Fund. These fund balances decreased \$759,093 from last year mainly due to the increased cost of providing a COLA for the Legacy Pension Plan before transitioning the Plan to LAGERS out of the Public Safety fund.

Proprietary Funds

The City maintains an Enterprise Fund to reflect the operations at its Municipal Golf Course and Ice Arena. For 2024, the Enterprise Fund sustained an operating loss of \$28,123 including depreciation of \$224,686 and amortization of \$29,987. Operating expenditures without depreciation and amortization of \$1,348,852 were \$226,550 less than operating revenues of \$1,575,402. Operating revenues increased in food and golf divisions with the Golf Course revenues increasing \$119,918 from the previous fiscal year.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

Overall operating expenses increased by \$61,976 (not including depreciation) mainly due to an increase in personnel costs.

Fiduciary Funds

In FY2024, the City transitioned all active employees in the Retirement Plan for Employees of the City of Creve Coeur (Legacy Pension Plan) to LAGERS in September 2023. The remaining retirees and vested participants in the Legacy Pension Plan have had their pension and retirement funds transferred to LAGERS, which will now manage and distribute their pension payments.

The City Employees' pension and retirement fund plan assets of \$30,525,854 was turned over to LAGERS to fund the liability of the transition. Prior to moving the Legacy Pension Plan to LAGERS, a .75% COLA was added going back to 2002 and a .5% COLA every year moving forward. The City had an additional expense of \$2.4M to fund the COLA for the retirees.

Capital Assets

At June 30, 2024, the City has invested \$134,536,650 in a broad range of capital assets, including land, buildings, park facilities, machinery and equipment, and infrastructure which has been depreciated by \$77,139,659. Depreciation and amortization expense for the year ended June 30, 2024 amounted to \$4,589,532.

Capital Assets, Net of Depreciation
June 30, 2024 and 2023

	Governmental		Business-type		Totals	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Capital assets, net of depreciation						
Land	\$ 8,311,027	8,311,027	637,500	637,500	8,948,527	8,948,527
Right-of-way	157,602	157,602	-	-	157,602	157,602
Construction in progress	7,368,025	1,843,748	-	-	7,368,025	1,843,748
Buildings and improvements	11,879,704	12,299,997	1,409,803	1,595,102	13,289,507	13,895,099
Equipment, Furniture, and Fixtures	736,196	572,844	156,733	105,166	892,929	678,010
Vehicles	889,621	692,757	-	3,474	889,621	696,231
Infrastructure	25,769,692	26,494,685	-	-	25,769,692	26,494,685
Intangible capital assets, net of amortization						
Equipment	-	-	81,088	111,075	81,088	111,075
Total	<u>\$ 55,111,867</u>	<u>50,372,660</u>	<u>2,285,124</u>	<u>2,452,317</u>	<u>57,396,991</u>	<u>52,824,977</u>

Additional information on the City's capital assets can be found in Note 6 in the notes to the basic financial statements.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

Long-term Debt

At June 30, 2024, the City had outstanding long-term debt obligations for governmental activities in the amount of \$7,732,325 compared to \$8,201,072 in 2023.

The City's governmental activities debt is detailed below:

Outstanding Long-term Debt Obligations
June 30, 2024 and 2023

	Governmental Activities		Business-type Activities		Totals		Percent Change
	2024	2023	2024	2023	2024	2023	
General obligation bonds	\$ 7,045,000	7,525,000	-	-	7,045,000	7,525,000	-6%
Plus - Premium	133,081	143,588	-	-	133,081	143,588	-7%
	7,178,081	7,668,588	-	-	7,178,081	7,668,588	-6%
Leases payable	-	-	83,699	111,635	83,699	111,635	-25%
Compensated absences	554,244	532,484	16,910	14,814	571,154	547,298	4%
Total	<u>\$ 7,732,325</u>	<u>8,201,072</u>	<u>100,609</u>	<u>126,449</u>	<u>7,832,934</u>	<u>8,327,521</u>	-6%

Additional information on the City's long-term debt can be found in Note 11 in the notes to the basic financial statements.

General Fund Budgetary Highlights

The General Fund ended the year with a budget basis operating surplus of \$2,049,165, \$28,935 more than FY2023.

Other financing sources and uses netted a decrease in budgetary fund balance of \$1,066,070 for FY2024, but \$1,739,305 of the transfer out was to move funds from the General Fund to the Capital Fund for the ARPA projects. The other financing sources consist of transfers to and from other funds and proceeds from sale of capital assets. The final net change in fund balance for FY2024 is a net increase of \$983,095.

Overall, the General Fund ended FY2024 with favorable budget variances for expenditures.

Some of the major differences between the original budget and the final budget consist of an increase of \$2,483,510 in revenues over expenditures. Revenues were \$1,671,524 more than budget, and Expenditures were \$811,986 less than budget. The highlights of these major differences were as follows:

- \$1,221,413 over budget in Investment Income due to the increase in fair market values
- \$124,774 over in utility revenue
- \$291,209 over in Licenses and Permits revenue due to an increase in permits
- \$254,109 under budget for Personnel costs as a result of filling positions with a lower starting salary than the outgoing personnel and not being fully staffed.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

Economic Factors and Next Year's Budget

The City's governmental funds increased during the fiscal year ending June 30, 2024 by \$1,451,181 or 4.05% as a result of revenues coming in higher and expenditures lower than anticipated. In addition to revenues being up and the City's governmental expenditures were down mainly due to capital expenditure not being received in the fiscal year ordered and major projects not being completed as expected.

Before FY2022, despite a strong local economy in Creve Coeur, the city continued to experience flat revenue growth, as the city's general fund revenues increased an average of only 1.07% for the previous 10-year period. However, starting in FY2022, sales tax and utility taxes have increased significantly, now accounting for 69% of the city's General Fund revenue. Revenue growth is expected to be relatively flat going forward. As the Olia Village development begins to take shape over the next one to two years, we will update our revenue projections accordingly.

The long-term global trend from brick-and-mortar stores to online shopping accelerated during the pandemic and continues to escalate. Cities across the state and nation have increasingly adopted a use tax to recover the revenue losses resulting from the trend to online purchases, and this is something that the City of Creve Coeur will need to consider as a means of maintaining existing service levels in the future.

For FY2025, the City is budgeting the following (in thousands):

	Governmental Funds						Enterprise Fund	Fiduciary Fund
	General Fund	Capital Improvements Fund	Park & Stormwater Improvements Fund	Police Building Fund	Lateral Sewer Fund	Public Safety Sales Tax Fund	Dielman Center	Pension Trust Fund
Revenues	\$ 18,158	\$ 6,255	\$ 3,367	\$ 50	\$ 145	\$ 1,578	\$ 1,493	\$ -
Expenditures	17,817	6,283	4,233	210	179	634	1,466	-
Transfers (out) in	866	500	(566)	-	-	(800)	-	-
Fund balance (utilization) increase	\$ 1,207	\$ 472	\$ (1,432)	\$ (160)	\$ (34)	\$ 144	\$ 27	\$ -

The City budgeted a surplus of \$1,206,977 in FY2025 for the General Fund. However, for the next five (5) years after FY2025, the City anticipates using reserves to cover the negative net change in fund balance. While the City's reserves will bridge the gap over the next several years, the City will need to continue to consider additional revenue sources in the future.

The business-type activities will require careful review in the future. Golf revenues were budgeted to start going back down slightly after having several record years since FY2021, the height of the pandemic. Ice revenues are budgeted to increase in FY2025, but only because of the one-month shutdown in FY2024 for the installation of a new refrigeration system.

Based on the 5-year projections, no transfer of funds from the General Fund to the Enterprise Fund is anticipated.

CITY OF CREVE COEUR, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

Requests for Information

This financial report, prepared by the Director of Finance, is designed to provide a general overview of the City's finances for all those interested in understanding the City's financial status. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Lori Obermoeller
Director of Finance
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, Missouri 63141

BASIC FINANCIAL STATEMENTS

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF NET POSITION

June 30, 2024

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash, cash equivalents and investments	\$ 33,884,846	\$ 687,751	\$ 34,572,597
Cash, cash equivalents and investments - restricted	3,027,482	-	3,027,482
Receivables (net)			
Governmental agencies	3,139,373	-	3,139,373
Public utility taxes	618,702	-	618,702
Court fines	182,768	-	182,768
Lease	-	351,243	351,243
Interest	122,338	-	122,338
Other	-	15,292	15,292
Note receivable	1,210,774	-	1,210,774
Prepaid items	15,683	4,085	19,768
Capital assets			
Land, right of way, and construction in progress	15,836,654	637,500	16,474,154
Other capital assets, net of accumulated depreciation/amortization	39,275,213	1,647,624	40,922,837
Total assets	<u>97,313,833</u>	<u>3,343,495</u>	<u>100,657,328</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amounts related to pensions	11,117,601	-	11,117,601
Deferred amounts related to OPEB	158,405	-	158,405
Total deferred outflows of resources	<u>11,276,006</u>	<u>-</u>	<u>11,276,006</u>
 Total assets and deferred outflows of resources	 <u>108,589,839</u>	 <u>3,343,495</u>	 <u>111,933,334</u>

This statement is continued on the following page.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF NET POSITION (Continued)

June 30, 2024

	Governmental	Primary Government	
	Activities	Business-type	
		Activities	Totals
LIABILITIES			
Accounts payable	\$ 1,521,552	\$ 46,000	\$ 1,567,552
Accrued interest	68,662	-	68,662
Accrued liabilities	424,402	29,270	453,672
Escrow payables	1,788,315	-	1,788,315
Court bonds payable	13,934	-	13,934
Unearned revenue	1,041,650	31,003	1,072,653
Long-term liabilities			
Due within one year	1,200,142	46,412	1,246,554
Due in more than one year	6,732,183	54,197	6,786,380
Due in more than one year - net pension liability	4,575,907	-	4,575,907
Due in more than one year - total other			
post-employment benefits liability	1,963,143	-	1,963,143
Total liabilities	<u>19,329,890</u>	<u>206,882</u>	<u>19,536,772</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred amounts related to pensions	585,687	-	585,687
Deferred amounts related to OPEB	508,888	-	508,888
Deferred amounts related to leases	-	330,734	330,734
Total deferred inflows of resources	<u>1,094,575</u>	<u>330,734</u>	<u>1,425,309</u>
 Total liabilities and deferred inflows of resources	<u>20,424,465</u>	<u>537,616</u>	<u>20,962,081</u>
NET POSITION			
Net investment in capital assets	47,611,698	2,201,425	49,813,123
Restricted			
Sewer lateral	230,418	-	230,418
Public safety	1,432,779	-	1,432,779
Parks and stormwater	2,950,288	-	2,950,288
Debt service	817,269	-	817,269
Capital projects	6,289,526	-	6,289,526
Opioid settlement	12,263	-	12,263
Unrestricted	<u>28,821,133</u>	<u>604,454</u>	<u>29,425,587</u>
 TOTAL NET POSITION	<u><u>\$ 88,165,374</u></u>	<u><u>\$ 2,805,879</u></u>	<u><u>\$ 90,971,253</u></u>

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2024

FUNCTIONS/PROGRAMS	Expenses	Program Revenues			Net Revenues (Expenses) And Changes in Net Position		
		Charges For Services	Operating Grants And Contributions	Capital Grants And Contributions	Governmental Activities	Business-type Activities	Total
Primary Government							
Government activities							
General government	\$ 1,219,391	\$ 319,821	\$ 35,731	\$ -	\$ (863,839)	\$ -	\$ (863,839)
Public safety	3,394,677	611,886	128,533	-	(2,654,258)	-	(2,654,258)
Public works	7,916,408	26,320	2,057,607	2,174,021	(3,658,460)	-	(3,658,460)
Community development	835,396	1,160,899	-	-	325,503	-	325,503
Interest and amortization of deferred charges on long-term debt	201,881	-	-	-	(201,881)	-	(201,881)
Total governmental activities	13,567,753	2,118,926	2,221,871	2,174,021	(7,052,935)	-	(7,052,935)
Business-type activities							
Recreation center	1,608,642	1,575,402	-	87,480	-	54,240	54,240
Total primary government	<u>\$ 15,176,395</u>	<u>\$ 3,694,328</u>	<u>\$ 2,221,871</u>	<u>\$ 2,261,501</u>	<u>(7,052,935)</u>	<u>54,240</u>	<u>(6,998,695)</u>
General Revenues							
Taxes							
Property					1,824,419	-	1,824,419
Sales tax					12,384,404	-	12,384,404
Utility					6,394,529	-	6,394,529
Other					135,606	-	135,606
American recovery plan					2,152,000	-	2,152,000
Investment income					2,060,369	21,925	2,082,294
Gain on sales of capital assets					86,200	-	86,200
Miscellaneous					202,862	-	202,862
Total general revenues					<u>25,240,389</u>	<u>21,925</u>	<u>25,262,314</u>
Change in net position					<u>18,187,454</u>	<u>76,165</u>	<u>18,263,619</u>
Net position, beginning of year					<u>69,977,920</u>	<u>2,729,714</u>	<u>72,707,634</u>
NET POSITION, END OF YEAR					<u>\$ 88,165,374</u>	<u>\$ 2,805,879</u>	<u>\$ 90,971,253</u>

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

BALANCE SHEET - GOVERNMENTAL FUNDS

June 30, 2024

	Major Funds			Nonmajor Funds	
	General	Capital	Parks and	Other	Total
	Fund	Improvement	Stormwater	Governmental	Governmental
		Fund	Fund	Funds	Funds
ASSETS					
Cash, cash equivalents and investments	\$ 22,489,355	\$ 6,242,218	\$ 2,885,454	\$ 2,267,819	\$ 33,884,846
Cash, cash equivalents and investments - restricted	1,818,335	-	-	1,209,147	3,027,482
Receivables (net)					
Government agencies	1,117,171	1,314,570	438,073	269,559	3,139,373
Public utility taxes	618,702	-	-	-	618,702
Court fines	182,768	-	-	-	182,768
Interest	122,338	-	-	-	122,338
Note receivable	1,210,774	-	-	-	1,210,774
Prepaid items	14,555	-	-	1,128	15,683
Total assets	\$ 27,573,998	\$ 7,556,788	\$ 3,323,527	\$ 3,747,653	\$ 42,201,966
LIABILITIES					
Accounts payable	\$ 294,693	\$ 821,343	\$ 368,208	\$ 37,308	\$ 1,521,552
Accrued liabilities	413,284	5,498	5,031	589	424,402
Escrow payables	1,788,315	-	-	-	1,788,315
Court bonds payable	13,934	-	-	-	13,934
Unearned revenues	167,525	874,125	-	-	1,041,650
Total liabilities	2,677,751	1,700,966	373,239	37,897	4,789,853
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues					
Property taxes	5,890	-	-	20,143	26,033
Court	145,061	-	-	-	145,061
Total deferred inflows of resources	150,951	-	-	20,143	171,094
FUND BALANCES					
Nonspendable					
Prepaid items	14,555	-	-	1,128	15,683
Note receivable	1,210,774	-	-	-	1,210,774
Restricted					
Public safety	-	-	-	1,431,651	1,431,651
Sewer lateral	-	-	-	230,418	230,418
Parks and stormwater	-	-	2,950,288	-	2,950,288
Debt service	-	-	-	817,269	817,269
Capital projects	-	5,855,822	-	1,209,147	7,064,969
Opioid settlement	12,263	-	-	-	12,263
Committed for					
Capital projects	4,000,000	-	-	-	4,000,000
Unassigned	19,507,704	-	-	-	19,507,704
Total fund balances	24,745,296	5,855,822	2,950,288	3,689,613	37,241,019
Total liabilities, deferred inflows of resources, and fund balances	\$ 27,573,998	\$ 7,556,788	\$ 3,323,527	\$ 3,747,653	\$ 42,201,966

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

**RECONCILIATION OF THE FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION**

June 30, 2024

Total Fund Balances - Governmental Funds	\$ 37,241,019
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Amounts reported for governmental activities in the statement
of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds. The cost of the assets is \$125,105,445 and the accumulated depreciation is \$69,993,578.	55,111,867
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Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds:

Unavailable revenues	171,094
OPEB-related deferred outflows	158,405
OPEB-related deferred inflows	(508,888)
Pension-related deferred outflows - LAGERS	11,117,601
Pension-related deferred inflows - LAGERS	(585,687)

Certain liabilities are not due and payable in the current period from current financial resources, and therefore are not reported in the governmental funds:

Accrued compensated absences	(554,244)
Accrued interest on outstanding debt	(68,662)
Net pension liability - LAGERS	(4,575,907)
Other post-employment benefits liability	(2,163,143)
Bonds payable	(7,045,000)
Unamortized bond premium	(133,081)

Total Net Position of Governmental Activities	\$ 88,165,374
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See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS**

For the Year Ended June 30, 2024

	Major Funds				Nonmajor funds	
	General Fund	Capital Improvement Tax Fund	Formerly Major Public Safety Fund	Parks and Stormwater Fund	Other Governmental Funds	Total Governmental Funds
REVENUES						
General property and sales taxes	\$ 6,668,861	\$ 2,339,563	\$ -	\$ 2,746,471	\$ 2,444,182	\$ 14,199,077
Public utility licenses	6,394,529	-	-	-	-	6,394,529
Other taxes	-	-	-	-	135,606	135,606
Licenses and permits	1,442,493	-	-	-	-	1,442,493
Municipal facilities	59,147	-	-	-	-	59,147
Intergovernmental	2,221,871	3,839,069	-	486,952	-	6,547,892
Fines and forfeitures	596,267	-	-	-	-	596,267
Investment income	1,671,413	150,556	-	107,205	131,195	2,060,369
Miscellaneous and charges for services	190,590	23,847	-	-	-	214,437
Total revenues	19,245,171	6,353,035	-	3,340,628	2,710,983	31,649,817
EXPENDITURES						
Current						
General government	3,910,325	-	-	-	-	3,910,325
Public safety	7,892,275	-	-	-	2,075,799	9,968,074
Public works	3,641,371	164,421	-	160,926	199,636	4,166,354
Community development	1,297,317	-	-	-	-	1,297,317
Capital outlay	454,718	5,933,204	-	3,785,804	127,130	10,300,856
Debt service						
Principal	-	-	-	-	480,000	480,000
Interest and other costs	-	-	-	-	215,905	215,905
Total expenditures	17,196,006	6,097,625	-	3,946,730	3,098,470	30,338,831
REVENUES OVER (UNDER) EXPENDITURES	2,049,165	255,410	-	(606,102)	(387,487)	1,310,986
OTHER FINANCING SOURCES (USES)						
Transfers in	954,040	2,139,305	-	-	-	3,093,345
Transfers out	(2,139,305)	-	-	(582,434)	(371,606)	(3,093,345)
Insurance recoveries	79,140	-	-	-	-	79,140
Sales of capital assets	40,055	21,000	-	-	-	61,055
Total other financing sources (uses)	(1,066,070)	2,160,305	-	(582,434)	(371,606)	140,195
NET CHANGE IN FUND BALANCES	983,095	2,415,715	-	(1,188,536)	(759,093)	1,451,181
FUND BALANCES, BEGINNING OF YEAR, AS PREVIOUSLY PRESENTED	23,762,201	3,440,107	2,540,839	4,138,824	1,907,867	35,789,838
Change within financial reporting entity (major to nonmajor fund)	-	-	(2,540,839)	-	2,540,839	-
FUND BALANCES, BEGINNING OF YEAR, AS ADJUSTED	23,762,201	3,440,107	-	4,138,824	4,448,706	35,789,838
FUND BALANCES, END OF YEAR	\$ 24,745,296	\$ 5,855,822	\$ -	\$ 2,950,288	\$ 3,689,613	\$ 37,241,019

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE GOVERNMENTAL
ACTIVITIES IN THE STATEMENT OF ACTIVITIES**

For the Year Ended June 30, 2024

Net Change in Fund Balances - Governmental Funds	\$ 1,451,181
Amounts reported for governmental activities in the statement of activities are different because:	
Capital outlays are reported in the governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays over the capitalization threshold of (\$9,128,062) exceeded the depreciation (\$4,334,860) in the current period.	4,793,202
The net effect of various transactions involving capital assets:	
Cost of disposals, net of accumulated depreciation	(53,995)
Revenues in the statement of activities that do not provide current financial resources are not reported in the governmental funds financial statements:	
Increase in unavailable revenues	19,190
The governmental funds report bond proceeds as an other financing source, while repayment of bond principal is reported as an expenditure. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds financial statements but reduces the long-term liability in the statement of net position. Also, the governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Repayment of bond principal	480,000
Amortization of bond premium	10,507
	<u>490,507</u>
Under the modified accrual basis of accounting used in the governmental funds financial statements, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. The net changes of these items are:	
Accrued compensated absences	(21,760)
Accrued interest on bonds	3,200
Other post-employment benefits	73,516
Pension expense - LAGERS	6,544,468
Pension expense - Pension Trust Fund	<u>4,887,945</u>
Change in Net Position of Governmental Activities	<u>\$ 18,187,454</u>

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF NET POSITION - ENTERPRISE FUND

June 30, 2024

ASSETS

Current assets

Cash and cash equivalents	\$ 687,751
Accounts receivable	15,292
Lease receivable	351,243
Prepaid items	4,085
Total current assets	<u>1,058,371</u>

Capital assets

Land	637,500
Other capital assets, net of accumulated depreciation and amortization	<u>1,647,624</u>
Total noncurrent assets	<u>2,285,124</u>

Total assets	<u>3,343,495</u>
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LIABILITIES

Current liabilities

Accounts payable	46,000
Current portion of leases payable	29,502
Current portion of compensated absences	16,910
Accrued liabilities	29,270
Unearned revenues	<u>31,003</u>
Total current liabilities	<u>152,685</u>

Noncurrent liabilities

Leases payable	<u>54,197</u>
Total noncurrent liabilities	<u>54,197</u>

Total liabilities	<u>206,882</u>
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DEFERRED INFLOWS

Leases	<u>330,734</u>
Total deferred inflows	<u>330,734</u>

NET POSITION

Net investment in capital assets	2,201,425
Unrestricted	<u>604,454</u>

TOTAL NET POSITION	<u><u>\$ 2,805,879</u></u>
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See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

**STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION - ENTERPRISE FUND**

For the Year Ended June 30, 2024

OPERATING REVENUES

Food service	\$ 68,628
Golf course	733,251
Ice arena	<u>773,523</u>
Total operating revenues	<u>1,575,402</u>

OPERATING EXPENSES

Food service	48,127
Golf course	614,370
Ice arena	686,355
Depreciation	224,686
Amortization	<u>29,987</u>
Total operating expenses	<u>1,603,525</u>

OPERATING INCOME (LOSS)	<u>(28,123)</u>
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NONOPERATING REVENUE (EXPENSES)

Investment income	21,925
Interest expense	<u>(5,117)</u>
Total nonoperating revenues (expenses)	<u>16,808</u>

LOSS BEFORE CAPITAL CONTRIBUTIONS	(11,315)
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Capital contributions	<u>87,480</u>
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CHANGE IN NET POSITION	<u>76,165</u>
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NET POSITION, BEGINNING OF YEAR	<u>2,729,714</u>
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NET POSITION, END OF YEAR	<u><u>\$ 2,805,879</u></u>
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See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF CASH FLOWS - ENTERPRISE FUND

For the Year Ended June 30, 2024

Cash flows from operating activities	
Receipts from customers and users	\$ 1,607,372
Payments to suppliers	(574,564)
Payments to employees	<u>(781,508)</u>
Net cash provided from operating activities	<u>251,300</u>
Cash flows from noncapital financing activities:	
None	<u>-</u>
Cash flows from capital and related financing activities	
Proceeds from sale of capital assets	-
Principal payments lease	(27,936)
Interest paid	<u>(5,117)</u>
Net cash used by capital and related financing activities	<u>(33,053)</u>
Cash flows provided by investing activities	
Interest received on investments	<u>15,381</u>
CHANGE IN CASH AND CASH EQUIVALENTS	233,628
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>454,123</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u><u>\$ 687,751</u></u>

This statement is continued on the following page.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF CASH FLOWS - ENTERPRISE FUND (Continued)

For the Year Ended June 30, 2024

**RECONCILIATION OF OPERATING INCOME (LOSS) TO NET
CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES**

Operating income (loss)	<u>\$ (28,123)</u>
-------------------------	--------------------

Adjustments to reconcile operating income (loss) to
net cash provided by (used in) operating activities

Depreciation/amortization	254,673
---------------------------	---------

(Increase) decrease in

Accounts receivable	20,840
---------------------	--------

Prepays	(1,075)
---------	---------

Increase (decrease) in

Accounts payable	(13,281)
------------------	----------

Accrued liabilities	5,622
---------------------	-------

Compensated absences	1,514
----------------------	-------

Unearned revenues	<u>11,130</u>
-------------------	---------------

Total adjustments	<u>279,423</u>
-------------------	----------------

Net cash provided by operating activities	<u><u>\$ 251,300</u></u>
---	--------------------------

NONCASH TRANSACTIONS

Capital contribution	<u>\$ 87,480</u>
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Total noncash transactions	<u><u>\$ 87,480</u></u>
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See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF FIDUCIARY NET POSITION

June 30, 2024

	Pension Trust Fund
ASSETS	
None	\$ -
NET POSITION RESTRICTED	
Restricted for pension benefits	\$ -

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

STATEMENT OF CHANGE IN FIDUCIARY NET POSITION

For the Year Ended June 30, 2024

	Pension Trust Fund
ADDITIONS	
Investment income	
Interest and dividends earned	\$ 219,688
Net appreciation in fair value of investments	499,333
Total investment income	719,021
Less: investment management and custodial fees	30,171
Net investment income	688,850
Employee contributions	11,892
Employer contributions	-
Total additions	700,742
DEDUCTIONS	
Benefit payments	31,211,741
Administrative expenses	14,855
Total deductions	31,226,596
CHANGE IN NET POSITION	(30,525,854)
NET POSITION RESTRICTED FOR PENSION BENEFITS, BEGINNING OF YEAR	30,525,854
NET POSITION RESTRICTED FOR PENSION BENEFITS, END OF YEAR	\$ -

See accompanying notes to financial statements.

CITY OF CREVE COEUR, MISSOURI

NOTES TO FINANCIAL STATEMENTS

June 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies applied by the City of Creve Coeur, Missouri (the City') in the preparation of the accompanying combined financial statements are summarized below:

A. The Financial Reporting Entity

The financial statements of the City include the financial activities of the City and any component units, entities which are financially accountable to the City. The City has one fiduciary component unit, the Retirement Plan for Employees of the City of Creve Coeur Hired Before June 1, 2006, which is reported as a Pension Trust Fund, whose financial information has been included within the accompanying financial statements. The Plan functions for the benefit of these employees and are governed by a Board of Trustees (see Note 9) in which the City Council has controlling interest of the Board. The Plan does not issue separate stand-alone financial reports.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., statement of net position and statement of activities) report information on all the nonfiduciary activities of the primary government. The effect of interfund activity has been removed from these statements, with the exception of interfund services provided and used. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and a major individual Enterprise Fund are reported as separate columns in the fund financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental funds financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be measurable and available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due (i.e., matured).

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

General Fund - This fund is the general operating fund of the City. It is used to account for all financial resources except those accounted for in another fund.

Capital Improvement Fund - This fund is used to account for financial resources to be used for the acquisition, construction, or improvements of major capital facilities and infrastructure (other than those financed by proprietary funds and trust funds).

Parks and Stormwater Fund - This fund is used to account for a ½ cent sales tax dedicated to only parks and stormwater control. The funds will be used for capital improvements per the City's parks master plan and stormwater plan, and maintenance of the City's parks and stormwater facilities.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)

The City reports the following major proprietary fund:

Recreation Fund - This fund is used to account for the operations of the City's food service, public golf course, and ice arena.

Additionally, the City reports the following fiduciary fund:

Pension Trust Fund - This fund is used to account for assets held in a trustee capacity for the City's eligible employees.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operation. The principal operating revenues of the Enterprise Fund are charges to customers for sales and services. Operating expenses for the Enterprise Fund include the costs of sales and services, administrative expenses, and depreciation and amortization expense on tangible and intangible capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Fund Balance Classification and Policies

The fund balance amounts are reported in the following applicable categories listed from the most restrictive to the least restrictive:

Nonspendable - The portion of fund balance that is not in a spendable form or is required to be maintained intact.

Restricted - The portion of fund balance that is subject to external restrictions and constrained to specific purposes imposed by agreement, through constitutional provisions, or by enabling legislation.

Committed - The portion of fund balance with constraints or limitations by formal action (ordinance) of the City Council, the highest level of decision-making authority.

Assigned - The portion of fund balance that the City intends to use for a specific purpose as determined by the Mayor and City Council officials to which the Mayor and City Council have designated authority. At this time, no city official is empowered to assign fund balance without City Council approval.

Unassigned - Amounts that are available for any purpose; these positive amounts are reported only in the General Fund. Any negative amounts in the governmental funds would also be reported as unassigned.

The fund balance of the City's General Fund has been accumulated to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The target is to maintain a rolling beginning unassigned fund balance of not less than 33.33% (4 months) of average annual operating expenditures for the prior two fiscal years.

When both restricted and unrestricted resources are available, the City will spend the most restricted amounts before the least restricted. The order in the use of funds therefore would be restricted, committed, assigned, and unassigned.

E. Net Position

Net position represents the difference between assets and deferred outflows and liabilities and deferred inflows. Net investment in capital assets consists of capital assets, net of accumulated depreciation and amortization, reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, granters or laws or regulations of other governments.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Net Position (Continued)

All remaining net position is reported as unrestricted. The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

F. Interfund Activity

Interfund transfers (if applicable) are reported as other financing sources/uses in governmental funds. interfund receivables and payables are eliminated in the statement of net position to reduce the "grossing up" effect on assets and liabilities within the governmental activities column.

G. Cash, Cash Equivalents, and Investments

The City considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents. State statutes authorize the City to invest in obligations of the U.S. Treasury, federal agencies, commercial paper, collateralized public deposits (certificates of deposit), banker's acceptances, local government investment pools, and repurchase agreements. Pension Funds may invest in mutual funds.

Investments are stated at amortized cost if the investment has a maturity date of less than one year from the purchase date. Also, investments in external investment pools in accordance with GASB Statement No. 79 are stated at amortized cost. All other investments are stated at fair value. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

H. Restricted Assets

The following assets are classified as restricted on the balance sheet and the statement of net position:

- Certain proceeds from general obligation bonds whose use is limited by applicable bond covenant and restrictions.
- Court bonds and escrow assets which are payable to third parties.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

I. Allowance for Doubtful Accounts

Court fines are shown net of an allowance for uncollectible accounts of \$145,061.

J. Prepaid Items

Payments made to vendors for services that will benefit periods beyond the fiscal year-end are recorded as prepaid items. Prepaid items are recorded as expenditures when consumed rather than when purchased. Prepaid items are equally offset by a fund balance reserve which indicates that they do not constitute "available spendable resources" even though they are a component of net current assets.

K. Capital Assets

Capital assets, which include property, equipment, and infrastructure (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the enterprise fund in the fund financial statements. Capital assets are defined by the City as assets with an initial cost of more than \$5,000 for governmental activities and \$750 for business-type activities and/or the enterprise fund and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Depreciation is being computed on the straight-line method, using asset lives as follows:

Assets	Years
Infrastructure	20-30
Buildings and improvements	15-40
Equipment, furniture, and fixtures	3-15
Vehicles	3-10

Intangible assets represent the City's right-to-use a leased asset. These intangible assets, as defined by GASB Statement No. 87, *Leases*, are for lease contracts of nonfinancial equipment assets.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

M. Pensions

The City records a net pension (asset) liability in the government-wide financial statements for defined benefit plans. The (asset) liability is calculated as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position.

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Details of the City's defined benefit plans are provided in Note 9 and 10.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. Compensated absences

Under terms of the City's personnel policy, employees are granted vacations based on length of service. Vacations accrue on January 1 of each year. Upon termination, the employee is paid for unused vacation. Sick leave is accumulated based upon length of service and is available only to provide compensation during periods of illness. No portion of sick leave is payable to the employee upon termination. Vested or accumulated vacation leave accrued at year-end is expected to be used by the employee during the following fiscal year. Accrued vacation is recorded in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured.

O. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance cost, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

P. Interfund Transactions

Transfers of resources from a fund receiving revenue to the fund through which the resources are to be expended are recorded as transfers. Such transfers are reported as other financing sources (uses) in the governmental fund types and transfers in the proprietary fund type.

Elimination of interfund activity has been made for governmental activities in the government-wide financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Q. Use of Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP) requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

R. New Accounting Pronouncement

The City implemented GASB Statement No. 100, *Accounting Changes and Error Corrections*, which enhances accounting and financial reporting for accounting changes and error corrections.

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS

A. Deposits

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned, or the City will not be able to recover collateral securities in the possession of an outside party. The City's bank deposits are required by state law to be secured by the deposit of certain securities specified at RSMo 30.270 with the City or trustee institution. The value of the securities must amount to the total of the City's cash not insured by the Federal Deposit Insurance Corporation.

As of June 30, 2024, the City's bank balances were entirely secured or collateralized with securities held by the City or by its agent in the City's name or by a letter of credit.

The City participates in the Missouri Securities Investment Program (MOSIP). MOSIP is an external investment pool in which the City's monies are pooled with other entities' monies to purchase investments that are permitted by state statutes. The City's monies are used to purchase a pro-rata share of the pool. A board of directors provides governance and oversight of MOSIP's operations. The Board seeks to maintain a stable net position value of \$1 per share.

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS (Continued)

B. Investments

As of June 30, 2024, the City had the following investments:

	Fair Value	Maturities					Credit Risk
		No Maturity	Less Than One Year	1 - 5 Years	6 - 10 Years	More Than 10 years	
Primary Government							
Money market	\$ 39,674	\$ -	\$ 39,674	\$ -	\$ -	\$ -	N/A
Negotiable certificates of deposit	24,201,071	-	6,709,228	17,491,843	-	-	N/A
Federal home loan mortgage corporation	1,147,080		399,500	747,580			AA+
Federal farm credit banks	1,861,855		431,105	1,430,750			AA+
Federal home loan banks	6,544,761	-	3,197,610	3,347,151	-	-	AA+
External investment pool	22	-	22	-	-	-	N/A
Total primary government	33,794,463	-	10,777,139	23,017,324	-	-	
Total investments	\$ 33,794,463	\$ -	\$ 10,777,139	\$ 23,017,324	\$ -	\$ -	

The City has the following recurring fair value measurements as of June 30, 2024:

Investments	Fair Value	Level 1 Input	Level 2 Input	Level 3 Input
Primary Government				
Negotiable certificates of deposit	\$ 24,201,071	\$ 24,201,071	\$ -	\$ -
Federal home loan mortgage corporation	1,147,080	-	1,147,080	-
Federal farm credit banks	1,861,855	-	1,861,855	-
Federal home loan banks	6,544,761	-	6,544,761	-
Total primary government investments at fair value level	\$ 33,754,767	\$ 24,201,071	\$ 9,553,696	\$ -

The City's money market mutual funds and external investment pool are reported at amortized cost and are not subject to fair level value.

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS (Continued)

B. Investments

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy states that they minimize credit risk by prequalifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City will do business and diversifying the portfolio to reduce potential losses on individual securities.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The City's policy states that they minimize interest rate risk by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and investing primarily in shorter term securities.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the City's investment in a single issuer. The City's policy states that they minimize concentration of credit risk by reviewing the diversification standard periodically.

Custodial Credit Risk is the risk that in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. In accordance with its policy, the City addresses custodial risk by prequalifying institutions with which the City places investments, diversifying the investment portfolio, and maintaining a standard of quality for investments.

3. NOTE RECEIVABLE

In October 2008, the City approved the Olive/Graeser Transportation Development District (TDD). The TDD has separate corporate powers and is legally separate from the City. In addition, the City Council does not appoint a voting majority of the TDD Board, the City cannot impose its will on the TDD, and the City does not have any administrative involvement. Therefore, it is not included in the reporting entity. The City elected to purchase the TDD's 2010 Series A revenue development note totaling \$1,260,000 on January 31, 2012. The note will be outstanding until the earlier of repayment or October 1, 2050. The note bears interest at a rate of Prime plus 200 basis points, not to exceed 10%. Interest rate cannot be less than 5.55%. For the year ended June 30, 2024, the interest rate was 9.75%. The note and accrued interest will be repaid by a 1% TDD sales tax on all retail sales made in the TDD, but only after paying certain fees and expenses owed to the trustee or paying agent. The sales tax revenue within the TDD available for debt service will not be at a level needed to pay the interest accruing on the note during the foreseeable future. Very little, if any, principal is anticipated being repaid on the note during the next twelve months or in the near-term until there is growth of additional retailers within the TDD or sales growth by existing retailers. The note receivable balance was \$1,210,774 at June 30, 2024, which included accrued interest.

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

3. NOTE RECEIVABLE (Continued)

Note receivable activity was as follows for the year ended June 30, 2024:

	Balance June 30, 2023	Additions	Payments Received	Balance June 30, 2024
2010 Series A revenue development note	\$ 1,210,774	\$ -	\$ -	\$ 1,210,774

4. INTERFUND TRANSFERS

Interfund transfers were made to: 1) transfer unrestricted revenues collected in the General Fund to finance capital improvements in other funds in accordance with budgetary authorization; 2) fund a portion of the police salary adjustment costs paid from the General Fund; and 3) transfer funds collected in the Parks and Stormwater Fund to the General Fund to finance maintenance and operations.

For the year ended June 30, 2024, in accordance with the adopted budget, the General Fund transferred \$2,139,305 to the Capital Improvement Tax Fund and received transfers of \$371,606 from the Public Safety Fund and \$582,434 from the Parks and Stormwater Fund.

5. REAL ESTATE

Real estate taxes are levied in October of each year on the assessed value as of the prior January 1 for all real property located in the City. Property taxes attach as an enforceable lien on property as of January 1 and are due upon receipt of billing and become delinquent after December 31.

Property tax revenue is recognized to the extent it is collected within the current period or expected to be collected within 60 days after year-end is unavailable on the fund financial statements and recognized as revenue in the government-wide financial statements.

All property tax assessment, billing, and collection functions are handled by the St. Louis County government. Taxes collected are remitted to the City by the St. Louis County Collector (the County Collector) in the month subsequent to the actual collection date. Taxes held by the County Collector, if any, are included in municipal taxes receivable in the accompanying fund financial statements.

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

6. CAPITAL ASSETS

Capital asset activity was as follows for the year ended June 30, 2024:

	Balance June 30, 2023	Additions and Transfers	Deletions and Transfers	Balance June 30, 2024
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 8,311,027	\$ -	\$ -	\$ 8,311,027
Right-of-way	157,602	-	-	157,602
Construction in progress	1,843,748	6,441,223	916,946	7,368,025
Total capital assets not being depreciated	10,312,377	6,441,223	916,946	15,836,654
Capital assets being depreciated				
Infrastructure	78,261,281	2,510,257	-	80,771,538
Buildings and improvements	22,384,101	210,098	-	22,594,199
Equipment, furniture and fixtures	2,452,731	332,663	89,671	2,695,723
Vehicles	2,954,522	550,767	297,958	3,207,331
Total capital assets being depreciated	106,052,635	3,603,785	387,629	109,268,791
Less: accumulated depreciation for				
Infrastructure	51,766,596	3,235,250	-	55,001,846
Buildings and improvements	10,084,104	630,391	-	10,714,495
Equipment, furniture and fixtures	1,879,887	157,598	77,958	1,959,527
Vehicles	2,261,765	311,621	255,676	2,317,710
Total accumulated depreciation	65,992,352	4,334,860	333,634	69,993,578
Total capital assets being depreciated, net	40,060,283	(731,075)	53,995	39,275,213
Governmental Activities				
Capital Assets, Net	\$ 50,372,660	\$ 5,710,148	\$ 970,941	\$ 55,111,867

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

6. CAPITAL ASSETS (Continued)

	Balance June 30, 2023	Additions and Transfers	Deletions and Transfers	Balance June 30, 2024
Business-type Activities				
Capital assets not being depreciated				
Land	\$ 637,500	\$ -	\$ -	\$ 637,500
Total capital assets not being depreciated	637,500	-	-	637,500
Intangible capital assets being amortized				
Equipment	120,985	-	-	120,985
Total intangible capital assets being amortized	120,985	-	-	120,985
Tangible capital assets being depreciated				
Buildings and improvements	7,908,874	-	-	7,908,874
Equipment, furniture and fixtures	612,429	87,480	-	699,909
Vehicles	63,937	-	-	63,937
Total tangible capital assets being depreciated	8,585,240	87,480	-	8,672,720
Less - Accumulated amortization for intangible capital assets				
Equipment	9,910	29,987	-	39,897
Total accumulated amortization for intangible capital assets	9,910	29,987	-	39,897
Less: accumulated depreciation for tangible capital assets				
Buildings and improvements	6,313,772	185,299	-	6,499,071
Equipment, furniture and fixtures	507,263	35,913	-	543,176
Vehicles	60,463	3,474	-	63,937
Total accumulated depreciation for tangible capital assets	6,881,498	224,686	-	7,106,184
Total tangible and intangible capital assets being depreciated and amortized, net	1,814,817	(167,193)	-	1,647,624
Business-type Activities				
Capital Assets, Net	\$ 2,452,317	\$ (167,193)	\$ -	\$ 2,285,124

6. CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs of the primary government as follows for the year ended June 30, 2024:

	<u>Amount</u>
Governmental Activities	
Public works, including depreciation of infrastructure assets	\$ 3,500,997
Public safety	387,150
Community development	7,135
General government	<u>439,578</u>
Total governmental activities	<u>\$ 4,334,860</u>
Business-type Activities	
Recreation center	<u>\$ 224,686</u>

Amortization expense was charged to functions/programs of the primary government as follows for the year ended June 30, 2024:

Business-type Activities	
Recreation center	<u>\$ 29,987</u>

7. DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Plan assets are held in trust for the exclusive benefit of participants and their beneficiaries.

8. DEFINED CONTRIBUTION PLANS

The City has a defined contribution retirement plan funded through the International City Management Association Retirement Corporation (ICMA). The plan was established by ordinance of the City Council on June 11, 2001. All full-time employees (who were active participants on June 30, 2001 who elected to take the 1.7% option) are eligible to participate in the plan after 12 months of service. Pursuant to the plan's provisions, the City is obligated to contribute 3% of each eligible employee's covered wages. Participants are fully vested after 5 years of continuous service. The City's contributions (3%) to the plan for the year ended June 30, 2024 amounted to approximately \$8,000. The plan closed January 31, 2024.

9. PENSION PLANS

The City maintained two pension plans for its employees during the year. The Retirement Plan for Employees of the City of Creve Coeur hired before June 1, 2006 and LAGERS. The aggregate employer recognized pension expense for the year ended June 30, 2024 was (\$7,498,027).

**Retirement Plan for Employees of the City of Creve Coeur Hired Before June 01, 2006
(Pension Trust Fund)**

Effective August 31, 2023, the active employees were converted to LAGERS. The remaining participants were transferred to LAGERS in December 2023. The City paid the full amount of the actuarial accrued liability in December 2023 and January 2024 and as of June 30, 2024, no longer has any liability related to this pension plan. For the year ended June 30, 2024, the City recognized pension expense of (\$2,138,197).

Plan Description and Provisions

Plan provides retirement and death benefits to plan members and beneficiaries in accordance with the ordinance establishing the Plan. The Plan may be amended under the provisions of the original ordinance. The Plan does not issue a separate financial report. The pension obligation is typically liquidated by the General Fund or the respective fund from which the employee is paid.

Board of Trustees Composition - "Board of Trustees" means the committee comprised of one City Committee member (to be designated by the Finance Committee), two Plan Participants (to be elected by vote of Participants), three residents of the City (to be nominated by the Mayor and ratified by the City Council and one or more of such residents may be members of the City Finance Committee), the City Administrator (ex officio), and the City Finance Director (ex officio).

Each member of the Board of Trustees, other than the City Administrator and Finance Director, shall serve for a term of three years, up to a maximum of three consecutive terms. In the event of the resignation or removal of a member, the new member's term shall be established to complete the unexpired term of the former member. In no event shall any member of the Board of Trustees serve for more than nine consecutive years.

Basis of Accounting - The financial statements of the Pension Trust Fund are prepared using the accrual basis of accounting. City contributions are recognized in the period in which the contributions are due. The City's contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits are recognized when due and payable in accordance with the terms of the Plan. All plan investments are reported at fair value. Administrative costs of the Plan are financed by investment income by the Pension Trust Fund.

All of the City's full-time eligible employees, hired before June 1, 2006, become a participant on the July 1 following attainment of age 21 and 2 years of credited service.

9. PENSION PLANS (Continued)

Missouri Local Government Employees Retirement System (LAGERS)

Plan Description

The City participates in the Missouri Local Government Employees Retirement System (LAGERS) which provides certain retirement, disability and death benefits to plan members and beneficiaries. LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401 (a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org. The pension obligation is typically liquidated by the general fund, or the respective fund from which the employee is paid.

Benefits Provided

LAGERS provides retirement, death and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police) and receive a reduced allowance.

	<u>2024 Valuation</u>
Benefit multiplier	2% for life
Final average salary	5 years
Member contributions	4.00%

During fiscal year ending June 30, 2024, the benefit program was changed from 1.50% for life, plus 0.50% to age 65 under the LT-8(65) benefit program to 2.00% for life under the L-6 benefit program.

Benefit terms provide for annual post-retirement adjustments to each member's retirement allowance subsequent to the member's retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4.00% per year.

9. PENSION PLANS (Continued)

Missouri Local Government Employees Retirement System (LAGERS) (Continued)

Employees Covered by Benefit Terms

	<u>Total</u>
Inactive employees or beneficiaries currently receiving benefits	86
Inactive employees entitled to but not yet receiving benefits	33
Active employees	<u>104</u>
Total	<u><u>223</u></u>

Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4.00% of their gross pay to the pension plan. Employer contribution rates are 7.40% (General) and 6.90% (Police) of annual covered payroll.

Net Pension Liability

The employer's net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 29, 2024.

Actuarial Assumptions

The total pension liability in the February 29, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation; 2.25% price inflation
Salary increase	2.75% to 6.75%, including wage inflation
Investment rate of return	7.00%, net of investment expenses

The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115.00% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115.00% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75.00% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75.00% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.

9. PENSION PLANS (Continued)

Missouri Local Government Employees Retirement System (LAGERS) (Continued)

Actuarial Assumptions (Continued)

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 29, 2024 valuation were based on the results of an actuarial experience study for the period March 1, 2010, through February 28, 2015.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>
Equity	35.00%
Fixed income	31.00%
Real assets	36.00%
Strategic assets	8.00%
Alpha portfolio	15.00%
Cash/leverage	25.00%

Discount Rate

The discount rate used to measure the total pension liability is 7.00% for General and 7.00% for Police. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

9. PENSION PLANS (Continued)

Missouri Local Government Employees Retirement System (LAGERS) (Continued)

Changes in Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at June 30, 2023	\$ 4,458,462	\$ 3,924,158	\$ 534,304
Changes for the year			
Service cost	585,368	-	585,368
Interest cost	287,124	-	287,124
Benefit changes	29,140,012		29,140,012
Differences between expected and actual experience	12,242,853	-	12,242,853
Contributions - city	-	33,368,929	(33,368,929)
Contributions - employees	-	1,140,828	(1,140,828)
Net investment income	-	1,848,578	(1,848,578)
Benefit payments, including refunds	(1,311,009)	(1,311,009)	-
Administrative expense	-	(22,676)	22,676
Other (net transfer)	-	1,878,095	(1,878,095)
Net changes	40,944,348	36,902,745	4,041,603
Balances at June 30, 2024	\$ 45,402,810	\$ 40,826,903	\$ 4,575,907

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

	General		
	Current		
	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
Total pension liability	\$ 20,508,851	\$ 18,365,117	\$ 16,552,942
Plan fiduciary net position	17,532,396	17,532,396	17,532,396
Net pension liability (asset)	\$ 2,976,455	\$ 832,721	\$ (979,454)

9. PENSION PLANS (Continued)

Missouri Local Government Employees Retirement System (LAGERS) (Continued)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate (Continued)

	Police		
	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Total pension liability	\$ 30,642,066	\$ 27,037,693	\$ 24,050,163
Plan fiduciary net position	23,294,507	23,294,507	23,294,507
Net pension liability	<u>\$ 7,347,559</u>	<u>\$ 3,743,186</u>	<u>\$ 755,656</u>

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources
Related to Pension

For the year ended June 30, 2024, the City recognized government-wide pension expense of (\$5,359,876). The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows	Deferred Inflows
Deferred amounts to be recognized in pension expense in future periods		
Differences between expected and actual experience	\$ 11,049,039	\$ (313,171)
Changes of assumptions	68,562	(57,095)
Net difference between projected and actual earnings	-	(215,421)
Total deferred amounts to be recognized in pension expense in future periods	<u>\$ 11,117,601</u>	<u>\$ (585,687)</u>

9. PENSION PLANS (Continued)

Missouri Local Government Employees Retirement System (LAGERS) (Continued)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources
Related to Pension (Continued)

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Years Ending June 30,</u>	<u>Net Deferred Outflows (Inflows) of Resources</u>
2025	\$ 1,268,624
2026	1,354,813
2027	1,310,311
2028	1,284,995
2029	1,358,674
Thereafter	<u>3,954,497</u>
Total	<u><u>\$ 10,531,914</u></u>

10. OTHER POST-EMPLOYMENT BENEFITS

Plan Description

The City of Creve Coeur Other Post-Employment Benefit (OPEB) plan (the Plan) provides OPEB for certain eligible employees who retire from the City. The Plan is a single-employer defined benefit OPEB Plan that is administered by the City. The benefits and benefit levels are governed by City policy. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. The plan does not issue a stand-alone financial report.

The Plan, stated in the City's Personnel Policy, was established by City Ordinance, which assigns the authority to establish and amend plan benefit provisions to the City. The contribution requirements of the City and plan members are established and may be amended by the City.

10. OTHER POST-EMPLOYMENT BENEFITS (Continued)

Benefits provided

The Plan provides healthcare benefits to employees defined as City retirees until attainment of Medicare Eligibility Age. Employees hired before July 1, 2001 must contribute the employee portion of the monthly premium. Employees hired after July 1, 2001 must contribute the entire monthly premium less \$300 paid by the City. Medical and prescription drug benefits are available to retirees in the St. Louis Area Insurance Trust's (SLAIT) self-insured pool. Retirees may elect to cover spouses and eligible dependent children. Surviving spouses can continue coverage after the retiree's death through COBRA. Since retirees pay the premium for each year, the City's share of any premium cost is determined on the basis of a blended rate or implicit rate subsidy calculation.

Employees who are eligible for Normal or Early retirement are eligible for OPEB benefits. General employees are eligible for Normal retirement at age 60 with 5 years of service or Early retirement at age 55 with 5 years of service. Police employees are eligible for Normal retirement at age 55 with 5 years of service or Early retirement at age 50 with 5 years of service.

Active employee medical contributions paid by the City effective July 1, 2024, are as follows:

	Hired Prior to July 1, 2001	Hired After July 1, 2001
Employee	\$ 622.59	\$ 300.00
Employee + spouse	1,267.18	300.00
Employee + children	1,150.00	300.00
Family	1,735.97	300.00

Retiree medical contributions effective July 1, 2024, are as follows:

	Total Monthly Premium	Retiree Share of Monthly Premium	City Share of Monthly Premium
Retiree	\$ 732.45	\$ 432.45	\$ 300.00
Retiree + spouse	1,391.72	1,091.72	300.00
Retiree + children	1,538.20	1,238.20	300.00
Family	2,124.17	1,824.17	300.00

10. OTHER POST-EMPLOYMENT BENEFITS (Continued)

Employees Covered by Benefit Terms

At June 30, 2024, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	18
Inactive employees entitled to but not yet receiving benefit payments	-
Active employees	<u>100</u>
Total	<u><u>118</u></u>

Total OPEB Liability

The City's total OPEB liability of \$2,163,143 was measured as of June 30, 2024 and was determined by an actuarial valuation as of June 30, 2024.

Actuarial assumptions and other inputs

The total OPEB liability in the June 30, 2024 actuarial valuation was determined by a simplified actuarial valuation as of June 30, 2024, using the following actuarial assumptions and other inputs, applied to all periods included in the measurement:

Inflation	2.40%
Salary increase	3.00%
Discount rate	4.00% (formerly 3.65%)
Healthcare cost trend rates	Medical cost trend rate of 6.80% for 2024, gradually decreasing to an ultimate rate of 6.20% for 2040 and beyond
Actuarial cost method	Entry age normal based on level percentage of projected salary
Amortization method	N/A

The discount rate was based on the index rate for 20-year tax-exempt general obligation bonds.

Mortality rates were based on the RP-2014 Group Employee Mortality, Male and Female tables for pre-retirement mortality and the RP-2014 Group Annuity Mortality, Healthy Male and Female tables for post-retirement mortality.

10. OTHER POST-EMPLOYMENT BENEFITS (Continued)

Changes in the Total OPEB Liability

	Total OPEB Liability
Total OPEB liability at June 30, 2023	\$ 2,350,928
Changes for the year	
Service cost	49,317
Interest on total OPEB liability	94,037
Effect of plan changes	194,452
Effect of assumptions, changes or inputs	(366,308)
Benefit payments	(159,283)
Net change in total OPEB liability	(187,785)
Total OPEB liability at June 30, 2024	\$ 2,163,143

Impact of Changes of Benefit Terms

Effective July 1, 2024, the retiree medical contribution changed to \$300 per month for employees hired on or after July 1, 2001 regardless of coverage.

Impact of Plan Experience

The Plan has not had a formal actuarial experience study performed.

Impact of Changes of Assumptions

The Plan's discount rate, which is based on the index rate for 20-year tax exempt general obligation bonds, and the medical trends have been updated to reflect inflation trends. The discount rate increased from 3.65% as of June 30, 2023 to 4.00% as of June 30, 2024. The medical trends rate increased from 6.0% as of June 30, 2023 to 6.8% for June 30, 2024. The inflation rate stayed the same at 2.40% as of June 30, 2024. Also, the mortality tables were updated and are based on the RP-2014 Group Employee and Annuity Mortality tables and were previously based on the Pub-2010 Mortality for Employees and Healthy Annuitants with generational projection per Scale MP-2021.

10. OTHER POST-EMPLOYMENT BENEFITS (Continued)

Changes in the Total OPEB Liability (Continued)

Sensitivity of the total OPEB liability to changes in the discount rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% point lower (3.00%) or 1% point higher (5.00%) than the current discount rate:

	1% Decrease (3.00%)	Current Discount Rate (4.00%)	1% Increase (5.00%)
Total OPEB liability	\$ 2,266,036	\$ 2,163,143	\$ 2,070,785

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% point lower or 1% point higher than the current healthcare cost trend rates:

	1% Decrease	Current Trend	1% Increase
Total OPEB liability	\$ 2,101,027	\$ 2,163,143	\$ 2,228,835

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2024, the City recognized OPEB expense of \$85,767. At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ -	\$ (237,560)
Changes of assumptions	158,405	(271,328)
Total	\$ 158,405	\$ (508,888)

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

10. OTHER POST-EMPLOYMENT BENEFITS (Continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources
Related to OPEB (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense in future periods as follows:

<u>Years Ending June 30,</u>	<u>Net Deferred Outflows (Inflows) of Resources</u>
2025	\$ (58,218)
2026	(58,219)
2027	(51,434)
2028	(59,538)
2029	(61,007)
Thereafter	<u>(62,067)</u>
Total	<u><u>\$ (350,483)</u></u>

11. LONG-TERM DEBT

The following is a summary of changes in long-term liabilities for the year ended June 30, 2024:

	<u>Balance June 30, 2023</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance June 30, 2024</u>	<u>Amounts Due Within One Year</u>
Governmental Activities					
General obligation bonds					
Series 2017	\$ 7,525,000	\$ -	\$ 480,000	\$ 7,045,000	\$ 490,000
Add: Unamortized					
bond premium	143,588	-	10,507	133,081	-
Net pension liability	534,304	4,041,603	-	4,575,907	-
Total OPEB liability	<u>2,350,928</u>	<u>-</u>	<u>187,785</u>	<u>2,163,143</u>	<u>200,000</u>
General obligation					
bonds, net	10,553,820	4,041,603	678,292	13,917,131	690,000
Compensated absences	<u>532,484</u>	<u>509,689</u>	<u>487,929</u>	<u>554,244</u>	<u>510,142</u>
Total governmental activities	<u><u>\$ 11,086,304</u></u>	<u><u>\$ 4,551,292</u></u>	<u><u>\$ 1,166,221</u></u>	<u><u>\$ 14,471,375</u></u>	<u><u>\$ 1,200,142</u></u>

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

11. LONG-TERM DEBT (Continued)

	Balance June 30, 2023	Additions	Reductions	Balance June 30, 2024	Amounts Due Within One Year
Business-type Activities					
Leases payable	\$ 111,635	\$ -	\$ 27,936	\$ 83,699	\$ 29,502
Compensated absences	14,814	27,279	25,183	16,910	16,910
Total business-type activities	<u>\$ 126,449</u>	<u>\$ 27,279</u>	<u>\$ 53,119</u>	<u>\$ 100,609</u>	<u>\$ 46,412</u>

The general obligation bonds payable are liquidated by the Debt Service Fund. The leases payable are liquidated by the Enterprise Fund. The compensated absences are generally liquidated by the General Fund for governmental activities and the Enterprise Fund for business-type activities. The total OPEB liability is generally liquidated by the General Fund.

General Obligation Bonds

General obligation bonds are supported by a pledge of the City's full faith and credit. These bonds, which are reported in the government-wide statement of net position, were issued to finance a new police station on the current government center property and to make certain renovations to the existing building. The general obligation bonds are to be repaid from future property tax levies. The bonds bear interest at rates ranging from 2.00% to 3.125% and mature through 2037.

The annual debt service requirements to maturity of bonded debt outstanding as of June 30, 2024, are as follows:

Years Ending June 30,	Principal	Interest	Total
2025	\$ 490,000	\$ 205,988	\$ 695,988
2026	505,000	191,288	696,288
2027	515,000	179,925	694,925
2028	530,000	167,050	697,050
2029	550,000	151,150	701,150
2030 - 2034	3,000,000	498,650	3,498,650
2035 - 2037	1,455,000	73,556	1,528,556
Total	<u>\$ 7,045,000</u>	<u>\$ 1,467,607</u>	<u>\$ 8,512,607</u>

CITY OF CREVE COEUR, MISSOURI
NOTES TO FINANCIAL STATEMENTS (Continued)

11. LONG-TERM DEBT (Continued)

Legal Debt Margin

Under the statutes of the State of Missouri, the limit of bonded indebtedness is 10% of the most recent assessed valuation. The computation is as follows:

Assessed valuation - 2023 tax year		\$ 1,317,622,083
Debt limit - 10 of assessed valuation		\$ 131,762,208
Amount of debt applicable to debt limit:		
Total general obligation bonded debt	7,178,081	
Less: amount available in debt service fund	(817,269)	
Bonded indebtedness applicable to debt limit		6,360,812
Legal debt margin		\$ 125,401,396

Lease Payable

The City entered into a lease agreement on February 10, 2023 to lease golf carts for use by the public golf course in the business-type fund. The City is required to make monthly fixed payments of \$5,340 from May through September of each year to September 2025. The lease has an interest rate of 5.52%.

The City entered into a lease agreement on April 1, 2023 to lease a copier for use by the ice arena in the business-type fund. The City is required to make monthly fixed payments of \$95 through March 2028. The lease has an interest rate of 3.99%

The annual debt service requirements to maturity of leases payable as of June 30, 2024, are as follows:

Years Ending June 30,	Principal	Interest	Total
2025	\$ 29,502	\$ 3,675	\$ 33,177
2026	31,156	2,020	33,176
2027	22,200	297	22,497
2028	841	11	852
Total	\$ 83,699	\$ 6,003	\$ 89,702

12. INSURANCE PROGRAMS

The City, along with various other local governments, participates in an insurance trust for workers' compensation, general liability matters, and health insurance (St. Louis Area Insurance Trust - SLAIT). The purpose of this trust is to distribute the cost of self-insurance over similar entities. The trust requires an annual premium payment to cover estimated claims payable and reserves for claims from each entity. The members of the trust have no legal interest in the assets, liabilities, or fund balances of the insurance trust; however, the City retains a contingent liability to fund its pro rata share of any deficit incurred by the trust should the trust cease operations at some future date. Settled claims resulting from these risks have not exceeded insurance coverage in any of the past three fiscal years. The trust has contracted with an insurance agent to handle all administrative matters, including processing of claims filed.

13. LESSOR DISCLOSURES

The City entered into a lease agreement in May 1999 which was later amended in August 2016, to lease a cell tower through June 8, 2039. Payments increase each year by 3%. This lease is noncancelable and maintains an interest rate of 1.769%. The City collected \$22,926 and recognized a \$16,382 reduction in the related deferred inflow of resource. The remaining lease receivable and offsetting deferred inflow of resources for this agreement are \$351,243 and \$330,734 respectively, as of June 30, 2024.

14. JOINT VENTURE

The City, in cooperation with two other municipalities, created a joint police and emergency dispatching service which was organized in 2010. The administration of the joint dispatching venture is overseen by a board of directors, comprised of the City Administrator from each of the participating municipalities. This joint venture was established to share operating costs of a central dispatching center, thereby saving overall expenses incurred by each participating municipality. In addition, the joint effort is expected to improve service and increase the likelihood of obtaining grant funds.

This joint venture has not currently enhanced or hindered the City's financial operations. The City is jointly liable for their representative share of current and potential liabilities. The City does not have any equity interest in the joint venture. A separately issued financial report can be obtained for this joint venture by contacting the City's finance department.

For the year ended June 30, 2024, the City paid \$580,096 for dispatching assessments.

15. CONTINGENCIES AND COMMITMENTS

The City has various voluntary deferred compensation plans for the benefit of the City Administrator and Department Managers. Such plans provide for direct contributions by the employee with additional current contributions by the City annually based upon salary. The amount that the City is required to contribute may increase in future years. The City is required to contribute to the plans only during the term of the City Administrator's and Department Managers' employment.

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's attorney, the resolution of these matters will not have material adverse effect on the financial condition of the City.

16. CHANGE IN REPORTING ENTITY

The City's beginning balances were adjusted due to a change in reporting a major fund to a nonmajor fund as follows:

	Reporting Units Affected by Adjustments to Beginning Fund Balances	
	Public Safety Fund	Nonmajor Governmental
Fund balance, June 30, 2023, as previously reported	\$ 2,540,839	\$ 1,907,867
Change from major to nonmajor fund	(2,540,839)	2,540,839
Fund balance, June 30, 2023, as adjusted	\$ -	\$ 4,448,706

17. FUTURE ACCOUNTING PRONOUNCEMENTS

The accounting principles governing the reported amounts, presentation and related disclosures are subject to change from time to time based on new pronouncements and/or rules issued by various governing bodies. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments.

- GASB Statement No. 101 *Compensated Absences*, improves the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal year ending June 30, 2025.
- GASB Statement No. 102, *Certain Risk Disclosures*, establishes financial reporting requirements for risks related to vulnerabilities due to certain concentrations or constraints. This Statement defines a *concentration* as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. This Statement is effective for the fiscal year ending June 30, 2025.
- GASB Statement No. 103, *Financial Reporting Model Improvements*, improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues. This Statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this Statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This Statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. This Statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and

17. FUTURE ACCOUNTING PRONOUNCEMENTS (Continued)

expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses. This Statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. This Statement requires governments to present budgetary comparison information using a single method of communication--RSI. Governments also are required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI. The requirements of this Statement are effective for fiscal year ending June 30, 2026.

- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, requires certain types of capital assets to be disclosed separately in the capital asset note disclosures. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. The requirements of this Statement are effective for fiscal year ending June 30, 2026.

The effects of the City's financial statements as a result of the adoption of these new pronouncements are undetermined.

18. SUBSEQUENT EVENT

Management has evaluated subsequent events through November 25, 2024, the date which the financial statements were available for issue and no other events require disclosure.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF CREVE COUER, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
REVENUES				
General property taxes	\$ 824,655	\$ 824,655	\$ 783,502	\$ (41,153)
Sales tax	6,053,147	6,053,147	5,885,359	(167,788)
Total taxes	<u>6,877,802</u>	<u>6,877,802</u>	<u>6,668,861</u>	<u>(208,941)</u>
Public utility licenses				
Electric	3,827,817	3,827,817	3,767,678	(60,139)
Gas	791,487	791,487	747,048	(44,439)
Telephone	658,953	658,953	876,464	217,511
Water	665,828	665,828	729,438	63,610
Cable television franchise fees	284,929	284,929	232,739	(52,190)
Right of way and fiber optic franchise fees	40,741	40,741	41,162	421
Total public utility licenses	<u>6,269,755</u>	<u>6,269,755</u>	<u>6,394,529</u>	<u>124,774</u>
Licenses and permits				
Occupation and merchants' licenses	210,406	210,406	209,054	(1,352)
Liquor licences	33,935	33,935	32,550	(1,385)
Vending machine licenses	775	775	4,755	3,980
Emergency alarm licenses	125	125	125	-
Building permits	675,000	675,000	875,171	200,171
Occupancy permits	107,487	107,487	120,511	13,024
Sign permits	6,000	6,000	7,700	1,700
Street excavation fees	20,185	20,185	26,320	6,135
Dog park license fees	9,926	9,926	8,270	(1,656)
Miscellaneous zoning and other fees	87,445	87,445	158,037	70,592
Total licenses and permits	<u>1,151,284</u>	<u>1,151,284</u>	<u>1,442,493</u>	<u>291,209</u>
Municipal facilities				
Community center				
Park rental	17,000	17,000	13,537	(3,463)
Gymnasium rental	16,000	16,000	16,480	480
Recreational programs	19,000	19,000	29,130	10,130
Total municipal facilities	<u>52,000</u>	<u>52,000</u>	<u>59,147</u>	<u>7,147</u>

(Continued)

(See independent auditor's report.)

CITY OF CREVE COUER, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND (Continued)**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
REVENUES (Continued)				
Intergovernmental				
Grant income	\$ 60,400	\$ 60,400	\$ 134,383	\$ 73,983
New car sales tax	279,284	279,284	286,338	7,054
Cigarette tax	28,116	28,116	29,881	1,765
Gasoline and motor fuel tax	677,829	677,829	695,141	17,312
Road and bridge tax	1,148,277	1,148,277	1,076,128	(72,149)
Total intergovernmental	<u>2,193,906</u>	<u>2,193,906</u>	<u>2,221,871</u>	<u>27,965</u>
 Fines, forfeitures, and charges for services				
Municipal court fines	26,318	26,318	34,555	8,237
Traffic violations fines	367,323	367,323	445,054	77,731
Police service contracts	80,789	80,789	116,658	35,869
Total fines, forfeitures, and charges for services	<u>474,430</u>	<u>474,430</u>	<u>596,267</u>	<u>121,837</u>
 Investment income	<u>450,000</u>	<u>450,000</u>	<u>1,671,413</u>	<u>1,221,413</u>
 Miscellaneous and charges for services	<u>104,470</u>	<u>104,470</u>	<u>190,590</u>	<u>86,120</u>
 Total revenues	<u>17,573,647</u>	<u>17,573,647</u>	<u>19,245,171</u>	<u>1,671,524</u>
 EXPENDITURES				
General government				
Legislative				
Personnel services	156,265	160,565	161,020	455
Operating	80,224	88,224	87,320	(904)
Total legislative	<u>236,489</u>	<u>248,789</u>	<u>248,340</u>	<u>(449)</u>
 Administrative				
Personnel services	798,010	855,910	868,683	12,773
Operating	371,422	359,422	333,815	(25,607)
Capital outlay	500	500	176	(324)
Total administrative	<u>1,169,932</u>	<u>1,215,832</u>	<u>1,202,674</u>	<u>(13,158)</u>

(Continued)

(See independent auditor's report.)

CITY OF CREVE COUER, MISSOURI

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND (Continued)

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
EXPENDITURES (Continued)				
General government (Continued)				
Community services				
Personnel services	\$ 105,022	\$ 111,622	\$ 111,165	\$ (457)
Operating	37,783	47,033	45,666	(1,367)
Capital outlay	600	600	1,170	570
Total community services	<u>143,405</u>	<u>159,255</u>	<u>158,001</u>	<u>(1,254)</u>
Maintenance of municipal property				
Personnel services	88,532	92,032	92,024	(8)
Operating	193,676	193,676	165,846	(27,830)
Capital outlay	18,000	18,000	14,208	(3,792)
Total maintenance of municipal property	<u>300,208</u>	<u>303,708</u>	<u>272,078</u>	<u>(31,630)</u>
Finance				
Personnel services	1,312,189	1,430,989	1,405,494	(25,495)
Operating	663,882	663,882	639,292	(24,590)
Total finance	<u>1,976,071</u>	<u>2,094,871</u>	<u>2,044,786</u>	<u>(50,085)</u>
Public safety				
Administrative				
Personnel services	1,188,956	1,309,156	1,348,367	39,211
Operating	836,036	836,036	735,186	(100,850)
Capital outlay	6,750	6,750	7,202	452
Total administrative	<u>2,031,742</u>	<u>2,151,942</u>	<u>2,090,755</u>	<u>(61,187)</u>
Investigations				
Personnel services	914,299	1,006,199	980,475	(25,724)
Operating	35,834	35,834	25,580	(10,254)
Capital outlay	10,644	10,644	10,641	(3)
Total investigations	<u>960,777</u>	<u>1,052,677</u>	<u>1,016,696</u>	<u>(35,981)</u>
Patrol				
Personnel services	4,393,764	4,713,964	4,569,526	(144,438)
Operating	256,014	256,014	233,141	(22,873)
Capital outlay	448,436	617,554	406,463	(211,091)
Total patrol	<u>5,098,214</u>	<u>5,587,532</u>	<u>5,209,130</u>	<u>(378,402)</u>
				(Continued)

(See independent auditor's report.)

CITY OF CREVE COUER, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND (Continued)**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
EXPENDITURES (Continued)				
Public works				
Administrative				
Personnel services	\$ 523,280	\$ 523,280	\$ 502,186	\$ (21,094)
Operating	92,622	92,622	76,619	(16,003)
Total administrative	<u>615,902</u>	<u>615,902</u>	<u>578,805</u>	<u>(37,097)</u>
Street				
Personnel services	785,631	814,831	788,897	(25,934)
Operating	899,045	899,045	811,175	(87,870)
Capital outlay	12,000	12,000	9,389	(2,611)
Total street	<u>1,696,676</u>	<u>1,725,876</u>	<u>1,609,461</u>	<u>(116,415)</u>
Health and welfare				
Operating	<u>874,955</u>	<u>874,955</u>	<u>830,236</u>	<u>(44,719)</u>
Parks				
Personnel services	387,796	401,796	398,031	(3,765)
Operating	228,095	228,095	234,227	6,132
Capital outlay	5,000	5,000	5,239	239
Total parks	<u>620,891</u>	<u>634,891</u>	<u>637,497</u>	<u>2,606</u>
Community development				
Administrative				
Personnel services	294,946	311,246	339,164	27,918
Operating	68,810	68,810	100,741	31,931
Capital outlay	700	700	230	(470)
Total administrative	<u>364,456</u>	<u>380,756</u>	<u>440,135</u>	<u>59,379</u>
Building				
Personnel services	870,166	913,166	825,615	(87,551)
Operating	47,490	47,490	31,797	(15,693)
Capital outlay	350	350	-	(350)
Total building	<u>918,006</u>	<u>961,006</u>	<u>857,412</u>	<u>(103,594)</u>
Total expenditures	<u>17,007,724</u>	<u>18,007,992</u>	<u>17,196,006</u>	<u>(811,986)</u>
				(Continued)

(See independent auditor's report.)

CITY OF CREVE COUER, MISSOURI

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND (Continued)

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
REVENUES OVER (UNDER) EXPENDITURES	\$ 565,923	\$ (434,345)	\$ 2,049,165	\$ 2,483,510
OTHER FINANCING SOURCES (USES)				
Transfers in	954,039	954,040	954,040	-
Transfers out	(2,070,535)	(2,070,535)	(2,139,305)	(68,770)
Insurance recoveries	-	-	79,140	79,140
Sale of capital assets	55,200	55,200	40,055	(15,145)
Total other financing sources (uses)	<u>(1,061,296)</u>	<u>(1,061,295)</u>	<u>(1,066,070)</u>	<u>(4,775)</u>
NET CHANGE IN FUND BALANCE	<u>\$ (495,373)</u>	<u>\$ (1,495,640)</u>	983,095	<u>\$ 2,478,735</u>
FUND BALANCE, BEGINNING OF YEAR			<u>23,762,201</u>	
FUND BALANCE, END OF YEAR			<u>\$ 24,745,296</u> (Concluded)	

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

NOTES TO BUDGETARY COMPARISON INFORMATION

June 30, 2024

BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Prior to July 1, the City Administrator submits to the City Council a proposed operating budget for the fiscal year. The operating budget includes proposed expenditures and the means of financing them.
- b. Public hearing meetings are held to obtain taxpayer comments.
- c. Prior to July 1, the budget is adopted by the City Council.
- d. Budgets are adopted on a basis generally consistent with GAAP. Expenditures may not legally exceed budgeted appropriations at the department level for the General Fund and at the fund level for all other budgeted funds.
- e. Current year budget includes supplemental appropriations. A motion from the City Council is required to transfer budgeted amounts between funds, or to transfer substantial budgeted amounts between departments within any fund or for any revisions that would alter the total expenditures of any fund. Management can transfer budgeted amounts within departments, except salary expenditures, without City Council approval.

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF CHANGES IN THE EMPLOYER'S NET PENSION LIABILITY AND RELATED RATIOS
MISSOURI LOCAL GOVERNMENT EMPLOYEE'S RETIREMENT SYSTEM (LAGERS)**

Last Seven Years *

	Years Ended June 30,						
	2024	2023	2022	2021	2020	2019	2018
Total pension liability							
Service cost	\$ 585,368	\$ 424,495	\$ 416,846	\$ 432,456	\$ 397,225	\$ 363,540	\$ 118,482
Interest on total pension liability	287,124	271,960	251,352	217,328	168,425	131,257	4,140
Benefit changes	29,140,012	-	-	-	-	-	1,656,786
Differences between expected and actual experience	12,242,853	144,219	(303,116)	(66,310)	110,666	10,716	(122,622)
Assumption changes	-	-	-	(45,175)	36,479	22,412	-
Benefit payments and refunds	(1,311,009)	(115,452)	(34,800)	(19,034)	(6,909)	(5,913)	(995)
Net change in total pension liability	40,944,348	725,222	330,282	519,265	705,886	522,012	1,655,791
Total pension liability beginning	4,458,462	3,733,240	3,402,958	2,883,693	2,177,803	1,655,791	-
Total pension liability ending	45,402,810	4,458,462	3,733,240	3,402,958	2,883,689	2,177,803	1,655,791
Plan fiduciary net position							
Contributions - employer	33,368,929	359,541	289,017	303,592	326,192	308,706	265,666
Contributions - employee	1,140,828	190,409	154,701	192,809	198,409	151,798	660,010
Pension plan net investment income	1,848,578	127,278	5,155	592,175	22,533	72,503	53,966
Benefit payments	(1,311,009)	(115,452)	(34,800)	(19,034)	(6,909)	(5,913)	(995)
Administrative expense	(22,676)	(16,148)	(7,850)	(6,792)	(9,287)	(7,739)	(4,869)
Other (net transfer)	1,878,095	(83,755)	1,323	(1,194)	(12,995)	(9,110)	(8,783)
Net change in plan fiduciary net position	36,902,745	461,873	407,546	1,061,556	517,943	510,245	964,995
Plan fiduciary net position beginning	3,924,158	3,462,285	3,054,739	1,993,183	1,475,240	964,995	-
Plan fiduciary net position ending	40,826,903	3,924,158	3,462,285	3,054,739	1,993,183	1,475,240	964,995
Employer net pension liability	<u>\$ 4,575,907</u>	<u>\$ 534,304</u>	<u>\$ 270,955</u>	<u>\$ 348,219</u>	<u>\$ 890,506</u>	<u>\$ 702,563</u>	<u>\$ 690,796</u>
Plan fiduciary net position as a percentage of the total pension liability	89.92%	88.02%	92.74%	89.77%	69.12%	67.74%	58.28%
Covered payroll	\$ 8,069,137	\$ 4,765,533	\$ 3,967,089	\$ 4,254,336	\$ 4,189,259	\$ 3,808,285	\$ 3,627,761
Employer's net pension liability as a percentage of covered payroll	56.71%	11.21%	6.83%	8.19%	21.26%	18.45%	19.04%

Benefit changes - During fiscal year ending June 30, 2024, the benefit program was changed from 1.50% for life, plus 0.50% to age 65 under the LT-8(65) benefit program to 2.00% for life under the L-6 benefit program. The City's legacy pension plan was also transferred into LAGERS during fiscal year 2024.

Changes of assumptions - None during the current fiscal year.

*This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

The City joined LAGERS in fiscal year 2018.

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF EMPLOYER CONTRIBUTIONS
MISSOURI LOCAL GOVERNMENT EMPLOYEE'S RETIREMENT SYSTEM (LAGERS)**

Last Seven Years*

	Fiscal Years Ended June 30,						
	2024	2023	2022	2021	2020	2019	2018
Actuarially determined pension contributions	\$ 1,184,592	\$ 359,773	\$ 294,301	\$ 298,830	\$ 326,671	\$ 307,776	\$ 265,666
Contributions in relation to the actuarially determined contribution	<u>1,184,592</u>	<u>359,773</u>	<u>294,301</u>	<u>298,830</u>	<u>326,368</u>	<u>307,776</u>	<u>265,666</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 303</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 7,670,814	\$ 4,762,103	\$ 3,939,440	\$ 4,047,591	\$ 4,159,800	\$ 3,783,885	\$ 3,272,453
Contributions as a percentage of covered payroll	15.44%	7.55%	7.47%	7.38%	7.85%	8.13%	8.12%

Notes to schedule:

Methods and assumptions used to determine contribution rates for the most recent year include

Valuation date	February 28/29 of each year; the roll-forward of total pension liability from February 29, 2024, to June 30, 2024, reflects expected service cost and interest reduced by actual benefit payments.
Actuarial cost method	Entry age normal cost and modified terminal funding
Amortization method	Level percentage of payroll, closed
Remaining amortization period	Multiple bases from 9 to 23.
Asset valuation method	5-year smoothed market, 20% corridor
General inflation	2.75% wage inflation; 2.25% price inflation.
Salary increases	2.75% to 6.75% including wage inflation.
Investment rate of return	7.00%, net of investment expenses.
Retirement age	Experience-based table of rates that are specific to the type of eligibility condition.
Mortality	The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.
Other information	The City's contribution increased in fiscal year 2024 due to the City's Retirement Plan for Employees of the City of Creve Coeur hired before June 1, 2006 closing into LAGERS.

*This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

SCHEDULE OF CHANGES IN THE EMPLOYER'S TOTAL OTHER
POST-EMPLOYMENT BENEFIT LIABILITY AND RELATED RATIOS
POST-EMPLOYMENT MEDICAL AND PRESCRIPTION PLAN FOR EMPLOYEES OF THE CITY

Last Seven Years *

	Year Ended June 30,						
	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability							
Service cost	\$ 49,317	\$ 65,096	\$ 79,160	\$ 82,938	\$ 60,001	\$ 61,557	\$ 60,575
Interest costs	94,037	81,372	60,168	66,788	105,533	114,882	109,156
Effect of plan changes	194,452	-	-	(197,042)	-	-	-
Effect of economic/demographic gains or losses	-	-	(249,807)	-	-	-	-
Changes in assumptions of other inputs	(366,308)	68,320	(175,824)	7,688	13,902	67,457	(55,529)
Benefit payments and refunds	(159,283)	(193,146)	(180,621)	(205,533)	(185,050)	(205,833)	(185,866)
Net change in OPEB liability	(187,785)	21,642	(466,924)	(245,161)	(5,614)	38,063	(71,664)
Total OPEB liability, beginning	2,350,928	2,329,286	2,796,210	3,041,371	3,046,985	3,008,922	3,080,586
Total OPEB liability, ending	<u>\$ 2,163,143</u>	<u>\$ 2,350,928</u>	<u>\$ 2,329,286</u>	<u>\$ 2,796,210</u>	<u>\$ 3,041,371</u>	<u>\$ 3,046,985</u>	<u>\$ 3,008,922</u>
Covered-employee payroll	\$ 8,069,137	\$ 7,489,953	\$ 6,776,517	\$ 7,007,624	\$ 7,758,346	\$ 7,058,245	\$ 7,011,239
Employer's net pension liability as a percentage of covered-employee payroll	26.81%	31.39%	34.37%	39.90%	39.20%	43.17%	42.92%

Notes to Required Supplementary Information:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions".

Impact of Changes of Benefit Terms

Effective January 1, 2021, spouse medical premiums are increased by \$200 for each spouse that could attain coverage through their own employer's medical plan. Effective July 1, 2024, for retirees hired on or after July 1, 2001, the City will pay \$300 per month regardless of coverage.

Impact of Plan Experience

The Plan has not had a formal actuarial experience study performed.

Impact of Change of Assumptions

As of June 30, 2022, the discount rate was 3.54% (formerly 2.16% as of June 30, 2021). As of June 30, 2023, the discount rate increased to 3.65%. The medical trend assumption was updated to reflect inflation trends and increased to 6.0% from 5.3%.

As of June 30, 2024, the discount rate increased to 4.0%. The medical trend assumption increased to 6.8%. The annual salary increase decreased from 4.0% to 3.0%. The mortality rates were updated and based on the RP-2014 Group Employee and Annuity Mortality tables from the Pub-2010 Mortality tables.

*This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

(See independent auditor's report.)

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

**NONMAJOR GOVERNMENTAL FUNDS
AND MAJOR CAPITAL PROJECT FUNDS**

CITY OF CREVE COEUR, MISSOURI

COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS

June 30, 2024

	<u>Special Revenue</u>		<u>Capital Projects</u>		
	<u>Sewer Lateral Fund</u>	<u>Public Safety Fund</u>	<u>Police Building Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
ASSETS					
Cash, cash equivalents, and investments	\$ 250,518	\$ 1,200,032	\$ -	\$ 817,269	\$ 2,267,819
Cash, cash equivalents, and investments - restricted	-	-	1,209,147	-	1,209,147
Receivables					
Governmental agencies	-	249,416	-	20,143	269,559
Prepaid items	-	1,128	-	-	1,128
TOTAL ASSETS	<u>\$ 250,518</u>	<u>\$ 1,450,576</u>	<u>\$ 1,209,147</u>	<u>\$ 837,412</u>	<u>\$ 3,747,653</u>
LIABILITIES					
Accounts payable	\$ 19,511	\$ 17,797	\$ -	\$ -	\$ 37,308
Accrued liabilities	589	-	-	-	589
Total liabilities	<u>20,100</u>	<u>17,797</u>	<u>-</u>	<u>-</u>	<u>37,897</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues					
Property taxes	-	-	-	20,143	20,143
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,143</u>	<u>20,143</u>
FUND BALANCES					
Nonspendable					
Prepays	-	1,128	-	-	1,128
Restricted for					
Sewer lateral	230,418	-	-	-	230,418
Public safety	-	1,431,651	-	-	1,431,651
Capital projects	-	-	1,209,147	-	1,209,147
Debt service	-	-	-	817,269	817,269
Total fund balances	<u>230,418</u>	<u>1,432,779</u>	<u>1,209,147</u>	<u>817,269</u>	<u>3,689,613</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 250,518</u>	<u>\$ 1,450,576</u>	<u>\$ 1,209,147</u>	<u>\$ 837,412</u>	<u>\$ 3,747,653</u>

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

COMBINING SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2024

	<u>Special Revenue</u>		<u>Capital Projects</u>		
	<u>Sewer Lateral Fund</u>	<u>Formerly Major Public Safety Fund</u>	<u>Police Building Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
REVENUES					
General property and sales taxes	\$ -	\$ 1,413,011	\$ -	\$ 1,031,171	\$ 2,444,182
Other taxes	135,606	-	-	-	135,606
Investment income	8,495	53,464	50,026	19,210	131,195
	<u>144,101</u>	<u>1,466,475</u>	<u>50,026</u>	<u>1,050,381</u>	<u>2,710,983</u>
Total revenues					
EXPENDITURES					
Current					
Public safety	-	2,075,799	-	-	2,075,799
Public works	199,636	-	-	-	199,636
Capital outlay	-	127,130	-	-	127,130
Debt service					
Principal	-	-	-	480,000	480,000
Interest and other costs	-	-	-	215,905	215,905
	<u>199,636</u>	<u>2,202,929</u>	<u>-</u>	<u>695,905</u>	<u>3,098,470</u>
Total expenditures					
REVENUES OVER (UNDER) EXPENDITURES	<u>(55,535)</u>	<u>(736,454)</u>	<u>50,026</u>	<u>354,476</u>	<u>(387,487)</u>
OTHER FINANCING USES					
Transfers out	<u>-</u>	<u>(371,606)</u>	<u>-</u>	<u>-</u>	<u>(371,606)</u>
NET CHANGE IN FUND BALANCE	(55,535)	(1,108,060)	50,026	354,476	(759,093)
FUND BALANCES, BEGINNING OF YEAR	<u>285,953</u>	<u>-</u>	<u>1,159,121</u>	<u>462,793</u>	<u>1,907,867</u>
Change within financial reporting entity (major to nonmajor fund)	-	2,540,839	-	-	2,540,839
FUND BALANCES, BEGINNING OF YEAR, AS ADJUSTED	<u>285,953</u>	<u>2,540,839</u>	<u>1,159,121</u>	<u>462,793</u>	<u>4,448,706</u>
FUND BALANCES, END OF YEAR	<u>\$ 230,418</u>	<u>\$ 1,432,779</u>	<u>\$ 1,209,147</u>	<u>\$ 817,269</u>	<u>\$ 3,689,613</u>

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
CAPITAL IMPROVEMENT CAPITAL PROJECTS FUND

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
REVENUES				
General property and sales taxes	\$ 2,470,850	\$ 2,470,850	\$ 2,339,563	\$ (131,287)
Intergovernmental	3,085,410	3,154,114	3,839,069	684,955
Investment income	8,997	8,997	150,556	141,559
Miscellaneous	-	-	23,847	23,847
Total revenues	<u>5,565,257</u>	<u>5,633,961</u>	<u>6,353,035</u>	<u>719,074</u>
EXPENDITURES				
Public works	153,104	163,104	164,421	1,317
Capital outlay	<u>8,386,000</u>	<u>10,730,403</u>	<u>5,933,204</u>	<u>(4,797,199)</u>
Total expenditures	<u>8,539,104</u>	<u>10,893,507</u>	<u>6,097,625</u>	<u>(4,795,882)</u>
REVENUES (UNDER) OVER EXPENDITURES	<u>(2,973,847)</u>	<u>(5,259,546)</u>	<u>255,410</u>	<u>5,514,956</u>
OTHER FINANCING SOURCES				
Transfers in	2,070,535	2,070,535	2,139,305	68,770
Sale of capital assets	<u>10,000</u>	<u>10,000</u>	<u>21,000</u>	<u>11,000</u>
Total other financing sources	<u>2,080,535</u>	<u>2,080,535</u>	<u>2,160,305</u>	<u>79,770</u>
NET CHANGE IN FUND BALANCE	<u>\$ (893,312)</u>	<u>\$ (3,179,011)</u>	<u>2,415,715</u>	<u>\$ 5,594,726</u>
FUND BALANCE, BEGINNING OF YEAR			<u>3,440,107</u>	
FUND BALANCE, END OF YEAR			<u>\$ 5,855,822</u>	

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
PARKS AND STORMWATER CAPITAL FUND**

For the Year Ended June 30, 2024

	Original Budget	Final Budget	Actual	Over (Under) Budget
REVENUES				
Sales taxes	\$ 2,970,412	\$ 2,970,412	\$ 2,746,471	\$ (223,941)
Intergovernmental	400,000	400,000	486,952	86,952
Investment income	25,049	25,049	107,205	82,156
Total revenues	3,395,461	3,395,461	3,340,628	(54,833)
EXPENDITURES				
Public works	137,795	147,495	160,926	13,431
Capital outlay	4,103,500	4,548,662	3,785,804	(762,858)
Total expenditures	4,241,295	4,696,157	3,946,730	(749,427)
REVENUES OVER (UNDER) EXPENDITURES	(845,834)	(1,300,696)	(606,102)	694,594
OTHER FINANCING USES				
Transfers out	(582,434)	(582,434)	(582,434)	-
NET CHANGE IN FUND BALANCE	<u>\$ (1,428,268)</u>	<u>\$ (1,883,130)</u>	(1,188,536)	<u>\$ 694,594</u>
FUND BALANCE, BEGINNING OF YEAR			4,138,824	
FUND BALANCE, END OF YEAR			<u>\$ 2,950,288</u>	

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
SEWER LATERAL SPECIAL REVENUE FUND**

For the Year Ended June 30, 2024

	Original Budget	Final Budget	Actual	Over (Under) Budget
REVENUES				
Other taxes	\$ 135,500	\$ 135,500	\$ 135,606	\$ 106
Investment income	200	200	8,495	8,295
Total revenues	135,700	135,700	144,101	8,401
EXPENDITURES				
Public works	117,654	199,654	199,636	(18)
NET CHANGE IN FUND BALANCE	<u>\$ 18,046</u>	<u>\$ (63,954)</u>	(55,535)	<u>\$ 8,419</u>
FUND BALANCE, BEGINNING OF YEAR			<u>285,953</u>	
FUND BALANCE, END OF YEAR			<u>\$ 230,418</u>	

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
PUBLIC SAFETY FUND**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
REVENUES				
General property and sales taxes	\$ 1,235,028	\$ 1,235,028	\$ 1,413,011	\$ 177,983
Investment income	<u>30,000</u>	<u>30,000</u>	<u>53,464</u>	<u>23,464</u>
Total revenues	<u>1,265,028</u>	<u>1,265,028</u>	<u>1,466,475</u>	<u>201,447</u>
EXPENDITURES				
Public safety	616,571	2,146,771	2,075,799	(70,972)
Capital outlay	<u>145,260</u>	<u>209,870</u>	<u>127,130</u>	<u>(82,740)</u>
Total expenditures	<u>761,831</u>	<u>2,356,641</u>	<u>2,202,929</u>	<u>(153,712)</u>
REVENUES OVER (UNDER)	503,197	(1,091,613)	(736,454)	355,159
OTHER FINANCING USES				
Transfers out	<u>(371,606)</u>	<u>(371,606)</u>	<u>(371,606)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ 131,591</u>	<u>\$ (1,463,219)</u>	<u>(1,108,060)</u>	<u>\$ 355,159</u>
FUND BALANCE, BEGINNING OF YEAR			<u>2,540,839</u>	
FUND BALANCE, END OF YEAR			<u>\$ 1,432,779</u>	

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
POLICE BUILDING FUND**

For the Year Ended June 30, 2024

	Original Budget	Final Budget	Actual	Over (Under) Budget
REVENUES				
Investment income	<u>\$ 33,000</u>	<u>\$ 33,000</u>	<u>\$ 50,026</u>	<u>\$ 17,026</u>
Total revenues	<u>33,000</u>	<u>33,000</u>	<u>50,026</u>	<u>17,026</u>
EXPENDITURES				
Capital Outlay	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>\$ -</u>	<u>\$ (80,000)</u>
Total expenditures	<u>80,000</u>	<u>80,000</u>	<u>-</u>	<u>(80,000)</u>
NET CHANGE IN FUND BALANCE	<u><u>\$ (47,000)</u></u>	<u><u>\$ (47,000)</u></u>	<u>50,026</u>	<u><u>\$ 97,026</u></u>
FUND BALANCE, BEGINNING OF YEAR			<u>1,159,121</u>	
FUND BALANCE, END OF YEAR			<u><u>\$ 1,209,147</u></u>	

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGE IN FUND BALANCE - BUDGET AND ACTUAL -
DEBT SERVICE FUND**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
REVENUES				
General property taxes	\$ 964,600	\$ 964,600	\$ 1,031,171	\$ 66,571
Investment income	9,500	9,500	19,210	9,710
Total revenues	<u>974,100</u>	<u>974,100</u>	<u>1,050,381</u>	<u>76,281</u>
EXPENDITURES				
Debt service				
Principal	480,000	480,000	480,000	-
Interest and other costs	<u>215,908</u>	<u>215,908</u>	<u>215,905</u>	<u>(3)</u>
Total expenditures	<u>695,908</u>	<u>695,908</u>	<u>695,905</u>	<u>(3)</u>
NET CHANGE IN FUND BALANCE	<u>\$ 278,192</u>	<u>\$ 278,192</u>	354,476	<u>\$ 76,284</u>
FUND BALANCE, BEGINNING OF YEAR			<u>462,793</u>	
FUND BALANCE, END OF YEAR			<u>\$ 817,269</u>	

(See independent auditor's report.)

ENTERPRISE FUNDS

CITY OF CREVE COEUR, MISSOURI

**COMBINING SCHEDULE OF REVENUES AND EXPENSES -
ENTERPRISE FUND - RECREATIONAL FUND**

For the Year Ended June 30, 2024

	<u>Food Service Department</u>	<u>Golf Course Department</u>	<u>Ice Arena Department</u>	<u>Total</u>
OPERATING REVENUES				
Greens fees	\$ -	\$ 574,072	\$ -	\$ 574,072
Cart rental and merchandise sales	-	127,539	-	127,539
Food	10,545	-	-	10,545
Beverages	58,083	-	-	58,083
Admissions	-	-	65,048	65,048
Hockey league rental	-	-	195,788	195,788
Skate rental and sharpening	-	-	13,017	13,017
Skating lessons	-	-	49,032	49,032
Figure skating contracts	-	-	27,724	27,724
Ice activities	-	-	379,329	379,329
Miscellaneous	-	31,640	43,585	75,225
	<u>-</u>	<u>31,640</u>	<u>43,585</u>	<u>75,225</u>
Total operating revenues	<u>68,628</u>	<u>733,251</u>	<u>773,523</u>	<u>1,575,402</u>
OPERATING EXPENSES				
Personnel services	4,086	400,630	383,928	788,644
Operating expenses	44,041	213,740	302,427	560,208
Depreciation	-	23,925	200,761	224,686
Amortization	-	28,952	1,035	29,987
	<u>-</u>	<u>28,952</u>	<u>1,035</u>	<u>29,987</u>
Total operating expenses	<u>48,127</u>	<u>667,247</u>	<u>888,151</u>	<u>1,603,525</u>
OPERATING INCOME (LOSS)	<u>20,501</u>	<u>66,004</u>	<u>(114,628)</u>	<u>(28,123)</u>
NONOPERATING REVENUE (EXPENSES)				
Investment income	-	14,371	7,554	21,925
Interest expense	-	(4,941)	(176)	(5,117)
	<u>-</u>	<u>(4,941)</u>	<u>(176)</u>	<u>(5,117)</u>
Total nonoperating revenue (expenses)	<u>-</u>	<u>9,430</u>	<u>7,378</u>	<u>16,808</u>
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	<u>20,501</u>	<u>75,434</u>	<u>(107,250)</u>	<u>(11,315)</u>
Capital contributions	<u>-</u>	<u>-</u>	<u>87,480</u>	<u>87,480</u>
CHANGE IN NET POSITION	<u>\$ 20,501</u>	<u>\$ 75,434</u>	<u>\$ (19,770)</u>	<u>76,165</u>
NET POSITION, BEGINNING OF YEAR				2,729,714
NET POSITION, END OF YEAR				<u>\$ 2,805,879</u>

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES AND EXPENSES - ENTERPRISE FUND -
RECREATIONAL FUND - BUDGET AND ACTUAL
FOOD SERVICE DEPARTMENT**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
OPERATING REVENUES				
Food	\$ 16,300	\$ 16,300	\$ 10,545	\$ (5,755)
Beverages	<u>43,500</u>	<u>43,500</u>	<u>58,083</u>	<u>14,583</u>
Total operating revenues	<u>59,800</u>	<u>59,800</u>	<u>68,628</u>	<u>8,828</u>
OPERATING EXPENSES				
Personnel services	8,061	8,061	4,086	(3,975)
Operating expenses	<u>41,384</u>	<u>41,384</u>	<u>44,041</u>	<u>2,657</u>
Total operating expenses	<u>49,445</u>	<u>49,445</u>	<u>48,127</u>	<u>(1,318)</u>
OPERATING INCOME	<u>\$ 10,355</u>	<u>\$ 10,355</u>	<u>\$ 20,501</u>	<u>\$ 10,146</u>

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES AND EXPENSES - ENTERPRISE FUND -
RECREATIONAL FUND - BUDGET AND ACTUAL
GOLF COURSE DEPARTMENT**

For the Year Ended June 30, 2024

	Original Budget	Final Budget	Actual	Over (Under) Budget
OPERATING REVENUES				
Greens fees	\$ 400,000	\$ 400,000	\$ 574,072	\$ 174,072
Cart rental and merchandise sales	111,100	111,100	127,539	16,439
Miscellaneous	38,463	38,463	31,640	(6,823)
Total operating revenues	549,563	549,563	733,251	183,688
OPERATING EXPENSES				
Personnel services	399,885	409,185	400,630	(8,555)
Operating expenses	219,545	241,695	213,740	(27,955)
Depreciation	-	-	23,925	23,925
Amortization	-	-	28,952	28,952
Total operating expenses	619,430	650,880	667,247	16,367
OPERATING INCOME (LOSS)	(69,867)	(101,317)	66,004	167,321
NONOPERATING REVENUE (EXPENSES)				
Investment income	2,000	2,000	14,371	12,371
Interest expense	-	-	(4,941)	(4,941)
Total nonoperating revenue	2,000	2,000	9,430	7,430
CHANGE IN NET POSITION	<u>\$ (67,867)</u>	<u>\$ (99,317)</u>	<u>\$ 75,434</u>	<u>\$ 174,751</u>

(See independent auditor's report.)

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF REVENUES AND EXPENSES - ENTERPRISE FUND -
RECREATIONAL FUND - BUDGET AND ACTUAL
ICE ARENA DEPARTMENT**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
OPERATING REVENUES				
Admissions	\$ 49,684	\$ 49,684	\$ 65,048	\$ 15,364
Hockey league rental	186,250	186,250	195,788	9,538
Skate rental and sharpening	12,464	12,464	13,017	553
Skating lessons	51,300	51,300	49,032	(2,268)
Figure skating contracts	34,280	34,280	27,724	(6,556)
Ice activities	401,002	401,002	379,329	(21,673)
Miscellaneous	47,208	47,208	43,585	(3,623)
Total operating revenues	<u>782,188</u>	<u>782,188</u>	<u>773,523</u>	<u>(8,665)</u>
OPERATING EXPENSES				
Personnel services	359,964	372,864	383,928	11,064
Operating expenses	284,802	315,452	302,427	(13,025)
Depreciation	-	-	200,761	200,761
Amortization	-	-	1,035	1,035
Total operating expenses	<u>644,766</u>	<u>688,316</u>	<u>888,151</u>	<u>199,835</u>
OPERATING INCOME (LOSS)	<u>137,422</u>	<u>93,872</u>	<u>(114,628)</u>	<u>(208,500)</u>
NONOPERATING REVENUE (EXPENSES)				
Investment income	2,000	2,000	7,554	5,554
Interest expense	-	-	(176)	(176)
Total nonoperating revenue (expenses)	<u>2,000</u>	<u>2,000</u>	<u>7,378</u>	<u>5,378</u>
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	<u>139,422</u>	<u>95,872</u>	<u>(107,250)</u>	<u>(203,122)</u>
Capital contributions	<u>-</u>	<u>-</u>	<u>87,480</u>	<u>87,480</u>
CHANGE IN NET POSITION	<u>\$ 139,422</u>	<u>\$ 95,872</u>	<u>\$ (19,770)</u>	<u>\$ (115,642)</u>

(See independent auditor's report.)

FIDUCIARY FUNDS

CITY OF CREVE COEUR, MISSOURI

**SCHEDULE OF CHANGES IN FIDUCIARY NET POSITION - BUDGET AND ACTUAL
PENSION TRUST FUND**

For the Year Ended June 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
ADDITIONS				
Investment income				
Interest and dividends earned	\$ 800,000	\$ 800,000	\$ 219,688	\$ (580,312)
Net appreciation in fair value of investments	943,307	943,307	499,333	(443,974)
Total investment income	1,743,307	1,743,307	719,021	(1,024,286)
Less: investment management and custodial fees	59,000	59,000	30,171	(28,829)
Net investment income	1,684,307	1,684,307	688,850	(995,457)
Employee contributions	78,200	78,200	11,892	(66,308)
Employer contributions	1,062,820	1,062,820	-	(1,062,820)
Total additions	2,825,327	2,825,327	700,742	(2,124,585)
DEDUCTIONS				
Benefits	2,220,000	32,294,035	31,211,741	(1,082,294)
Administration services	22,690	22,690	14,855	(7,835)
Total deductions	2,242,690	32,316,725	31,226,596	(1,090,129)
CHANGE IN NET POSITION	<u>\$ 582,637</u>	<u>\$ (29,491,398)</u>	(30,525,854)	<u>\$ (1,034,456)</u>
NET POSITION RESTRICTED FOR PENSION BENEFIT, BEGINNING OF YEAR			<u>30,525,854</u>	
NET POSITION RESTRICTED FOR PENSION BENEFIT, END OF YEAR			<u>\$ -</u>	

(See independent auditor's report.)

STATISTICAL SECTION

CITY OF CREVE COEUR, MISSOURI

STATISTICAL SECTION

June 30, 2024

This part of the City's ACFR presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplemental information says about the City's overall financial health.

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Financial Trends	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	87 - 93
Revenue Capacity	
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	94 - 97
Debt Capacity	
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	98 - 100
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	101 - 102
Operating Information	
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	103 - 107

Sources: Unless otherwise noted, the information in these schedules is derived from the ACFRs for the relevant year.

CITY OF CREVE COEUR, MISSOURI

NET POSITION BY COMPONENT

Last Ten Fiscal Years

	June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Governmental Activities										
Net investment in capital assets	\$ 47,611,698	\$ 43,479,515	\$ 42,590,084	\$ 42,459,853	\$ 43,331,409	\$ 44,165,291	\$ 45,380,008	\$ 47,597,255	\$ 48,271,627	\$ 49,331,801
Restricted	11,732,543	11,272,527	10,891,013	6,400,650	2,505,278	1,949,617	992,308	56,916	37,125	100,682
Unrestricted	28,821,133	15,225,878	10,478,495	17,332,106	10,903,770	9,335,127	7,356,220	11,504,290	12,424,865	11,778,200
Total governmental activities net position	<u>\$ 88,165,374</u>	<u>\$ 69,977,920</u>	<u>\$ 63,959,592</u>	<u>\$ 66,192,609</u>	<u>\$ 56,740,457</u>	<u>\$ 55,450,035</u>	<u>\$ 53,728,536</u>	<u>\$ 59,158,461</u>	<u>\$ 60,733,617</u>	<u>\$ 61,210,683</u>
Business-type Activities										
Net investment in capital assets	\$ 2,201,425	\$ 2,340,682	\$ 2,626,350	\$ 2,870,763	\$ 2,787,456	\$ 3,054,445	\$ 3,343,764	\$ 3,420,324	\$ 3,436,167	\$ 3,198,238
Unrestricted	604,454	389,032	209,352	93,196	31,226	144,619	125,838	144,963	31,819	22,131
Total business-type activities net position	<u>\$ 2,805,879</u>	<u>\$ 2,729,714</u>	<u>\$ 2,835,702</u>	<u>\$ 2,963,959</u>	<u>\$ 2,818,682</u>	<u>\$ 3,199,064</u>	<u>\$ 3,469,602</u>	<u>\$ 3,565,287</u>	<u>\$ 3,467,986</u>	<u>\$ 3,220,369</u>
Primary Government										
Net investment in capital assets	\$ 49,813,123	\$ 45,820,197	\$ 45,216,434	\$ 45,330,616	\$ 46,118,865	\$ 47,219,736	\$ 48,723,772	\$ 51,017,579	\$ 51,707,794	\$ 52,530,039
Restricted	11,732,543	11,272,527	10,891,013	6,400,650	2,505,278	1,949,617	992,308	56,916	37,125	100,682
Unrestricted	29,425,587	15,614,910	10,687,847	17,425,302	10,934,996	9,479,746	7,482,058	11,649,253	12,456,684	11,800,331
Total primary government net position	<u>\$ 90,971,253</u>	<u>\$ 72,707,634</u>	<u>\$ 66,795,294</u>	<u>\$ 69,156,568</u>	<u>\$ 59,559,139</u>	<u>\$ 58,649,099</u>	<u>\$ 57,198,138</u>	<u>\$ 62,723,748</u>	<u>\$ 64,201,603</u>	<u>\$ 64,431,052</u>

Source: Basic financial statements.

CITY OF CREVE COEUR, MISSOURI

CHANGES IN NET POSITION

Last Ten Fiscal Years

	For the Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
EXPENSES										
Governmental Activities										
General government	\$ 1,219,391	\$ 3,610,281	\$ 8,559,310	\$ 2,603,544	\$ 3,352,344	\$ 3,694,436	\$ 4,414,064	\$ 3,847,788	\$ 3,816,798	\$ 3,459,805
Public safety	3,394,677	7,791,880	7,936,609	2,839,917	7,475,356	7,588,435	8,062,364	7,294,707	7,161,156	6,666,101
Public works	7,916,408	7,587,697	8,109,920	6,052,349	6,748,030	6,931,109	7,801,003	6,565,453	6,320,068	6,697,351
Community development	835,396	1,166,553	1,356,415	419,065	1,426,912	1,512,723	1,593,856	1,435,456	1,417,196	1,253,125
Interest and fiscal charges	201,881	241,156	246,567	257,302	268,199	278,349	288,622	193,508	-	-
Total governmental activities expenses	13,567,753	20,397,567	26,208,821	12,172,177	19,270,841	20,005,052	22,159,909	19,336,912	18,715,218	18,076,382
Business-type Activities										
Recreation center	1,608,642	1,637,709	1,471,952	1,454,456	1,349,854	1,391,738	1,355,119	1,363,639	1,321,202	1,153,885
Total primary government expenses	15,176,395	22,035,276	27,680,773	13,626,633	20,620,695	21,396,790	23,515,028	20,700,551	20,036,420	19,230,267
PROGRAM REVENUES										
Governmental Activities										
Charges for services										
General government	319,821	630,503	830,858	670,547	433,288	486,480	456,423	437,159	406,135	435,310
Public safety	611,886	560,935	575,192	684,588	601,375	707,226	553,993	624,012	1,000,796	1,245,559
Public works	26,320	73,392	1,415,494	1,256,629	801,760	716,104	887,973	766,469	820,924	936,999
Community development	1,160,899	1,081,868	1,119,640	991,603	33,918	34,214	32,723	28,583	38,037	21,767
Operating grants and contributions	2,221,871	2,075,771	1,827,628	1,949,591	1,706,806	1,773,361	1,789,780	1,753,857	1,799,905	1,730,412
Capital grants and contributions	2,174,021	829,082	979,194	-	437,297	381,551	611,433	662,851	537,672	618,735
Total governmental activities program revenues	6,514,818	5,251,551	6,748,006	5,552,958	4,014,444	4,098,936	4,332,325	4,272,931	4,603,469	4,988,782
Business-type Activities										
Charges for services:										
Recreation center	1,575,402	1,460,825	1,302,574	1,152,343	967,322	1,121,200	1,054,880	1,228,705	1,068,062	995,236
Operating grants and contributions	-	-	40,513	37,500	-	-	-	-	-	-
Capital grants and contributions	87,480	-	-	-	-	-	-	-	-	-
Total business-type activities program revenues	1,662,882	1,460,825	1,343,087	1,189,843	967,322	1,121,200	1,054,880	1,228,705	1,068,062	995,236
Total primary government program revenues	8,177,700	6,712,376	8,091,093	6,742,801	4,981,766	5,220,136	5,387,205	5,501,636	5,671,531	5,984,018

(This statement is continued on the following page.)

CITY OF CREVE COEUR, MISSOURI

CHANGES IN NET POSITION (Continued)

Last Ten Fiscal Years

	For the Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
NET REVENUES (EXPENSES)										
Governmental activities	(7,052,935)	(15,146,016)	(19,460,815)	(6,619,219)	(15,256,397)	(15,906,116)	(17,827,584)	(15,063,981)	(14,111,749)	(13,087,600)
Business-type activities	54,240	(176,884)	(128,865)	(264,613)	(382,532)	(270,538)	(300,239)	(134,934)	(253,140)	(158,649)
Total primary government net revenues (expenses)	(6,998,695)	(15,322,900)	(19,589,680)	(6,883,832)	(15,638,929)	(16,176,654)	(18,127,823)	(15,198,915)	(14,364,889)	(13,246,249)
GENERAL REVENUES AND OTHER										
CHANGE IN NET POSITION										
Governmental Activities										
Taxes:										
Property	1,824,419	1,843,170	1,667,113	1,722,300	1,821,136	1,664,257	1,395,387	563,490	539,318	547,335
Sales	12,384,404	11,845,836	10,131,706	7,155,079	7,842,205	8,328,955	7,715,670	7,107,947	7,166,389	7,024,743
Utility	6,394,529	6,372,856	5,301,872	5,074,729	5,699,666	5,905,257	6,023,630	5,630,711	5,964,434	5,586,528
Other	135,606	29,262	32,902	35,277	37,628	36,382	40,798	47,316	53,056	46,900
American recovery plan	2,152,000	660,111	-	-	-	-	-	-	-	-
Investment income	2,060,369	206,588	(1,072,363)	170,224	798,585	735,686	256,808	165,081	288,161	222,964
Gain on sale of capital assets	86,200	53,284	-	68,996	39,367	-	22,917	50,307	-	-
Miscellaneous	202,862	201,813	549,882	1,468,603	308,232	957,078	208,221	156,093	123,550	462,040
Transfers	-	(48,576)	-	-	-	-	(204,215)	(232,120)	(500,225)	(1,327,983)
Total governmental activities general revenues and other change in net position	25,240,389	21,164,344	16,611,112	15,695,208	16,546,819	17,627,615	15,459,216	13,488,825	13,634,683	12,562,527
Business-type Activities										
Investment income	21,925	15,108	608	172	2,150	-	39	115	532	264
Insurance recoveries	-	-	-	12,842	-	-	-	-	-	-
Transfers	-	48,576	-	-	-	-	204,215	232,120	500,225	1,327,983
Total business-type activities general revenues and other change in net position	21,925	63,684	608	13,014	2,150	-	204,254	232,235	500,757	1,328,247
Total primary government general revenues and other change in net position	25,262,314	21,228,028	16,611,720	15,708,222	16,548,969	17,627,615	15,663,470	13,721,060	14,135,440	13,890,774
CHANGE IN NET POSITION										
Governmental activities	18,187,454	6,018,328	(2,849,703)	9,075,989	1,290,422	1,721,499	(2,368,368)	(1,575,156)	(477,066)	(525,073)
Business-type activities	76,165	(113,200)	(128,257)	(251,599)	(380,382)	(270,538)	(95,985)	97,301	247,617	1,169,598
Total primary government	<u>\$ 18,263,619</u>	<u>\$ 5,905,128</u>	<u>\$ (2,977,960)</u>	<u>\$ 8,824,390</u>	<u>\$ 910,040</u>	<u>\$ 1,450,961</u>	<u>\$ (2,464,353)</u>	<u>\$ (1,477,855)</u>	<u>\$ (229,449)</u>	<u>\$ 644,525</u>

Source: Basic financial statements.

CITY OF CREVE COEUR, MISSOURI

FUND BALANCES - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

	June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Fund										
Nonspendable	\$ 1,225,329	\$ 1,228,357	\$ 1,222,303	\$ 1,239,137	\$ 1,229,736	\$ 1,258,658	\$ 1,511,272	\$ 1,276,446	\$ 1,289,083	\$ 1,303,057
Restricted	12,263	20,336	1,896,930	-	-	-	-	-	-	-
Committed	4,000,000	3,000,000	2,200,000	2,949,533	2,949,533	-	-	-	-	-
Assigned	-	495,373	-	-	-	-	337,816	483,280	288,970	217,744
Unassigned	19,507,704	19,018,135	15,865,397	16,251,536	14,055,321	16,286,427	13,890,502	14,278,724	14,544,490	13,810,928
Total general fund	<u>\$ 24,745,296</u>	<u>\$ 23,762,201</u>	<u>\$ 21,184,630</u>	<u>\$ 20,440,206</u>	<u>\$ 18,234,590</u>	<u>\$ 17,545,085</u>	<u>\$ 15,739,590</u>	<u>\$ 16,038,450</u>	<u>\$ 16,122,543</u>	<u>\$ 15,331,729</u>
All Other Governmental Funds										
Nonspendable	\$ 1,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Committed	-	-	-	-	2,118,358	1,998,714	1,887,040	1,702,929	2,188,311	1,643,035
Restricted	12,494,595	12,027,637	10,118,067	6,629,863	3,701,574	4,877,968	9,731,920	10,522,350	37,125	100,682
Total all other governmental funds	<u>\$ 12,495,723</u>	<u>\$ 12,027,637</u>	<u>\$ 10,118,067</u>	<u>\$ 6,629,863</u>	<u>\$ 5,819,932</u>	<u>\$ 6,876,682</u>	<u>\$ 11,618,960</u>	<u>\$ 12,225,279</u>	<u>\$ 2,225,436</u>	<u>\$ 1,743,717</u>

Source: Basic financial statements.

CITY OF CREVE COEUR, MISSOURI

CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

	For the Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
REVENUES										
General property and sales taxes	\$ 14,199,077	\$ 13,552,759	\$ 12,754,330	\$ 9,708,634	\$ 9,526,980	\$ 9,854,378	\$ 9,109,694	\$ 7,673,835	\$ 7,707,270	\$ 7,573,959
Public utility licenses	6,394,529	6,700,135	5,623,250	5,396,414	5,699,665	5,905,256	6,023,630	5,630,712	5,964,434	5,586,528
Other taxes	135,606	135,551	136,188	135,967	137,879	136,425	134,540	134,821	131,711	85,162
Licenses and permits	1,442,493	1,369,023	1,879,503	1,610,411	1,157,838	1,142,844	1,169,663	1,018,615	1,060,723	1,248,177
Municipal facilities	59,147	66,694	53,981	17,535	34,997	72,462	81,432	93,113	96,981	99,202
Intergovernmental	6,547,892	3,568,427	2,950,297	1,981,661	2,181,781	2,134,189	2,413,260	2,462,358	2,300,743	2,237,648
Fines and forfeitures	596,267	519,705	530,227	644,322	563,021	667,939	534,376	600,744	1,000,843	1,184,979
Investment income	2,060,369	206,588	(1,072,363)	170,224	798,585	735,686	257,277	165,081	288,161	222,965
Miscellaneous and charges for services	214,437	312,309	849,141	1,502,885	421,909	1,055,370	252,257	165,204	220,023	449,949
Total revenues	<u>31,649,817</u>	<u>26,431,191</u>	<u>23,704,554</u>	<u>21,168,053</u>	<u>20,522,655</u>	<u>21,704,549</u>	<u>19,976,129</u>	<u>17,944,483</u>	<u>18,770,889</u>	<u>18,688,569</u>
EXPENDITURES										
General government	3,910,325	3,448,559	3,595,640	2,773,517	2,964,942	2,936,220	2,937,923	3,159,421	3,262,373	3,156,302
Public safety	9,968,074	7,443,504	6,713,914	7,109,639	7,496,345	7,302,121	7,517,294	6,899,238	6,515,068	6,350,570
Public works	4,166,354	3,820,164	3,235,831	3,282,366	3,389,371	3,362,777	3,271,193	3,388,121	3,479,473	3,998,481
Community development	1,297,317	1,198,265	1,183,382	1,476,340	1,527,547	1,505,714	1,411,244	1,399,051	1,334,521	1,221,667
Capital outlay	10,300,856	4,777,214	3,669,994	3,186,988	4,838,056	8,877,393	5,234,058	3,990,650	2,960,201	2,695,378
Debt service										
Principal	480,000	1,045,000	455,000	440,000	430,000	420,000	320,000	-	-	-
Interest	215,905	247,384	261,306	270,106	283,006	291,406	244,986	-	-	-
Bond issuance costs and other	-	15,287	318	636	-	250	636	151,631	-	-
Total expenditures	<u>30,338,831</u>	<u>21,995,377</u>	<u>19,115,385</u>	<u>18,539,592</u>	<u>20,929,267</u>	<u>24,695,881</u>	<u>20,937,334</u>	<u>18,988,112</u>	<u>17,551,636</u>	<u>17,422,398</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>1,310,986</u>	<u>4,435,814</u>	<u>4,589,169</u>	<u>2,628,461</u>	<u>(406,612)</u>	<u>(2,991,332)</u>	<u>(961,205)</u>	<u>(1,043,629)</u>	<u>1,219,253</u>	<u>1,266,171</u>
OTHER FINANCING SOURCES (USES)										
Transfers in	3,093,345	1,323,014	1,739,528	596,366	629,802	531,167	1,200,000	400,000	400,000	400,000
Transfers out	(3,093,345)	(1,323,014)	(1,739,528)	(596,366)	(629,802)	(531,167)	(1,200,000)	(400,000)	(400,000)	(1,727,983)
Insurance recoveries	79,140	-	-	-	-	-	-	-	-	-
Sale of capital assets	61,055	51,327	3,460	77,810	39,367	54,549	56,026	115,998	53,280	85,157
Issuance of bonds	-	-	-	-	-	-	-	10,635,000	-	-
Bond premium	-	-	-	-	-	-	-	208,381	-	-
Total other financing sources (uses)	<u>140,195</u>	<u>51,327</u>	<u>3,460</u>	<u>77,810</u>	<u>39,367</u>	<u>54,549</u>	<u>56,026</u>	<u>10,959,379</u>	<u>53,280</u>	<u>(1,242,826)</u>
NET CHANGES IN FUND BALANCES	<u>\$ 1,451,181</u>	<u>\$ 4,487,141</u>	<u>\$ 4,592,629</u>	<u>\$ 2,706,271</u>	<u>\$ (367,245)</u>	<u>\$ (2,936,783)</u>	<u>\$ (905,179)</u>	<u>\$ 9,915,750</u>	<u>\$ 1,272,533</u>	<u>\$ 23,345</u>
Debt service as a percentage of noncapital expenditures	3.3%	7.4%	4.5%	4.5%	4.2%	4.2%	3.1%	N/A	N/A	N/A
Fines and forfeitures as a percentage of general operating revenues	3.1%	3.3%	2.2%	3.3%	2.9%	5.1%	4.0%	4.6%	7.4%	9.0%

Source: Basic financial statements.

CITY OF CREVE COEUR, MISSOURI

PROGRAM REVENUES BY FUNCTIONS/PROGRAMS

Last Ten Fiscal Years

FUNCTIONS/PROGRAMS	June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Primary Government										
Governmental Activities										
General government	\$ 355,552	\$ 603,503	\$ 840,708	\$ 674,552	\$ 433,288	\$ 486,480	\$ 456,423	\$ 437,159	\$ 406,135	\$ 435,310
Public safety	740,419	674,541	575,192	684,588	1,055,125	746,070	615,270	686,920	1,071,479	1,329,100
Public works	4,257,948	2,864,639	4,212,466	3,200,654	2,492,113	2,792,622	3,226,475	3,118,603	3,080,129	3,192,034
Community development	1,160,899	1,081,868	1,119,640	993,164	33,918	73,764	34,157	30,249	45,726	32,338
Total governmental activities	6,514,818	5,224,551	6,748,006	5,552,958	4,014,444	4,098,936	4,332,325	4,272,931	4,603,469	4,988,782
Business-type Activities										
Recreation center	1,662,882	1,460,825	1,343,087	1,189,843	967,322	1,121,200	1,054,880	1,228,705	1,068,062	995,236
Total primary government	<u>\$ 8,177,700</u>	<u>\$ 6,685,376</u>	<u>\$ 8,091,093</u>	<u>\$ 6,742,801</u>	<u>\$ 4,981,766</u>	<u>\$ 5,220,136</u>	<u>\$ 5,387,205</u>	<u>\$ 5,501,636</u>	<u>\$ 5,671,531</u>	<u>\$ 5,984,018</u>

Source: Basic financial statements.

CITY OF CREVE COEUR, MISSOURI

TAX REVENUES BY SOURCE - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

Fiscal Year	Property	Sales	Franchise and Public Service (1)	Sewer Lateral	Total
2024	\$ 1,814,673	\$ 12,384,404	\$ 6,394,529	\$ 135,606	\$ 20,729,212
2023	1,706,923	11,845,836	6,372,856	135,551	20,061,166
2022	1,530,925	11,223,406	4,828,371	136,188	17,718,890
2021	1,586,333	8,240,746	4,593,033	135,967	14,556,079
2020	1,684,774	7,842,206	5,699,665	137,879	15,364,524
2019	1,525,424	8,328,954	5,905,256	136,425	15,896,059
2018	1,394,024	7,715,670	6,023,630	134,540	15,267,864
2017	565,888	7,107,947	5,630,712	134,821	13,439,368
2016	540,881	7,166,389	5,964,434	131,711	13,803,415
2015	549,217	7,024,742	5,586,528	85,162	13,245,649

Source: Required supplemental information and basic financial statements.

(1) Franchise fees are included in beginning fiscal year 2016. In prior years, franchise fees were included in miscellaneous revenue.

CITY OF CREVE COEUR, MISSOURI
ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Calendar Year	Real Property	Personal Property	Railroads And Utilities	Total Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Assessed Value As A Percentage Of Actual Value
2024	2023	\$ 1,133,806,860	\$ 171,218,480	\$12,596,743	\$ 1,317,622,083	0.149 *	\$ 5,656,904,269	23.3 %
2023	2022	1,011,081,620	171,171,210	10,476,491	1,192,729,321	0.155 *	5,072,530,955	23.5
2022	2021	1,004,028,350	159,926,260	10,714,468	1,174,669,078	0.155 *	5,021,698,487	23.4
2021	2020	1,002,505,260	147,927,770	10,432,432	1,160,865,462	0.157 *	4,891,026,881	23.7
2020	2019	984,836,820	152,195,430	9,747,807	1,146,780,057	0.157 *	4,841,257,311	23.7
2019	2018	874,487,810	150,073,580	8,428,855	1,032,990,245	0.165 *	4,343,736,577	23.8
2018	2017	881,952,780	139,885,830	9,750,787	1,031,589,397	0.145 *	4,315,659,767	23.9
2017	2016	822,297,210	138,314,730	9,469,166	970,081,106	0.068 *	4,045,195,714	24.0
2016	2015	813,636,250	124,026,720	9,870,668	947,533,638	0.071 *	3,912,975,119	24.2
2015	2014	760,034,050	122,154,990	9,028,873	891,217,913	0.072 *	3,695,388,826	24.1

Source: St. Louis County Website Dec 31 Roll

*Commencing in 2003, Missouri State Law required the City to calculate a separate tax rate for residential real estate, agricultural real estate, commercial real estate, and personal property. The tax rate stated above for each year after 2003 reflects a re-blended rate for the various types of taxable property.

CITY OF CREVE COEUR, MISSOURI
PROPERTY TAX RATES - DIRECT AND ALL OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

	For The Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City of Creve Coeur*										
Operating	0.0670	0.0730	0.0730	0.0750	0.0750	0.0830	0.0630	0.0680	0.0690	0.0720
Debt service	0.0820	0.0820	0.0820	0.0820	0.0820	0.0820	0.0820	-	-	-
Overlapping governments:										
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
County general	0.1490	0.1650	0.1650	0.1760	0.1760	0.1950	0.1950	0.2060	0.2060	0.2090
County health/hospital	0.1000	0.1110	0.1110	0.1180	0.1180	0.1310	0.1310	0.1380	0.1380	0.1400
County park maintenance	0.0360	0.0400	0.0400	0.0420	0.0420	0.0460	0.0460	0.0490	0.0490	0.0500
County bond retirement	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190
County road and bridge	0.0750	0.0830	0.0830	0.0880	0.0880	0.0980	0.0980	1.0300	0.1030	0.1050
St. Louis Community College	0.2619	0.2787	0.2787	0.1987	0.1986	0.2129	0.2112	0.2185	0.2176	0.2200
Special School District	0.9616	1.0158	1.0158	1.1077	1.1077	1.1980	1.1912	1.2409	1.2348	1.2609
Metro Zoo Park and Museum	0.2340	0.2455	0.2455	0.2532	0.2549	0.2724	0.2694	0.2795	0.2777	0.2797
Dev. Disability-Productive	0.0640	0.0710	0.0710	0.0750	0.0750	0.0840	0.0840	0.0880	0.0880	0.0900
St. Louis County Library	0.1870	0.2060	0.2060	0.2350	0.2120	0.2340	0.2340	0.2460	0.2460	0.2500
Parkway School District	3.2883	3.6390	3.6390	3.8330	3.7661	4.0640	3.9857	4.2163	4.4617	4.0743
Ladue School District	3.6100	3.6100	3.6100	3.5497	3.5425	3.8237	3.8107	3.9195	3.5339	3.7000
Pattonville School District	3.8590	4.2858	4.2858	4.4662	4.4662	4.8800	4.8800	4.8800	4.8800	4.8800
Metro Sewer District	0.0997	0.1041	0.1041	0.1078	0.1077	0.1170	0.1159	0.1196	0.0876	0.0879
Metro Sewer District Extension	0.0997	0.1041	0.1041	0.1078	0.1077	0.1170	0.1159	0.1196	0.0195	0.0197
Creve Coeur-Frontenac Sewer	-	-	-	-	-	-	-	-	-	-
University City Sewer Water	-	-	-	-	-	-	-	-	0.0930	0.0930
Deer Creek Sewer District	0.0620	0.0660	0.0660	0.0690	-	-	-	-	0.0830	0.0860
West Overland Fire Protection District	1.5330	1.7510	1.7510	1.8340	1.8130	2.0830	2.0970	2.0170	2.0170	2.0170
Creve Coeur Fire Protection District	0.9080	0.9750	0.9750	1.0280	1.0000	1.0920	1.1260	1.1790	1.1550	1.1875

Source: St. Louis County website. Tax-Rates-Summary. (Rates stated per \$100 assessed valuation)

*Rate for residential property.
STL County Rate Book 2023
City-Fire-Sewer District Tax Code 108AE

**CITY OF CREVE COEUR, MISSOURI
PRINCIPAL TAXPAYERS
CURRENT YEAR AND TEN YEARS AGO**

Taxpayer	2024			2014		
	Taxable Assessed Valuation	Rank	Percentage Of Total City Taxable Assessed Value	Taxable Assessed Valuation	Rank	Percentage Of Total City Taxable Assessed Value
RNSI City Place Owner LLC	\$ 38,498,690	1	2.92 %	\$ 30,795,400	2	3.44 %
Bayer Research/Monsanto Company	36,999,340	2	2.81	51,536,070	1	5.76
Mercy Hospital East Communitites	30,677,860	3	2.33			
Emerson Rd LLC (formerly I & G Direct Real Estate 18, LP)	21,910,400	4	1.66	18,689,280	3	2.09
Missouri American Water/St. Louis Co Water	17,659,180	5	1.34	5,664,230	10	0.63
Asbury Automotive St. Louis, LLC	11,349,020	6	0.86	9,996,170	4	1.12
Transition Property Holdings LLC	11,246,850	7	0.85			
10300 Olive LLC	10,860,160	8	0.82			
AVBH VICINO LLC	9,259,610	9	0.70			
Waterfront Creve Coeur MO LLC (Formerly Cross Creek Multifamily Apartments LP)	8,800,040	10	0.67			
Joe H. Scott Sr./Scott Properties				9,348,990	5	1.04
MRES CP6 Holdings LP				7,577,670	6	0.85
Ameren UE				7,368,569	7	0.82
St. Josephs Convent of Mercy				6,004,960	8	0.67
Cross Creek Multifamily Apartments LP				5,852,120	9	0.65
Total	<u>\$ 197,261,150</u>		<u>14.97 %</u>	<u>\$ 152,833,459</u>		<u>17.07 %</u>

Source: St. Louis County website

CITY OF CREVE COEUR, MISSOURI
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year	Tax Levy Year	Net Tax Levy (1)	Current Tax Collections	Percent Collected As Current	Delinquent Tax Collections	Total Tax Collections	Total Collections As Percent Of Levy	Outstanding Delinquent Taxes	Outstanding Delinquent Taxes As Percent Of Levy
2024	2023	\$ 1,900,135	\$ 1,871,265	98.5 %	\$ (14,134)	\$ 1,857,131	97.7 %	\$ 24,468	1.29 %
2023	2022	1,761,622	\$ 1,734,345	98.5	(3,165)	1,731,180	98.3	41,865	2.38
2022	2021	1,568,653	1,555,240	99.1	(1,072)	1,554,168	99.1	25,104	1.60
2021	2020	1,711,040	607,620	35.5	(1,124,824)	1,732,444	101.3	5,737	0.34
2020	2019	1,692,331	1,700,129	100.5	9,984	1,710,113	101.1	1,271	0.08
2019	2018	1,585,844	1,570,353	99.0	(21,971)	1,548,382	97.6	10,661	0.67
2018	2017	1,452,839	1,443,206	99.3	(28,976)	1,414,230	97.3	10,570	0.73
2017	2016	593,291	587,102	99.0	(12,721)	574,381	96.8	6,704	1.13
2016	2015	581,463	578,325	99.5	(29,207)	549,118	94.4	9,576	1.65
2015	2014	575,834	560,882	97.4	(4,079)	556,803	96.7	12,709	2.21

Source: St. Louis County Department of Revenue Collection Division

(1) Originally adjusted for strike offs and additions by St. Louis Board of Equalization after 1978.
Effective Tax Levy Year 2017 includes tax levy associated with Creve Coeur Prop P for the Police Building construction.

(2) Data for delinquent tax collection, excluding penalties and interest, is not available by levy year.

CITY OF CREVE COEUR, MISSOURI
SALES TAX RATES, DIRECT AND OVERLAPPING
LAST TEN FISCAL YEARS

For The Years Ended June 30	City Direct Rate	St. Louis County	State Of Missouri	Direct And Overlapping	Taxable Sales (1)
2024	4.250 %	3.513 %	4.225 %	11.988 %	\$ 562,753,574
2023	1.250	3.513	4.225	8.988	527,540,940
2022	1.250	3.513	4.225	8.988	482,238,294
2021	1.250	3.513	4.225	8.988	426,494,688
2020	0.750	3.513	4.225	8.488	458,547,068
2019	0.750	3.513 **	4.225	8.488	475,718,191
2018	0.750	3.388 *	4.225	8.363	449,133,947
2017	0.750	2.888	4.225	7.863	492,360,659
2016	0.750	2.888	4.225	7.863	496,501,301
2015	0.750	2.888	4.225	7.863	480,735,101

(1) Taxable sales reported by the Missouri Department of Revenue. State law prohibits the disclosure of specific taxpayer information.

Note: The City participates in the county-wide sales tax sharing pool, which is generally distributed based on population.

Note: The City's direct rate is made up of the following:

0.500 % Capital improvements sales tax
0.250 % Local option sales tax effective January 2011
0.500 % Park & Stormwater sales tax effective April 2021
3.000 % Adult marijuana sales tax effective in 2024

St. Louis County The 1% County-wide sales tax is included in the St. Louis County Rate
0.500 % * Public Safety Prop P effective October 2017
0.125 % ** Sales Tax(Zoo) effective November 2018

CITY OF CREVE COEUR, MISSOURI
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities	Business-type Activities	Total Primary Government	Percentage Of Personal Income (1)	Per Capita(1)
	General Obligation Bonds (2)	Lease Payable			
2024	\$ 7,178,081	\$ 83,699	\$ 7,261,780	0.50%	\$ 393
2023	7,668,588	111,635	7,780,223	0.54%	419
2022	8,724,095	-	8,724,095	0.63%	468
2021	9,189,602	-	9,189,602	0.64%	493
2020	9,640,109	-	9,640,109	0.91%	541
2019	10,080,616	-	10,080,616	0.95%	565
2018	10,511,123	-	10,511,123	1.00%	589
2017	10,841,630	-	10,841,630	1.03%	608
2016	-	-	-	-	-
2015	-	-	-	-	-

Source: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See Demographics and Economic Statistics Table

(2) Face amount of bonds plus unamortized premium

CITY OF CREVE COEUR, MISSOURI
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
JUNE 30, 2024

<u>Name Of Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share Of Overlapping Debt</u>
St. Louis County	\$ 54,945,000	3.82 %	\$ 2,098,899
Parkway School District	287,585,000	12.86	36,983,431
Ladue School District	206,227,587	18.61	38,378,954
Pattonville School District	91,930,000	3.48	3,199,164
Monarch Fire District	8,430,000	4.34	365,862
West Overland Fire District	3,280,000	10.65	349,320
Creve Coeur Fire	14,370,000	59.66	8,573,142
Subtotal	<u>666,767,587</u>		<u>89,948,772</u>
City of Creve Coeur	<u>7,178,081</u>	100.00	<u>7,178,081</u>
Total Direct And Overlapping Debt	<u><u>\$ 673,945,668</u></u>		<u><u>\$ 97,126,853</u></u>

Source: Information was obtained by contacting the taxing jurisdiction and the St. Louis County Collector's office. The percentage applicable to the City is based on the jurisdiction's assessed value within the boundaries of the City.

CITY OF CREVE COEUR, MISSOURI
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	For the Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Debt limit	\$ 131,762,208	\$ 119,272,932	\$ 117,466,908	\$ 116,086,546	\$ 114,678,006	\$ 103,299,025	\$ 103,158,940	\$ 97,008,111	\$ 94,753,364	\$ 89,121,791
Net debt applicable to limit	7,178,081	7,668,588	8,724,095	9,189,602	9,640,109	10,080,616	10,511,123	10,841,630	-	-
Less: Amount available in debt service fund	(817,269)	(462,793)	(817,965)	(752,786)	(586,711)	(362,136)	(258,532)	-	-	-
Total net debt applicable to limit	6,360,812	7,205,795	7,906,130	8,436,816	9,053,398	9,718,480	10,252,591	10,841,630	-	-
Legal Debt Margin	\$ 125,401,396	\$ 112,067,137	\$ 109,560,778	\$ 107,649,730	\$ 105,624,608	\$ 93,580,545	\$ 92,906,349	\$ 86,166,481	\$ 94,753,364	\$ 89,121,791
Total Net Debt Applicable To The Limit As A Percentage of Debt Limit	4.83%	6.04%	6.73%	7.27%	7.89%	9.41%	9.94%	11.18%	0.00%	0.00%

Note: Bonded indebtedness is limited by Sections 95.111 and 95.120 of the Missouri Revised Statutes (1986) to 10% of the assessed value of taxable tangible property.

CITY OF CREVE COEUR, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population (1)	Median Household Income (1)	Total Personal Income (1)	Per Capita Income (1)	Unemployment Rate (2)
2024	18,457	\$115,120	\$ 1,454,706,912	\$ 78,816	3.2
2023	18,565	100,810	1,443,243,100	77,740	3.2
2022	18,660	95,699	1,375,503,240	73,714	2.3
2021	18,622	96,319	1,425,812,052	76,566	5.3
2020	17,833	88,350	1,055,624,435	59,195	9.0
2019	17,833	88,350	1,055,624,435	59,195	3.2
2018	17,833	88,350	1,055,624,435	59,195	3.2
2017	17,833	88,350	1,055,624,435	59,195	3.6
2016	17,833	88,350	1,055,624,435	59,195	4.5
2015	17,833	88,350	1,055,624,435	59,195	5.0

(1) Source: 2010 and 2018 thru 2022 Census & U.S. Bureau of Census.

(2) Source: Missouri Department of Economic Development for St. Louis County

CITY OF CREVE COEUR, MISSOURI
PROPERTY VALUE AND CONSTRUCTION
LAST TEN FISCAL YEARS

Fiscal Year	Calendar Year	Total Estimated Actual Value (1)	New Construction (2)				Alterations And Additions (2)		Building Demolitions (2)
			Commercial		Residential		Number Of Permits	Estimated Cost Of Construction	Number Of Permits
			Number Of Permits	Estimated Cost Of Construction	Number Of Permits	Estimated Cost Of Construction			
2024	2023	\$ 5,656,904,269	4	\$ 43,519,593	10	\$ 7,644,000	521	\$ 40,061,779	13
2023	2022	5,072,530,955	4	39,910,418	9	6,060,000	535	59,163,925	15
2022	2021	5,021,698,487	5	60,658,387	12	7,328,690	649	82,053,411	19
2021	2020	4,891,026,881	4	62,070,016	6	4,919,000	1131	111,664,327	10
2020	2019	4,841,257,311	3	20,935,395	17	11,641,106	1302	68,892,357	24
2019	2018	4,343,736,577	4	10,697,000	19	12,839,490	1333	71,746,160	44
2018	2017	4,315,659,767	6	31,341,876	18	8,763,246	1350	73,837,539	23
2017	2016	4,045,195,714	1	5,366,000	32	16,073,170	1191	68,495,046	29
2016	2015	3,912,975,119	7	30,974,548	48	22,179,779	1102	48,216,828	23
2015	2014	3,695,388,826	5	52,602,986	55	27,205,217	1060	56,975,739	26

(1) Source: St. Louis County Department of Revenue

(2) Source: The City's Building Department

CITY OF CREVE COEUR, MISSOURI
PRINCIPAL EMPLOYERS
CURRENT YEAR AND TEN YEARS AGO

Employer	2024			2014		
	Employees	Rank	Percent Of Total City Employment	Employees	Rank	Percent Of Total City Employment
Mercy Hospital St. Louis	6,872	1	12.91 %	6,737	1	17.97 %
Bayer Corp Science LP formerly Monsanto	3,400	2	6.39	5,000	2	11.11
Barnes West	841	3	1.58			
First Bank	413	4	0.78			
St Louis Arc Inc	400	5	0.75			
London Stock Exchange Gourp	391	6	0.73			
Signature Medical Group	369	7	0.69			
Plaza Motor Company	359	8	0.67	400	6	0.89
The Climate Corporation	311	9	0.58			
Midwest Series of Lockton Companies LLC	254	10	0.48	180	16	0.40
Commerce Bank	225	11	0.42	200	12	0.44
Hicuity Health Inc	221	12	0.42			
Parc Provence Management LLC	196	13	0.37			
Armanino	195	14	0.37			
CSI Leasing	183	15	0.34			
United Biosource LLC	176	16	0.33			
Excel Home Care Inc	175	17	0.33			
Enterprise Bank & Trust	160	18	0.30			
Chaminade College Preparatory	160	19	0.30			
Schnucks	160	20	0.30			
Reuters Information Technology, Inc.				1,000	3	2.22
SSM Healthcare Corporation				450	4	1.00
Daugherty Systems, Inc.	-		-	448	5	1.00
Intellteach				350	7	0.78
Bussey Bank formerly Pulaski Financial Ctr				300	8	0.67
Arch Coal	-		-	235	9	0.52
Soft Surroundings				220	10	0.49
Ceridian Corporation				218	11	0.48
HBE Corporation				200	13	0.44
Rabo Agrifinance Inc				199	14	0.44
Brown, Smith, Wallace				180	15	0.40
Corizon, Inc				165	17	0.37
Knowledge Lake, Inc				165	18	0.37
Isle of Capri Casinos				160	19	0.36
Bunzl Distribution				153	20	0.34
Total	15,461		29.05 %	16,960		37.67 %

Source: Business License database

CITY OF CREVE COEUR, MISSOURI
FULL-TIME CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS

FUNCTIONS/PROGRAMS	June 30		2022	2021	2020	2019	2018	2017	2016	2015
	2024	2023								
General government:										
Legislative services	1.0	1.0	1.0	1.0	1.0	1.0	1.7	1.7	1.0	1.0
Legal Services	-	-	-	-	-	1.0	-	-	-	-
Administrative services	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Municipal court	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0
Finance	4.0	4.0	4.0	4.0	5.0	4.0	5.0	5.0	5.0	5.0
Information services	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Community services	1.2	1.2	1.2	1.2	0.7	0.7	0.7	0.7	0.7	0.7
Maintenance of municipal property	1.0	1.0	1.0	2.5	2.5	1.7	1.7	1.7	1.7	1.7
Police:										
Officers	50.0	49.0	49.0	49.0	49.0	50.0	50.0	50.0	50.0	50.0
Civilians	5.3	5.0	5.0	4.0	3.0	3.0	4.3	4.3	4.0	4.0
Public works:										
Administration	4.3	4.3	3.3	3.5	3.5	4.0	5.0	5.0	5.0	4.0
Street maintenance	8.8	9.0	9.0	9.0	9.0	10.0	11.0	11.0	11.0	11.0
Health and welfare	-	-	-	-	-	-	-	-	-	-
Parks maintenance	5.0	5.0	4.0	3.5	3.5	3.3	3.3	3.3	3.3	3.3
Community development	11.5	12.5	13.5	13.5	13.5	13.0	13.0	13.0	13.0	12.0
Capital Improvement - Administration	1.5	1.5	1.0	1.0	1.0	1.0	-	-	-	-
Ice arena	3.0	3.0	3.0	3.0	2.5	2.5	2.5	2.5	2.5	2.5
Golf course	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
Sewer Lateral	0.2	0.2	0.2	-	-	-	-	-	-	-
Parks & Stormwater	1.5	2.0	1.0	-	-	-	-	-	-	-
Total	<u>109.0</u>	<u>109.5</u>	<u>107.0</u>	<u>106.0</u>	<u>105.0</u>	<u>106.0</u>	<u>109.0</u>	<u>109.0</u>	<u>109.0</u>	<u>107.0</u>

Source: The City's Annual Budget Document
Schedule only includes full-time City personnel positions.

CITY OF CREVE COEUR, MISSOURI
OPERATING INDICATORS BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS

	For the Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
FUNCTIONS/PROGRAMS										
Police-Patrol										
Arrests	567	572	501	364	790	889	790	655	991	1,442
Traffic citations	3,714	3,348	2,651	3,688	4,431	4,414	4,202	3,899	6,821	9,826
Crime reports	1,042	1,051	1,001	906	920	1,016	1,035	999	973	954
Accident reports	1,202	1,118	1,031	778	1,122	1,429	1,474	1,412	1,489	1,353
Warrants	149	142	148	152	83	170	115	101	173	148
Public Works										
Road repair-tons of mix	286	240	72	81	143	1,011	194	182	182	238
Linear feet of storm pipe cleared	-	-	60	60	100	-	50	-	-	-
Traffic control signs serviced	1,155	380	578	153	365	190	129	185	201	109
Leaves collected-cubic yards	11,885	11,855	12,511	14,568	15,107	15,450	13,663	14,590	14,244	14,820
Weed violations issued	174	125	65	58	47	52	93	54	38	25
Acres mowed and maintained	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Trees and shrubs planted	417	267	406	321	458	313	78	28	9	47
Planning and Building										
Site development/concept plans	25	36	26	25	22	9	9	17	11	16
Rezoning applications	4	1	-	1	-	1	3	-	-	-
Text amendments	9	8	3	3	2	7	4	2	4	3
Building permits issued	1,125	1,150	1,426	1,422	1,322	1,356	1,374	1,224	1,154	1,120
Building inspections completed	5,498	6,095	7,496	8,500	6,027	7,716	6,163	6,251	5,482	5,614
Finance and Administration										
Merchant licenses issued	1,442	1,408	1,283	1,056	1,016	1,176	1,008	939	971	1,031
Payroll checks issued	3,973	3,885	3,395	3,538	3,596	3,581	3,776	3,729	3,762	3,679
Accounts payable processed	4,560	4,864	4,518	5,749	4,581	4,218	4,293	4,938	4,469	4,573
Website page views	283,000	252,000	259,844	248,057	238,673	365,800	362,696	432,380	451,242	395,649
Requests for public records	121	136	86	76	58	120	133	105	91	110

Source: The City's Internal Department Reports

CITY OF CREVE COEUR, MISSOURI
CAPITAL ASSETS STATISTICS BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS

	For the Years Ended June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
FUNCTIONS/PROGRAMS										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Marked patrol units	17	15	13	13	14	17	11	11	16	16
Sectors	5	5	5	5	5	5	5	5	5	5
Public Works										
Miles of streets	79	79	79	79	79	162	157	157	157	157
Street lights and signals	123	123	123	123	123	121	121	121	121	121
Parks and Recreation										
Number of parks	6	6	6	6	6	7	7	7	7	7
Acres of parks	94.2	94.2	94.2	94.2	94.2	95	95	95	95	95
Tennis courts	7	7	7	8	8	8	8	8	8	8
PickleBall courts	2	2	2	-	-	-	-	-	-	-
Ice arena	1	1	1	1	1	1	1	1	1	1
Golf course	1	1	1	1	1	1	1	1	1	1

Source: The City's Capital Assets Inventory Report



CITY OF CREVE COEUR, MISSOURI

SINGLE AUDIT REPORT

For the Year Ended June 30, 2024

An abstract background featuring a complex pattern of overlapping, semi-transparent geometric shapes, primarily triangles and polygons, in shades of gray and white, creating a sense of depth and architectural structure.

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CITY OF CITY COEUR, MISSOURI
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL
OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES
OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

Honorable Mayor and Members of the City Council
City of Creve Coeur, Missouri

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Creve Coeur, Missouri's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2024. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibility for the Auditor Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over

compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance Section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses as defined above. However, material weaknesses or significant deficiencies may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2024, and the related notes to financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated November 25, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

St. Louis, Missouri
November 25, 2024

CITY OF CREVE COEUR, MISSOURI

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended June 30, 2024

Federal Grantor	Pass-Through Grantor	Program Title	Federal ALN Number	Program/Grant Number	Expenditures
U.S. Department of Justice	N/A	Bulletproof Vest Partnership Program	16.607	N/A	\$ 1,275
		Total U.S. Department of Justice			<u>1,275</u>
U.S. Department of Transportation	Missouri Department of Transportation	Highway Planning and Construction	20.205	STP-5561(611)	903,952
	Missouri Department of Transportation	Highway Planning and Construction	20.205	STP-5526(649)	<u>229,840</u>
					<u>1,133,792</u>
U.S. Department of Transportation	Missouri Department of Transportation	Alcohol Open Container Requirements	20.607	23-154-AL-061	14,125
	Missouri Department of Transportation	Alcohol Open Container Requirements	20.607	24-154-AL-097	<u>43,033</u>
					<u>57,158</u>
		Highway Safety Cluster:			
U.S. Department of Transportation	Missouri Department of Transportation	State and Community Highway Safety	20.600	23-PT-02-078	3,001
	Missouri Department of Transportation	State and Community Highway Safety	20.600	24-PT-02-103	7,181
	Missouri Department of Transportation	State and Community Highway Safety	20.600	BPCSL9KZ	<u>3,443</u>
					<u>13,625</u>
U.S. Department of Transportation	Missouri Department of Transportation	National Priority Safety Programs	20.616	23-M2HVE-05-013	881
	Missouri Department of Transportation	National Priority Safety Programs	20.616	24-M2HVE-05-014	<u>649</u>
					<u>1,530</u>
		Total Highway Safety Cluster			<u>15,155</u>
		Total U.S. Department of Transportation			<u>1,206,105</u>
U.S. Department of Treasury	N/A	COVID-19 Coronavirus State and Local Recovery Funds	21.027*	N/A	<u>2,152,000</u>
		Total U.S. Department of Treasury			<u>2,152,000</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS					<u>\$ 3,359,380</u>

*Denotes major federal program.

CITY OF CREVE COEUR, MISSOURI

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended June 30, 2024

Note A - Significant Accounting Policies

The accompanying Schedule of Expenditures of Federal Awards has been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (GASB). It is a summary of the activity of the City's federal awards programs prepared on the accrual basis of accounting. Accordingly, expenditures are recognized when the liability has been incurred and revenues are recognized when the qualifying expenditure has been incurred.

Note B - Other Information

The City did not receive any federal insurance or noncash assistance and provided no Federal awards to subrecipients during the year ended June 30, 2024.

Note C - Indirect Cost Rate

The City did not elect the federal 10% de minimis indirect cost rate for the year ended June 30, 2024.

CITY OF CREVE COEUR, MISSOURI

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended June 30, 2024

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

_____ Yes X No

Significant deficiency(ies) identified?

_____ Yes X None reported

Noncompliance material to financial statements noted?

_____ Yes X No

Federal Awards

Internal Control over major federal programs:

Material weakness(es) identified?

_____ Yes X No

Significant deficiency(ies) identified?

_____ Yes X None reported

Type of auditor's report issued on compliance major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CRF 200.516(a)?

_____ Yes X No

Identification of major federal programs:

ALN Number(s)

Name of Federal Program or Cluster

21.027

COVID-19 Coronavirus State and Local Recovery Funds

Dollar threshold used to distinguish between Type A and Type B programs:

\$750,000

Auditee qualified as low-risk auditee?

_____ Yes X No

CITY OF CREVE COEUR, MISSOURI

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Continued)

For the Year Ended June 30, 2024

Section II - Findings - Financial Statement Audit

None

Section III - Federal Award Findings and Questioned Costs

None

Section IV - Summary Schedule of Prior Audit Findings

None



CITY OF CREVE COEUR, MISSOURI

AUDITOR'S COMMUNICATION TO THE MAYOR AND CITY COUNCIL

For the Year Ended June 30, 2024

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CITY OF CREVE COEUR, MISSOURI
AUDITOR’S COMMUNICATION TO THE MAYOR AND CITY COUNCIL
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314.275.7277

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November 25, 2024

Honorable Mayor and Members of the City Council
City of Creve Coeur, Missouri

As part of our audit process, we are required to have certain communications with those charged with governance at the beginning of our audit process and at the conclusion of the audit. Those communications include information related to the planned scope and timing of our audit, as well as other information required by auditing standards. Our communication at the beginning of our audit process was sent to you on May 23, 2024.

In addition, auditing standards requires the communication of internal control related matters to those charged with governance. Our communication of deficiencies in internal control and other comments to management, as well as a listing of the audit adjustments posted by the City, if any, and passed audit adjustments are enclosed within this document.

This information is intended solely for the use of the Mayor, City Council and management of the City of Creve Coeur, Missouri and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

Sikich CPA LLC

Sikich CPA LLC
By: Victoria Dailey, CPA
Principal

12655 Olive Blvd., Suite 200
St. Louis, MO 63141
314.275.7277

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Honorable Mayor
Members of the City Council
City of Creve Coeur, Missouri

Ladies and Gentlemen:

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Creve Coeur, Missouri (the City) for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 23, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year, except for the year ending June 30, 2024, the City adopted GASB Statement No. 100, *Accounting Changes and Error Corrections*. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Management's estimate of depreciation and amortization expense of its tangible and intangible capital assets (including infrastructure assets) is based upon management's assumptions regarding the useful lives of these assets.

Management's estimate of the net pension liability (including deferred outflows and inflows of resources) of the City's pension plan is based on the actuarial valuation performed by LAGERS actuary.

Management's estimate of the total OPEB liability (including deferred outflows and inflows of resources) of the City's OPEB plan is based on the actuarial valuation performed by the City's actuary.

Management makes various other accounting estimates related to investments, long-term debt, donations, and allowance for doubtful accounts. These estimates are based on market value and historical experience.

We evaluated the key factors and the assumptions used to develop the above estimates and determined they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements considered to be material, either individually or in the aggregate. One journal entry was material to the Capital Improvement Tax Fund's financial statements, see journal entry #3 on the attached schedule, which increases receivables and grant revenue. Refer to the attached schedule labeled Adjusting Journal Entries for a summary of the corrected misstatements.

In addition, we assisted the City in preparing year-end close journal entries for the governmental activities for the financial statements and related notes. All journal entries prepared by us have been reviewed, approved, and if applicable recorded by management in the books and records. Refer to the attached schedule labeled Conversion Journal Entries for a summary of the journal entries for the governmental activities.

The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 25, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis and the required supplemental information (RSI), as listed in the table of contents of the financial report, that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were also engaged to report on the combining and individual fund financial statements and schedules, as listed in the table of contents of the financial report, which accompany the financial statements but are not RSI. With respect to this information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled this information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not supplemental information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Restriction on Use

This information is intended solely for the information and use of management, the Mayor, and the City Council, and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

St. Louis, Missouri
November 25, 2024

City of Creve Coeur

Adjusting Journal Entries

Number	Date	Name	Account No	Debit	Credit
1	6/30/2024	Lessor Receivables	06-1598 06		-16,382.00
1	6/30/2024	Deferred Inflows-Leases	06-2897 06	22,926.00	
1	6/30/2024	MISC. GOLF COURSE REVENUE	06-4506 06		
1	6/30/2024	DIELMANN TOWER LEASE PAYMENTS	06-4532 06		
1	6/30/2024	INTEREST REVENUE	06-4704 06		-6,544.00
To record the CY lessor activity					
2	6/30/2024	ACCUMULATED AMORTIZATION	06-1820 06		-29,987.00
2	6/30/2024	LEASE LIABILITY SHORT TERM	06-2891 06		-1,566.00
2	6/30/2024	LEASE LIABILITY LONG TERM	06-2892 06	27,936.00	
2	6/30/2024	LEASE LIABILITY LONG TERM	06-2892 06	1,566.00	
2	6/30/2024	AMORTIZATION EXPENSE	06-00-00-7325 06	29,987.00	
2	6/30/2024	Interest Expense	06-00-00-7326 06	5,117.00	
2	6/30/2024	EQUIPMENT	06-14-33-9503 06		-33,053.00
To record the lessee activity					
3	6/30/2024	ACCOUNTS RECEIVABLE	02-1599 02	263,359.00	
3	6/30/2024	ACCOUNTS RECEIVABLE	02-1599 02	677,923.72	
3	6/30/2024	OTHER AGENCY FUNDING	02-4737 02		-263,359.00
3	6/30/2024	OTHER AGENCY FUNDING	02-4737 02		-677,923.72
To book additional Grant Revenue and Receivable					

City of Creve Coeur

Year End: June 30, 2024

Conversion Journal Entries

Number	Date	Name	Account No	Debit	Credit
1	6/30/2024	UNRESTRICTED FUND BALANCE	01-3999 GEN	8,201,072.00	
1	6/30/2024	UNRESTRICTED FUND BALANCE	01-3999 GEN		
1	6/30/2024	Land	90-1810 GW	8,311,027.00	
1	6/30/2024	Buildings Improv & Park Improvements	90-1811 GW	22,384,101.00	
1	6/30/2024	Right of Way	90-1812 GW	157,602.00	
1	6/30/2024	Vehicles	90-1813 GW	2,954,522.00	
1	6/30/2024	Equipment, Furniture and Fixtures	90-1814 GW	2,452,731.00	
1	6/30/2024	CIP	90-1815 GW	1,843,748.00	
1	6/30/2024	Infrastructure, streets, sidewalks, etc.	90-1816 GW	78,261,281.00	
1	6/30/2024	Accumulated Depreciation	90-1899 GW		-65,992,352.00
1	6/30/2024	Deferred outflows - Pension	90-1900 GW	789,185.00	
1	6/30/2024	GO Bonds Payable-Long Term	90-2000 GW		-7,525,000.00
1	6/30/2024	Bond Premium	90-2002 GW		-143,588.00
1	6/30/2024	Compensated Absences-Long Term	90-2003 GW		-532,484.00
1	6/30/2024	Accrued Interest	90-2005 GW		-71,862.00
1	6/30/2024	Accrued Interest	90-2005 GW		
1	6/30/2024	Net Pension Liability/Asset - OPEB	90-2100 GW		-2,350,298.00
1	6/30/2024	Deferred Outflows - OPEB	90-2101 GW	202,867.00	
1	6/30/2024	Deferred Inflows - OPEB	90-2102 GW		-439,711.00
1	6/30/2024	Net Pension Liability	90-2500 GW		-5,827,123.00
1	6/30/2024	Deferred Inflows - Pension	90-2600 GW		-438,468.00
1	6/30/2024	Net Position	90-3999 GW		-50,372,660.00
1	6/30/2024	Net Position	90-3999 GW		
1	6/30/2024	Net Position	90-3999 GW	71,862.00	
1	6/30/2024	Net Position	90-3999 GW	2,587,142.00	
1	6/30/2024	Net Position	90-3999 GW	5,476,406.00	
		To record beginning balances			
2	6/30/2024	Compensated Absences-Long Term	90-2003 GW		-21,760.00
2	6/30/2024	Compensated Absences-Long Term	90-2003 GW	510,142.00	
2	6/30/2024	Compensated absences-Current Portion	90-2004 GW		-510,142.00
2	6/30/2024	SALARIES - FULL TIME EMPLOYEES	01-16-11-5101 GEN	15,225.00	
2	6/30/2024	SALARIES - FULL TIME EMPLOYEES	01-21-11-5101 GEN	277.00	
2	6/30/2024	SALARIES - FULL TIME EMPLOYEES	01-31-11-5101 GEN	6,333.00	
2	6/30/2024	SALARIES - FULL TIME EMPLOYEES	01-32-11-5101 GEN		-75.00
		To record the change in compensated absences			

Number	Date	Name	Account No	Debit	Credit
3	6/30/2024	CIP	90-1815 GW	6,441,223.00	
3	6/30/2024	BUILDINGS AND IMPROVEMENTS	02-61-71-9501 02		-245,721.00
3	6/30/2024	PARK AND RECREATION	02-61-71-9506 02		-892,096.00
3	6/30/2024	STREETS	02-61-71-9510 02		-1,728,736.00
3	6/30/2024	PARK DEVELOPMENT PROJECTS	05-61-71-9506 05		-2,785,245.00
3	6/30/2024	STORMWATER PROJECTS	05-61-71-9509 05		-789,425.00
		To record CY CIP			
4	6/30/2024	Buildings Improv & Park Improvements	90-1811 GW	210,098.00	
4	6/30/2024	CIP	90-1815 GW		-916,946.00
4	6/30/2024	Infrastructure, streets, sidewalks, etc.	90-1816 GW	706,848.00	
		To record CIP deletions			
5	6/30/2024	Vehicles	90-1813 GW	550,767.00	
5	6/30/2024	Equipment, Furniture and Fixtures	90-1814 GW	332,663.00	
5	6/30/2024	Infrastructure, streets, sidewalks, etc.	90-1816 GW	1,803,409.00	
5	6/30/2024	VEHICLES	01-21-22-9502 GEN		-303,515.00
5	6/30/2024	EQUIPMENT	01-31-43-9503 GEN		-7,771.00
5	6/30/2024	STREETS	02-61-71-9510 02		-1,803,409.00
5	6/30/2024	CAPITAL EQUIPMENT	02-61-71-9516 02		-30,407.00
5	6/30/2024	CAPITAL EQUIPMENT	02-61-71-9516 02		-171,249.00
5	6/30/2024	CAPITAL EQUIPMENT	02-61-71-9516 02		-83,243.00
5	6/30/2024	CAPITAL EQUIPMENT	02-61-71-9516 02		-205,507.00
5	6/30/2024	CAPITAL EQUIPMENT	05-61-71-9516 05		-30,000.00
5	6/30/2024	VEHICLES	19-21-23-9502 19		-41,745.00
5	6/30/2024	EQUIPMENT	19-21-23-9503 19		-9,993.00
		To record fixed asset additions			
6	6/30/2024	PROCEEDS-SALE OF FIXED ASSETS	01-4771 GEN	39,060.00	
6	6/30/2024	Insurance recoveries	01-4772 GEN	79,140.00	
6	6/30/2024	PROCEEDS-SALE OF FIXED ASSETS	02-4771 02	21,000.00	
6	6/30/2024	Vehicles	90-1813 GW		-297,958.00
6	6/30/2024	Equipment, Furniture and Fixtures	90-1814 GW		-89,671.00
6	6/30/2024	Accumulated Depreciation	90-1899 GW	77,958.00	
6	6/30/2024	Accumulated Depreciation	90-1899 GW	255,676.00	
6	6/30/2024	Gain/Loss on Disposal of Assets	90-4760 GW		
6	6/30/2024	Gain/Loss on Disposal of Assets	90-4760 GW		-85,205.00
		To record CY deletions			

Number	Date	Name	Account No	Debit	Credit
7	6/30/2024	Accumulated Depreciation	90-1899 GW		-4,334,860.00
7	6/30/2024	Depreciation - General Government	90-7321 GW	439,578.00	
7	6/30/2024	Depreciation Public Safety	90-7322 GW	387,150.00	
7	6/30/2024	Depreciation Public Works	90-7323 GW	3,500,997.00	
7	6/30/2024	Depreciation Comm Dev	90-7325 GW	7,135.00	
		To record CY depreciation			
8	6/30/2024	DEFERRED REVENUE	01-2803 GEN	2,795.00	
8	6/30/2024	DEFERRED REVENUE COURT	01-2831 GEN	145,061.00	
8	6/30/2024	REAL PROPERTY TAXES	01-4101 GEN	13,492.00	
8	6/30/2024	MUNI COURT FINES AND FORFEITURES	01-4602 GEN		-9,444.00
8	6/30/2024	DEFERRED REVENUE	16-2803 16	23,238.00	
8	6/30/2024	REAL PROPERTY TAXES	16-4101 16		-23,238.00
8	6/30/2024	Net Position	90-3999 GW		-16,287.00
8	6/30/2024	Net Position	90-3999 GW		-135,617.00
		To record change in unavailable revenues			
9	6/30/2024	GO Bonds Payable-Long Term	90-2000 GW	490,000.00	
9	6/30/2024	GO Bonds Payable-Long Term	90-2000 GW	480,000.00	
9	6/30/2024	GO Bonds Payable-Current Portion	90-2001 GW		-490,000.00
9	6/30/2024	Bond Premium	90-2002 GW	10,507.00	
9	6/30/2024	Accrued Interest	90-2005 GW	3,200.00	
9	6/30/2024	Amortization Expense	90-5000 GW		-3,200.00
9	6/30/2024	Amortization Expense	90-5000 GW		-10,507.00
9	6/30/2024	DEBT PRINCIPAL PAYMENT	16-61-71-9514 16		-480,000.00
		to record the change in debt and accrued interest and amortize bond premium			
10	6/30/2024	Net Pension Liability/Asset - OPEB	90-2100 GW	187,155.00	
10	6/30/2024	Net Pension Liability/Asset - OPEB	90-2100 GW	200,000.00	
10	6/30/2024	Deferred Outflows - OPEB	90-2101 GW		-44,462.00
10	6/30/2024	Deferred Inflows - OPEB	90-2102 GW		-69,177.00
10	6/30/2024	Net OPEB Liability-Current	90-2103 GW		-200,000.00
10	6/30/2024	PENSION CONTRIBUTION	01-12-11-5241 GEN		-38,228.00
10	6/30/2024	PENSION CONTRIBUTION	01-21-11-5241 GEN		-29,847.00
10	6/30/2024	PENSION CONTRIBUTION	01-31-11-5241 GEN		-2,500.00
10	6/30/2024	PENSION CONTRIBUTION	01-32-61-5241 GEN		-2,941.00
		To record adjustments for OPEB			

Number	Date	Name	Account No	Debit	Credit
11	6/30/2024	Deferred outflows - Pension	90-1900 GW	10,328,416.00	
11	6/30/2024	Net Pension Liability	90-2500 GW	1,251,216.00	
11	6/30/2024	Deferred Inflows - Pension	90-2600 GW		-147,219.00
11	6/30/2024	PENSION CONTRIBUTION	01-12-11-5241 GEN		-3,123,063.00
11	6/30/2024	PENSION CONTRIBUTION	01-21-11-5241 GEN		-7,127,477.00
11	6/30/2024	PENSION CONTRIBUTION	01-31-11-5241 GEN		-715,603.00
11	6/30/2024	PENSION CONTRIBUTION	01-32-61-5241 GEN		-466,270.00
		To record LAGERS adjustments			
12	6/30/2024	OTHER AGENCY FUNDING	02-4737 02	2,152,000.00	
12	6/30/2024	ARPA Funds	02-4738 02		-2,152,000.00
		To adjust ARPA funding to general revenue			

PASSED ADJUSTMENTS

	City of Creve Coeur, Missouri		Governmental Activities	
	(CLIENT)		(FUND OR FUND TYPE)	
	6/30/2024			
Description	Assets/ Deferred Outflows of Resources	(Liabilities/ Deferred Inflows of Resources)	(Net Position)	Change in Net Position
Current Effect of Prior Period Passed AJE's that have carried forward to Current Period related to the unrecorded right to use subscription asset and related liability	\$ 205,962	\$ (164,511)	\$ (41,451)	\$ -
To record the current year effect of not recording the subscription right to use asset and related subscription liability	(27,140)	3,905	-	23,235
To record the current year effect of the Enterprise Fund's portion of the net pension liability, deferred inflows and outflows and related pension expense for LAGERS recorded in Governmental Activities	(130,107)	40,829	-	89,278
Totals	\$ 48,715	\$ (119,777)	\$ (41,451)	\$ 112,513

PASSED ADJUSTMENT

	City of Creve Coeur, Missouri		Enterprise Fund and Business Type	
	(CLIENT)		(FUND OR FUND TYPE)	
	<u>6/30/2024</u>			
<u>Description</u>	<u>Assets/ Deferred Outflows of Resources</u>	<u>(Liabilities/ Deferred Inflows of Resources)</u>	<u>(Net Position)</u>	<u>Change in Net Position</u>
To record the current year effect of the unrecorded net pension liability, deferred inflows and outflows, and related pension expense for LAGERS	\$ 130,107	\$ (40,829)	\$ -	\$ (89,278)
Totals	\$ 130,107	\$ (40,829)	\$ -	\$ (89,278)

12655 Olive Blvd., Suite 200
St. Louis, MO 63141
314.275.7277

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COMMUNICATION OF DEFICIENCIES IN INTERNAL CONTROL AND OTHER COMMENTS TO MANAGEMENT

Honorable Mayor and Members of the City Council
City of Creve Coeur, Missouri

As part of the annual audit, we are required to communicate internal control matters that we classify as significant deficiencies and material weaknesses to those charged with governance. A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the City of Creve Coeur, Missouri's (the City) financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

During our audit, we also identify certain matters which we communicate only to management. We did not identify any matters to communicate. This letter does not affect our report dated November 25, 2024, on the financial statements of the City.

This communication is intended solely for the information and use of the Mayor, City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

St. Louis, Missouri
November 25, 2024



**WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
NOVEMBER 25, 2024
6:00 PM**

CALL TO ORDER

A work session meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, November 25, 2024, at 6:00 p.m.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Donna Spence
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Kimberly Norwood
Council Member, Ward 3 David Hoffman
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Scott Saunders

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Assistant City Administrator Sharon Stott, Director of Community Development Jason Jaggi, Chief Building Official Gregory Tate, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Assistant Director of Public Works/City Engineer Steven Berecz, Director of Parks and Recreation Jason Valvero, Chief of Police Jeffrey Hartman, Public Information Officer and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

Others Present: Robert Heacock of ETC Institute.

DISCUSSION ITEMS

1. Approval of November 12, 2024, City Council and Economic Development Committee Joint Work Session Minutes

RESULT: APPROVED (UNANIMOUS)

MOVER: Carney

SECONDER: Manlin

AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.



**WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
NOVEMBER 25, 2024
6:00 PM**

2. 2024 Citizen Survey - Presentation of Results

Robert Heacock of ETC Institute presented the results of the 2024 Citizen Survey (see Exhibit A). The survey covered resident ratings of the City of Creve Coeur, perceptions of the City, and overall City services. It also identified key areas of priority for the next two years, focusing on specific services within the categories of City communications, parks and recreation, public safety, community development, and public works. Major findings from the survey include a very positive perception of the City among residents, a high level of satisfaction with City services compared to other communities, trend analysis, and identification of top priorities for investment.

ADJOURNMENT

The meeting adjourned at 6:49 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

2024 City of Creve Coeur Community Survey



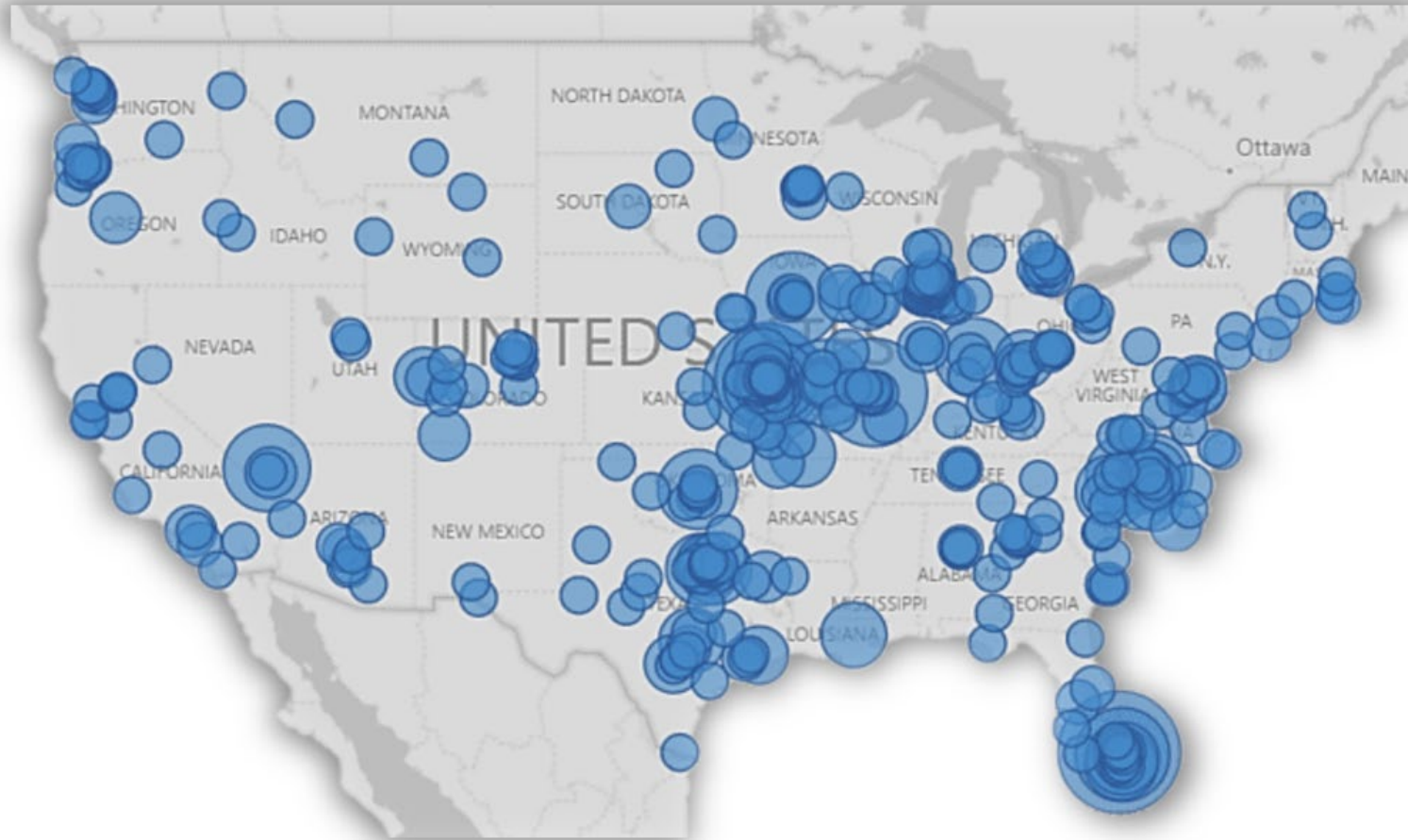
Presented by



November 2024

ETC Institute is a National Leader in Market Research
for Local Governmental Organizations

For more than 35 years, our mission has been to help city and county governments gather and use survey data to enhance organizational performance.



**More than 3,000,000 Persons Surveyed Since 2006
for more than 1,000 cities in 49 States**

Agenda

- **Purpose and Methodology**
- **Bottom Line Upfront**
- **Major Findings**
- **Summary**
- **Questions**

Purpose

- **To objectively assess satisfaction among residents with the delivery of City services**
- **To help determine priorities for the community**
- **To measure trends from the previous survey**
- **To compare the City's performance with other cities regionally and nationally**

Methodology

- **Survey Description**

- ☐ seven-page survey; includes many of the same questions asked on previous survey

- **Method of Administration**

- ☐ by mail and online to random sample of households in the City
- ☐ each survey took approximately 15-20 minutes to complete

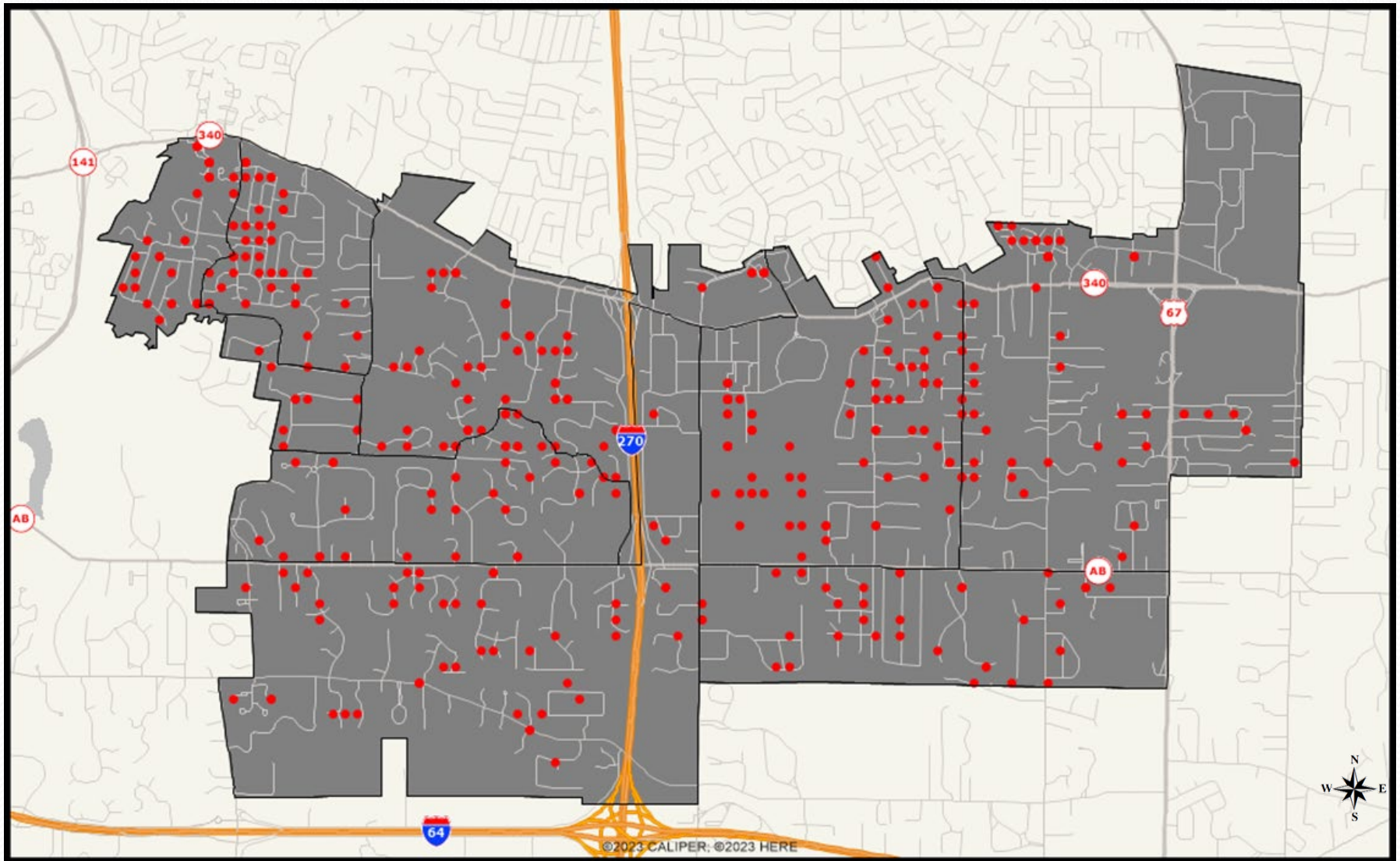
- **Sample size:**

- ☐ goal number of surveys: 400
- ☐ 401 households responded to the survey
- ☐ demographics of survey respondents accurately reflects the actual population of the City

- **Confidence level:** 95%

- **Margin of error:** +/- 5.0% overall

Location of Survey Respondents



Bottom Line Up Front

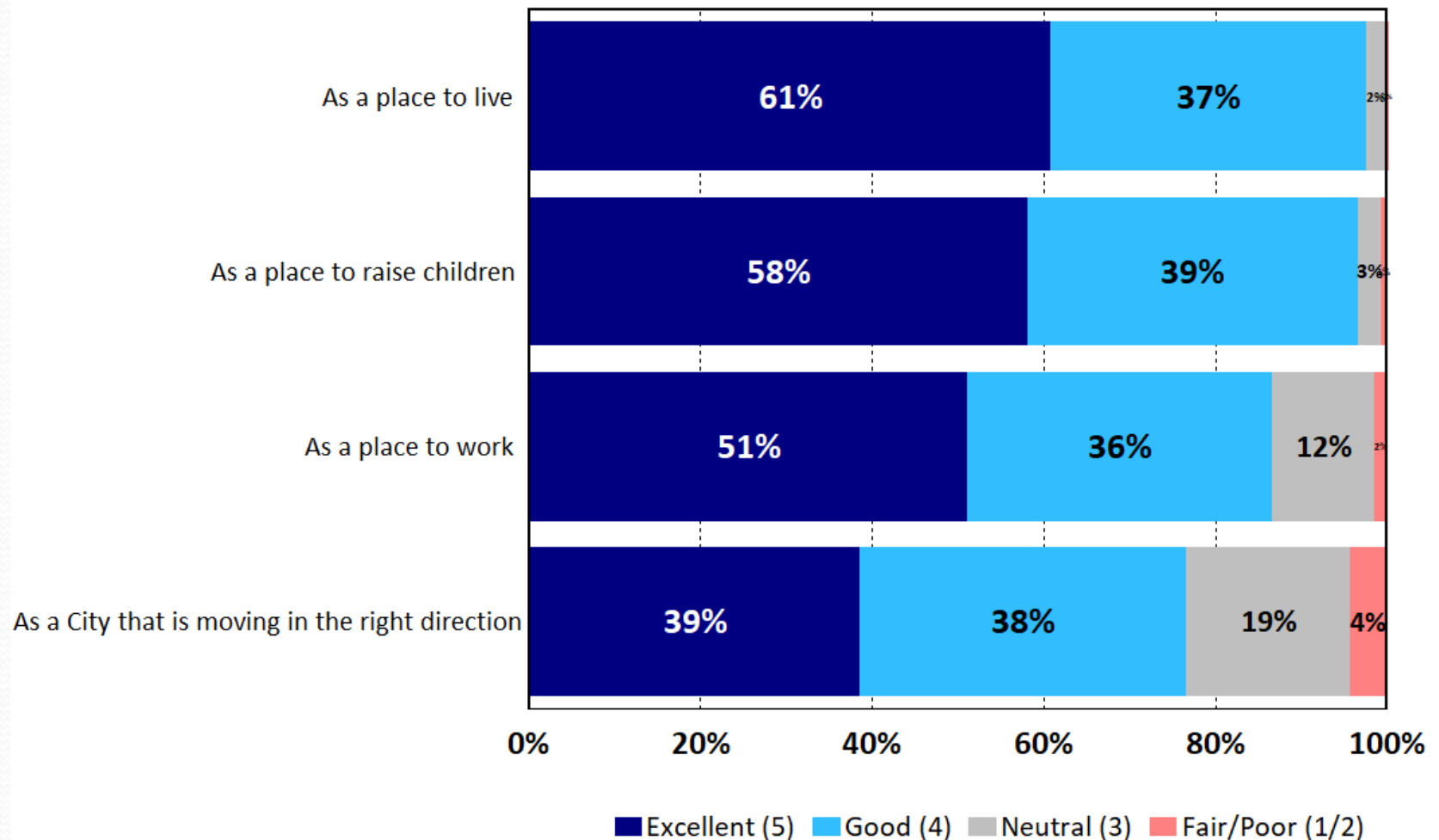
- **Residents Have a Very Positive Perception of the City**
 - ❑ 98% rated the City as an excellent or good place to live
 - ❑ 97% rated the City as an excellent or good place to raise children
- **Satisfaction with City Services Is Much Higher in Creve Coeur Than in Other Communities**
 - ❑ Creve Coeur rated above the U.S. Average in all 32 areas that were assessed, and rated above the Missouri-Kansas Average in 31 of 32 areas
 - ❑ Satisfaction with the overall quality of City services rated 46% above the U.S. Average and 20% above the Missouri-Kansas Average
 - ❑ Satisfaction with the value received for tax dollars and fees rated 43% above the U.S. Average and 23% above the Missouri-Kansas Average
- **Overall Priorities for Improvement:**
 - ❑ Enforcement of City codes and ordinances
 - ❑ Quality of building inspections and permits

Major Finding #1

**Residents Have a Very Positive
Perception of the City**

Q1. How Residents Rate the City of Creve Coeur in the Following Areas

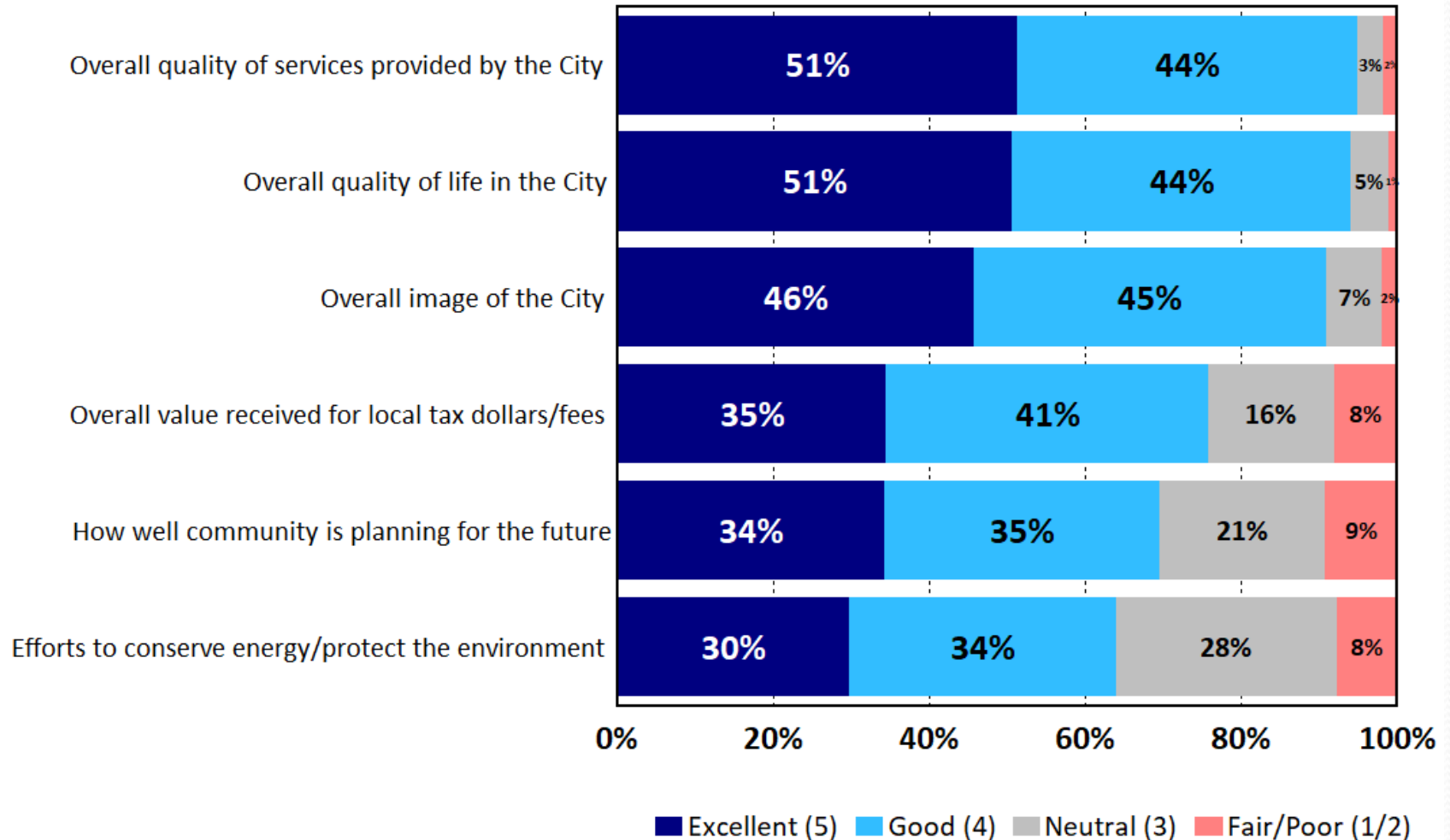
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



More than 95% of residents feel the City is an excellent or good place to live and raise children

Q2. Ratings of Items That Influence the Perceptions Residents Have of the City

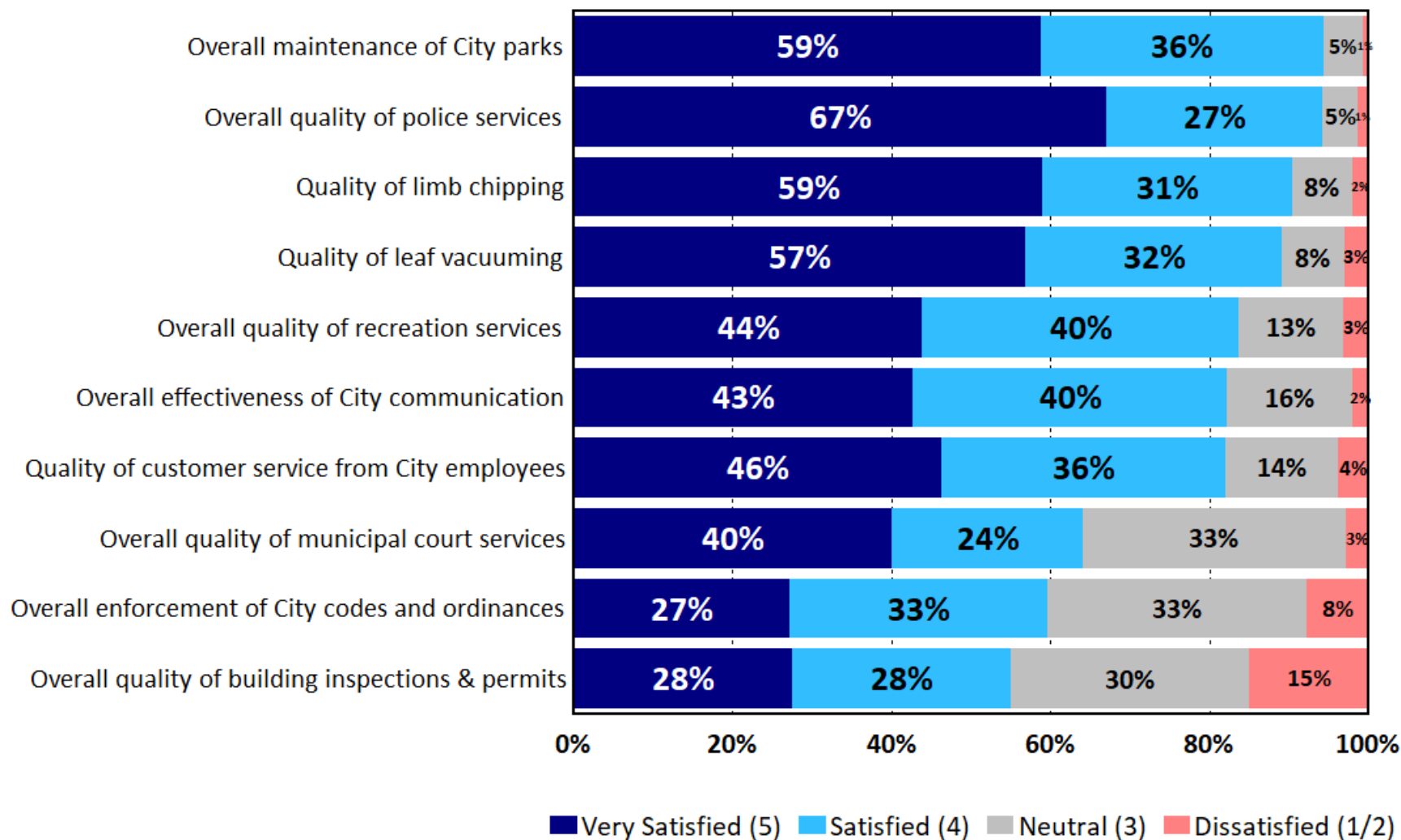
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



95% of residents rated the overall quality of services provided by the City as excellent or good; only 2% gave ratings of fair or poor

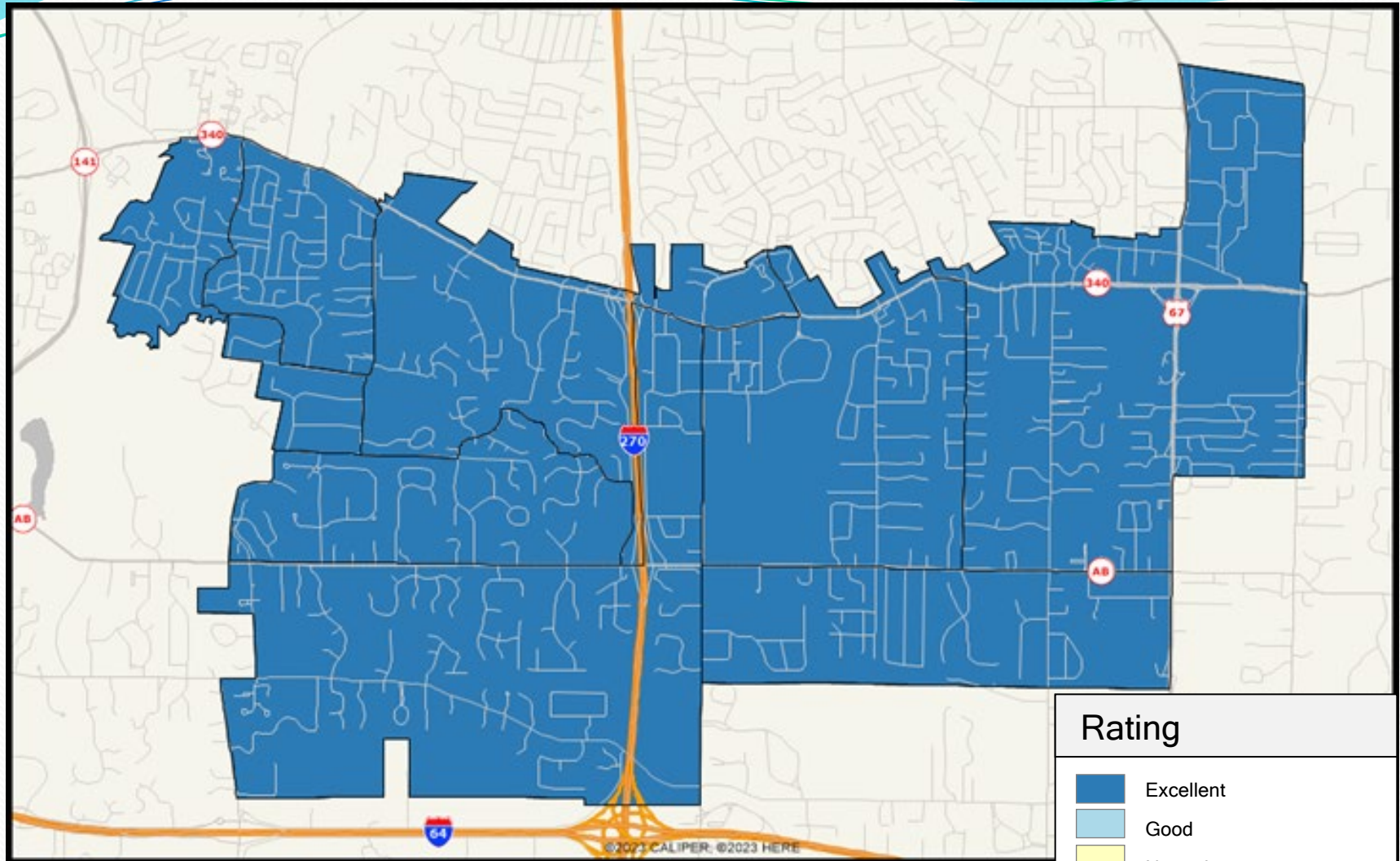
Q3. Satisfaction with Major Categories of City Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



All major categories of City services received high satisfaction ratings

Overall Quality of Services Provided by the City



Rating

- Excellent
- Good
- Neutral
- Fair
- Poor
- No Response

All areas are in BLUE, which indicates that residents in ALL parts of the City are satisfied with the overall quality of City services

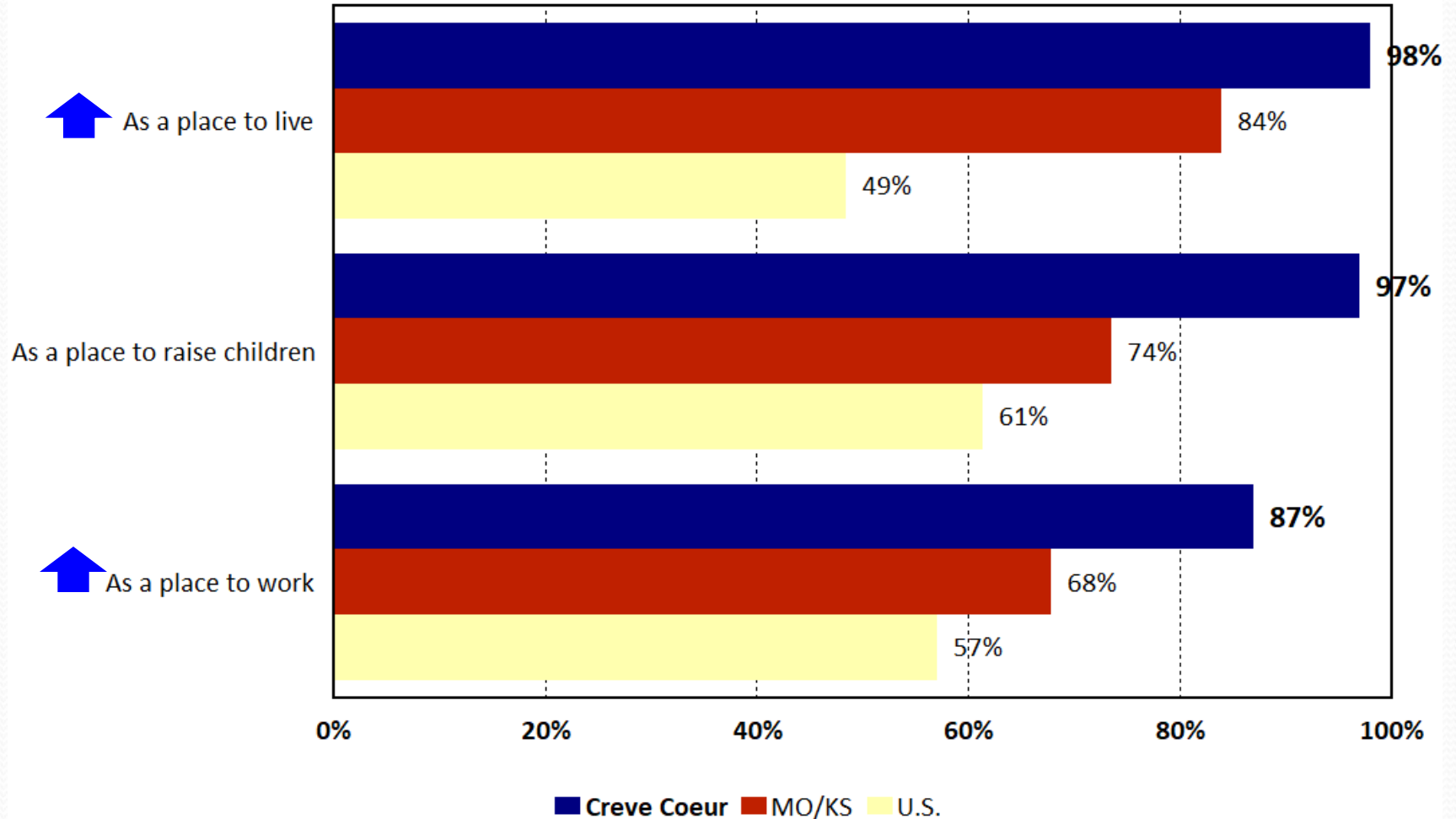
Major Finding #2

**Satisfaction with City Services
Is Much Higher in Creve Coeur
Than in Other Communities**

Overall Ratings of the Community

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



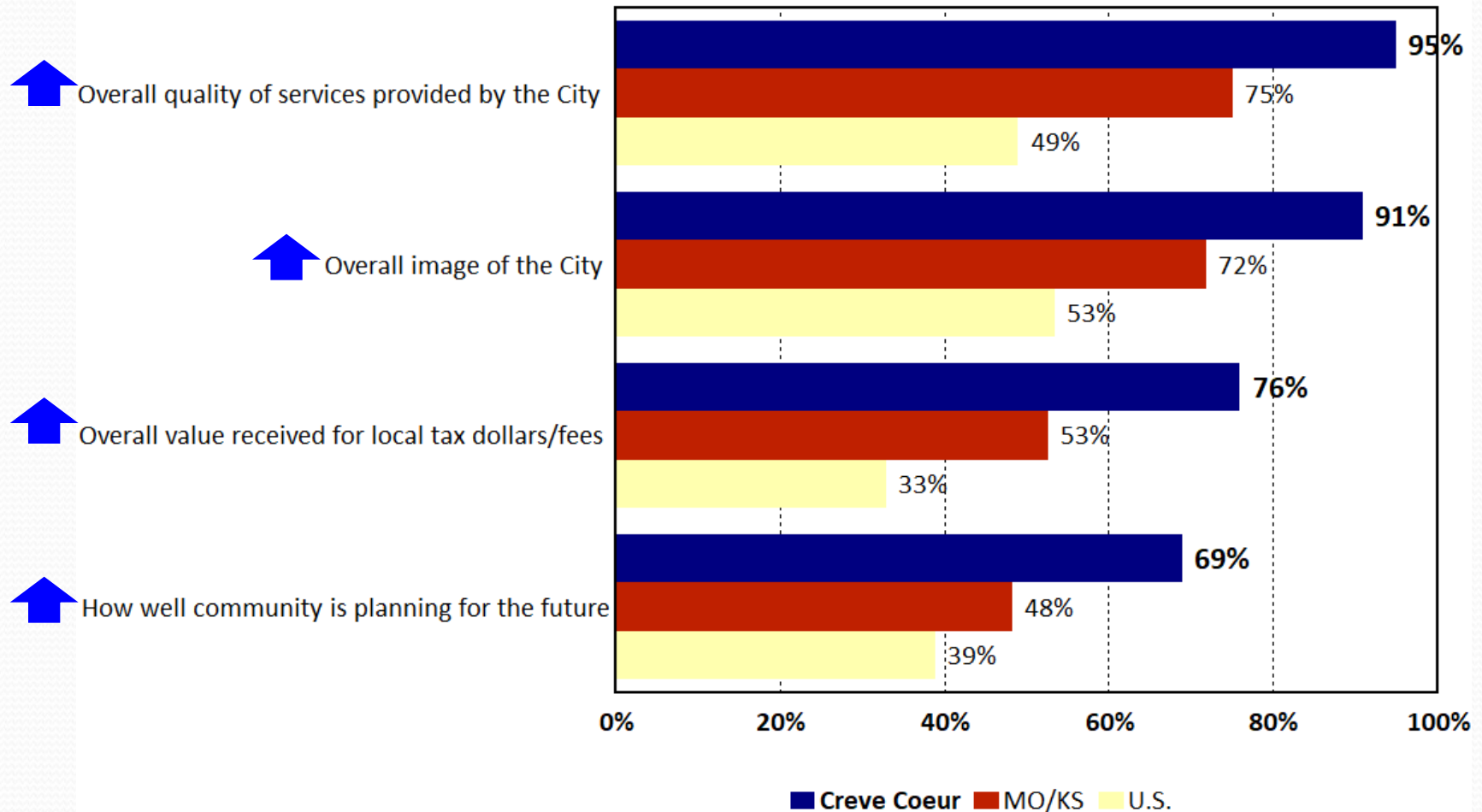
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Issues that Influence Perceptions of the City

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



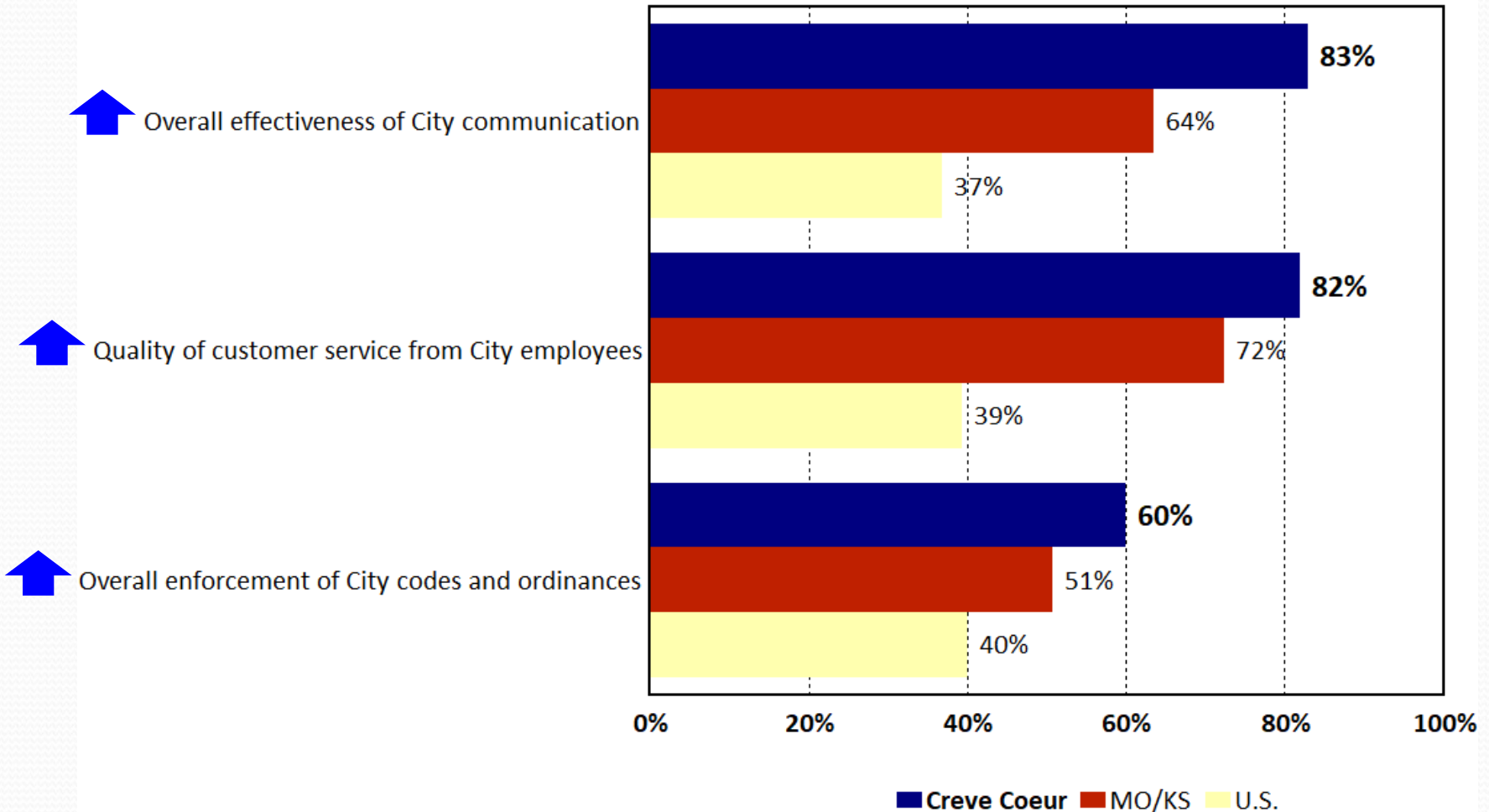
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Major City Services

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



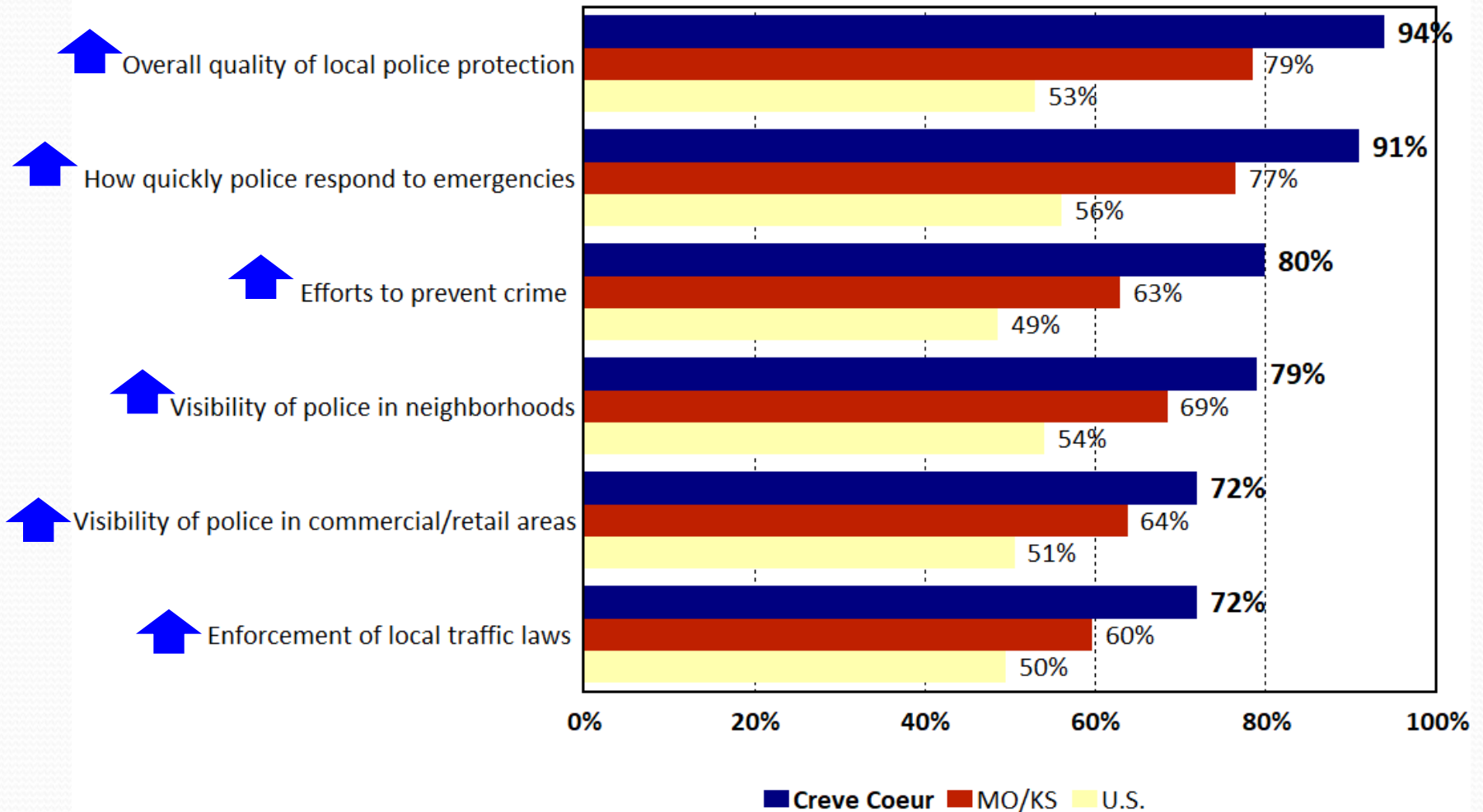
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Public Safety

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



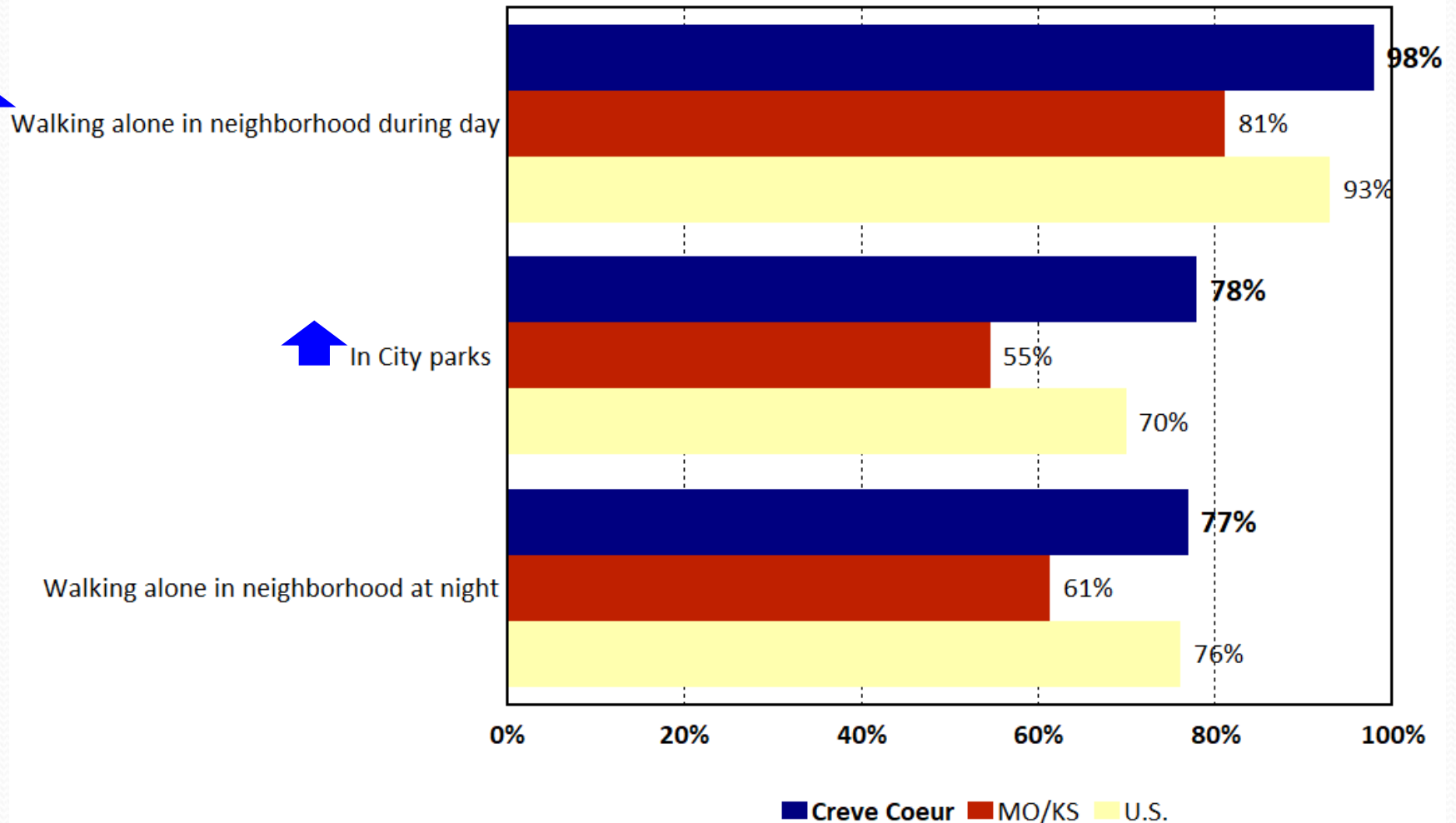
Significantly Higher: ↑

Significantly Lower: ↓

Feeling of Safety in the City

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



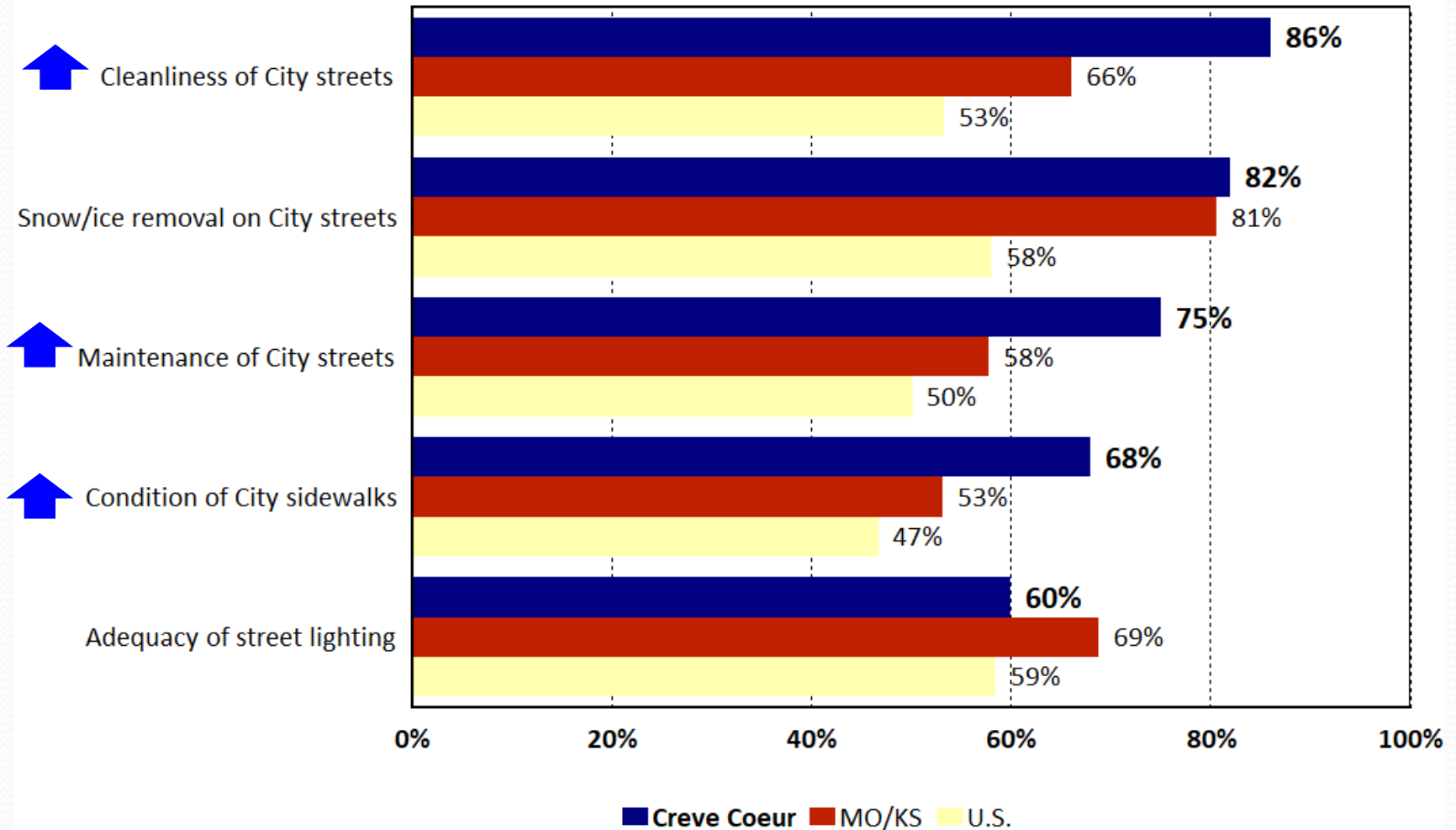
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Public Works

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



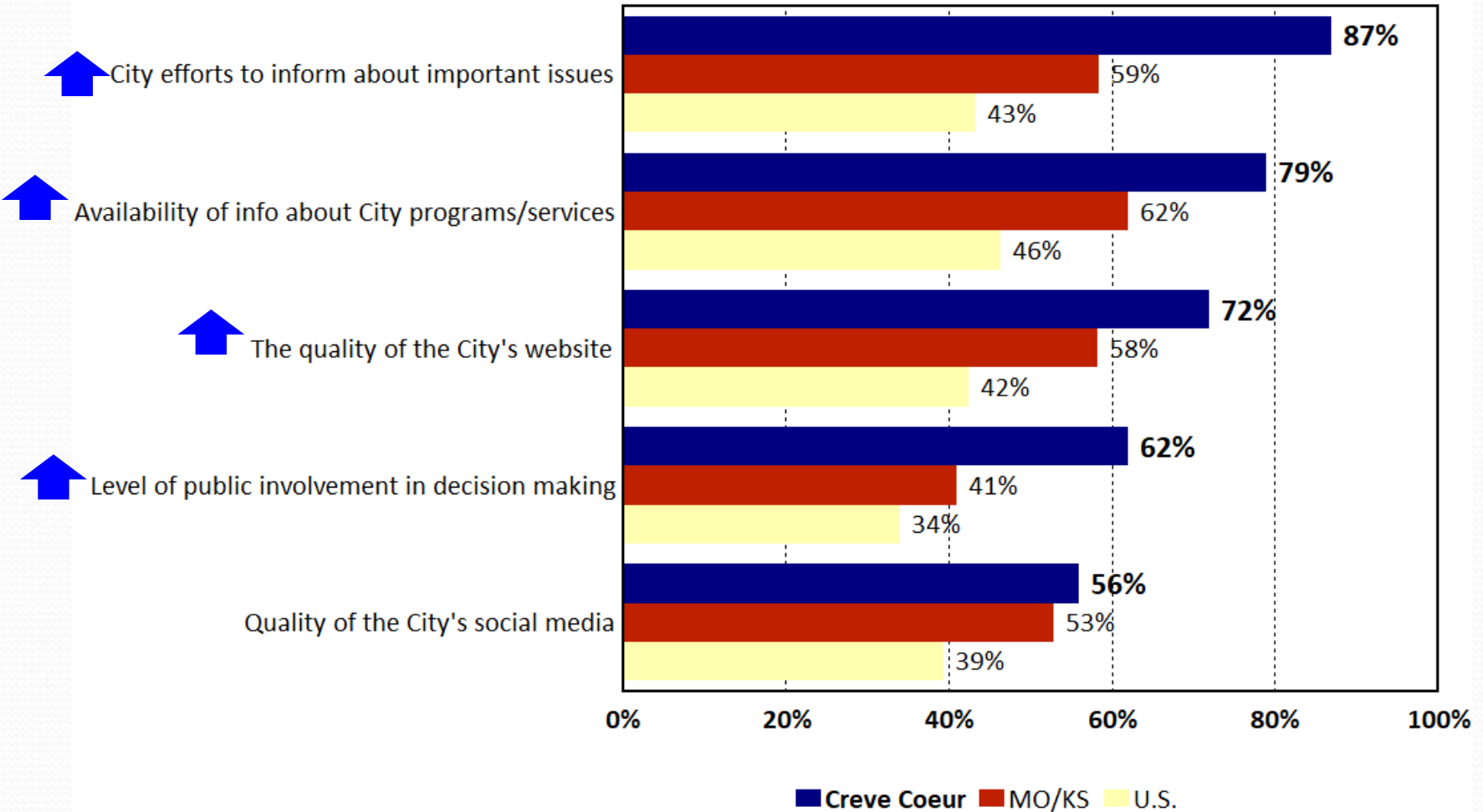
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Communication

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



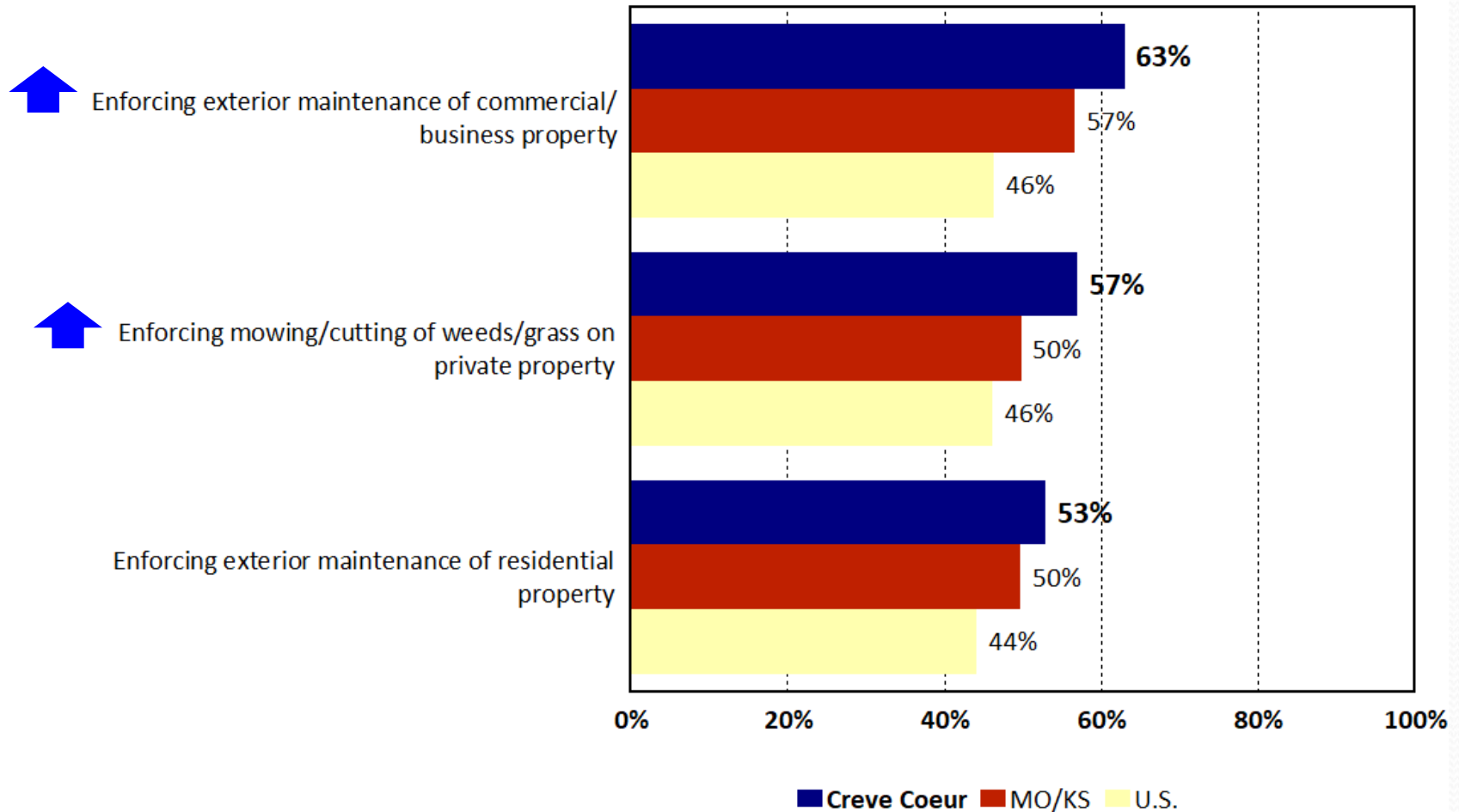
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Community Development

Creve Coeur vs. MO/KS vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Significantly Higher: ↑

Significantly Lower: ↓

Major Finding #3

Trend Analysis

Trend Analysis

Notable Increases in Satisfaction Since 2021

- Senior recreation programs (+13%)
- Enforcement of City codes and ordinances (+12%)
- Overall satisfaction with the ice arena (+12%)
- Adult recreation programs (+11%)
- Quality of building inspections and permits (+9%)
- Feeling of safety in City parks (+9%)

Notable Decreases in Satisfaction Since 2021

- Quality of local police protection (-2%)
- Visibility of police in commercial/retail areas (-2%)
- Efforts to prevent crime (-3%)
- Efforts to conserve energy/protect the environment (-3%)
- Value received for local tax dollars/fees (-4%)
- Enforcement of local traffic laws (-5%)

Major Finding #4

Top Priorities for Investment

Importance-Satisfaction Rating

City of Creve Coeur, MO

Major Categories of City Services

Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Overall enforcement of City codes and ordinances	30%	3	60%	9	0.1208	1
Overall quality of building inspections & permits	25%	5	56%	10	0.1109	2
Medium Priority (IS <.10)						
Overall quality of recreation services	30%	4	84%	5	0.0475	3
Overall effectiveness of City communication	23%	6	83%	6	0.0386	4
Quality of customer service from City employees	21%	7	82%	7	0.0385	5
Overall quality of police services	50%	1	94%	2	0.0299	6
Overall quality of municipal court services	6%	10	64%	8	0.0216	7
Overall maintenance of City parks	30%	2	95%	1	0.0151	8
Quality of leaf vacuuming	11%	8	89%	4	0.0123	9
Quality of limb chipping	10%	9	90%	3	0.0095	10

Overall Priorities: 

Importance-Satisfaction Rating

City of Creve Coeur, MO

Communication

Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Level of public involvement in decision making	25%	3	62%	6	0.0946	1
City efforts to inform about planning/zoning	32%	2	73%	4	0.0856	2
City efforts to inform about important issues	49%	1	87%	2	0.0632	3
Availability of info about City programs/services	24%	4	79%	3	0.0512	4
The quality of the City's website	15%	5	72%	5	0.0426	5
Quality of the City's social media	6%	7	56%	7	0.0242	6
The quality of the City's newsletter	12%	6	89%	1	0.0134	7

Communication Priorities: 

Importance-Satisfaction Rating

City of Creve Coeur, MO

Parks and Recreation

Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Number of walking/biking trails	36%	2	68%	6	0.1165	1
Medium Priority (IS <.10)						
Senior recreation programs	20%	3	55%	8	0.0887	2
Adult recreation programs	15%	4	55%	7	0.0653	3
Youth recreation programs	10%	7	55%	9	0.0428	4
Overall satisfaction with the golf course	14%	5	75%	3	0.0343	5
Maintenance of City parks	39%	1	93%	1	0.0276	6
Overall satisfaction with the ice arena	7%	8	72%	4	0.0182	7
Number of City parks	13%	6	89%	2	0.0145	8
Overall satisfaction with the dog park	2%	9	69%	5	0.0068	9

Parks and Recreation Priorities: 

Importance-Satisfaction Rating

City of Creve Coeur, MO

Public Safety

Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance- Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Visibility of police in neighborhoods	37%	2	79%	4	0.0775	1
Efforts to prevent crime	38%	1	80%	3	0.0764	2
Visibility of police in commercial/retail areas	25%	3	72%	5	0.0711	3
Enforcement of local traffic laws	19%	6	72%	6	0.0532	4
How quickly police respond to emergencies	19%	5	91%	2	0.0171	5
Overall quality of local police protection	25%	4	94%	1	0.0151	6

Public Safety Priorities: 

Importance-Satisfaction Rating

City of Creve Coeur, MO

Community Development

Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Overall quality of new commercial development	37%	1	66%	2	0.1265	1
Overall quality of new residential development	34%	2	63%	3	0.1247	2
Enforcing exterior maintenance of residential property	26%	3	53%	6	0.1241	3
Medium Priority (IS <.10)						
Enforcing mowing/cutting of weeds/grass on private property	22%	4	57%	5	0.0963	4
Enforcing exterior maintenance of commercial/business property	19%	5	63%	4	0.0685	5
Enforcing the city's building code	18%	6	66%	1	0.0595	6

Community Development Priorities:

Importance-Satisfaction Rating

City of Creve Coeur, MO

Public Works

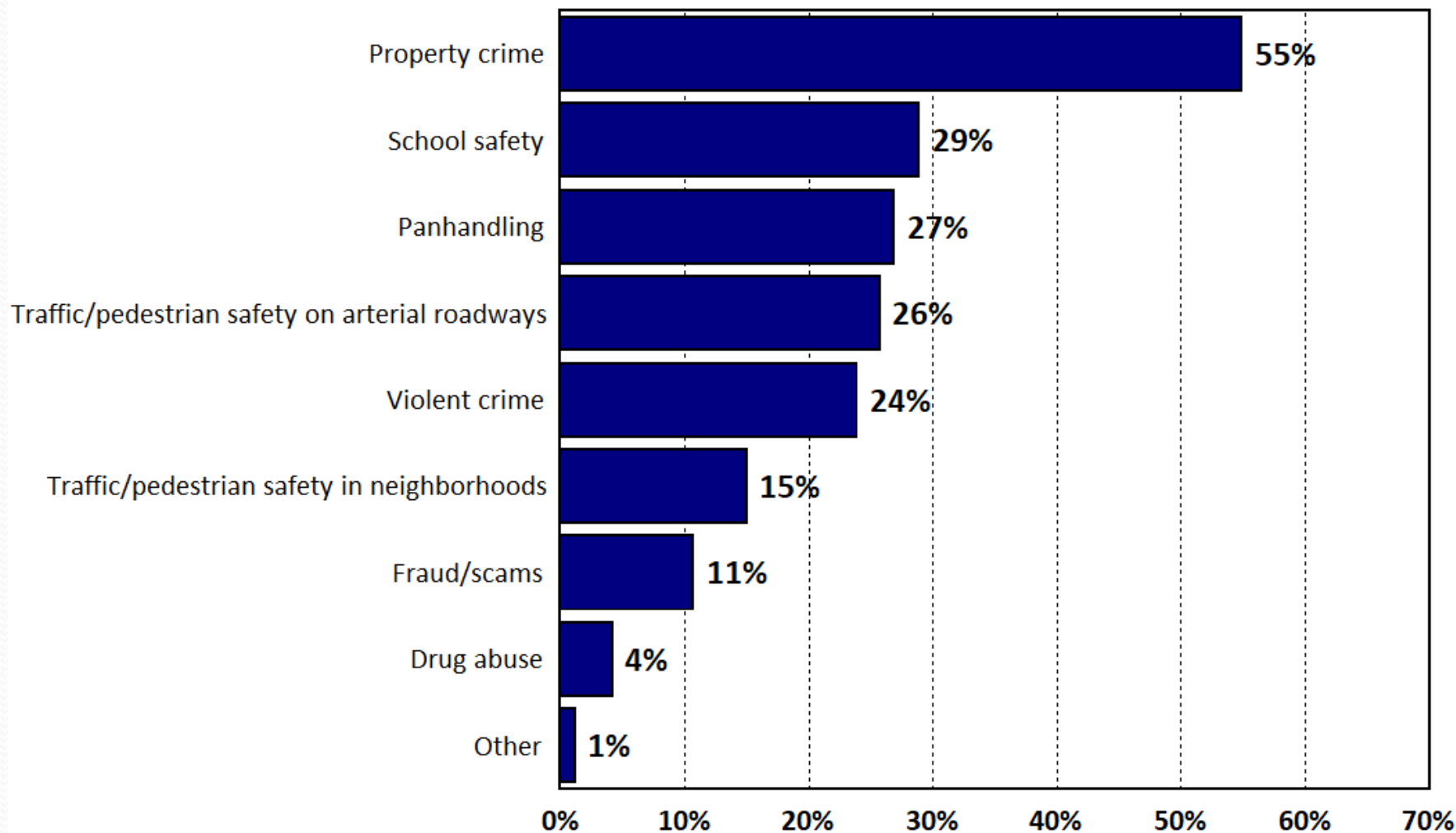
Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Maintenance of City streets	51%	1	75%	4	0.1265	1
Adequacy of street lighting	31%	2	60%	6	0.1256	2
Medium Priority (IS <.10)						
Condition of City sidewalks	30%	3	68%	5	0.0973	3
Snow/ice removal on City streets	27%	4	82%	3	0.0493	4
Cleanliness of City streets	18%	5	86%	1	0.0248	5
Appearance of landscaped medians	8%	6	85%	2	0.0120	6

Public Works Priorities:

Other Findings

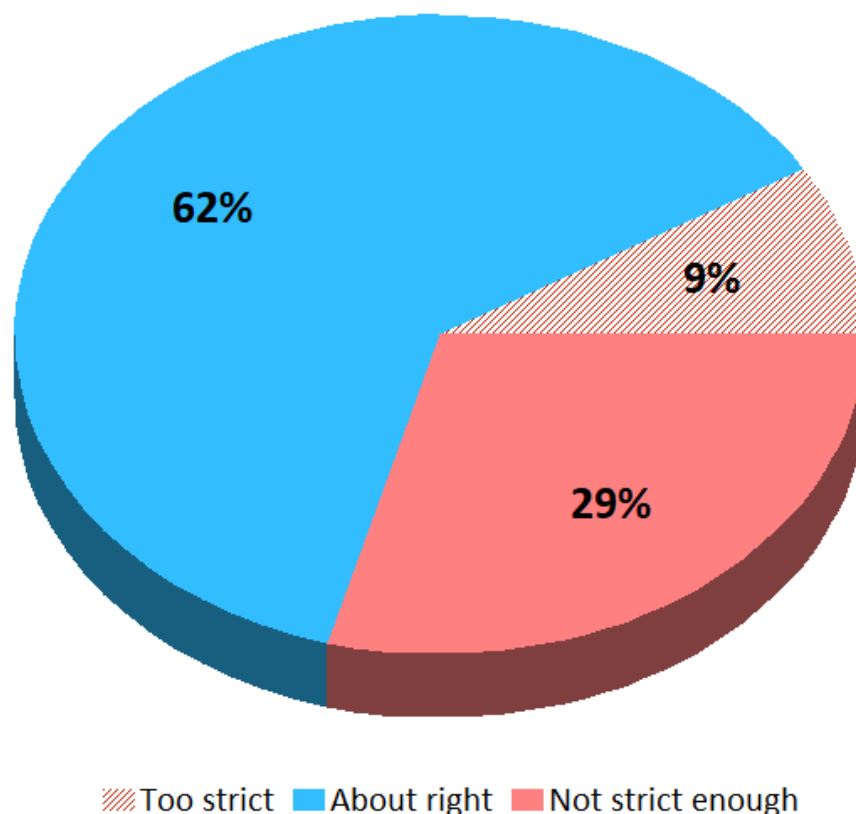
Q18. Public Safety Concerns That Should Receive the Most Emphasis Over the Next 2 Years

by percentage of respondents (two selections could be made)



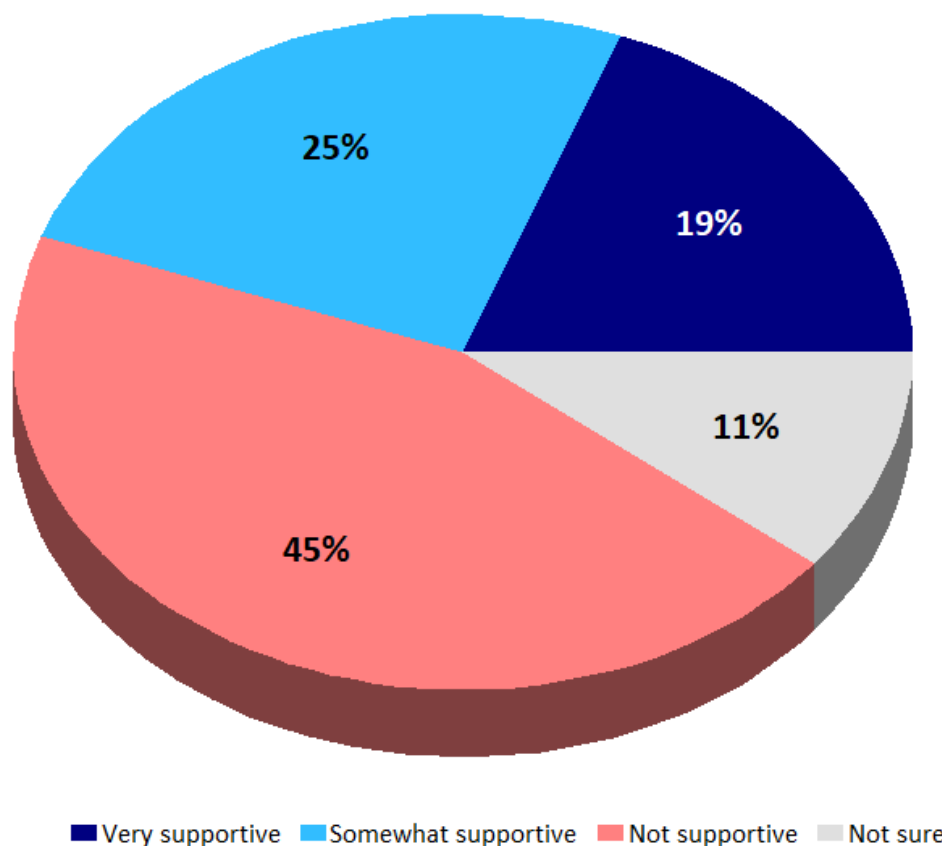
Q24. How would you rate the City's enforcement of exterior property maintenance?

by percentage of respondents (excluding "don't know")



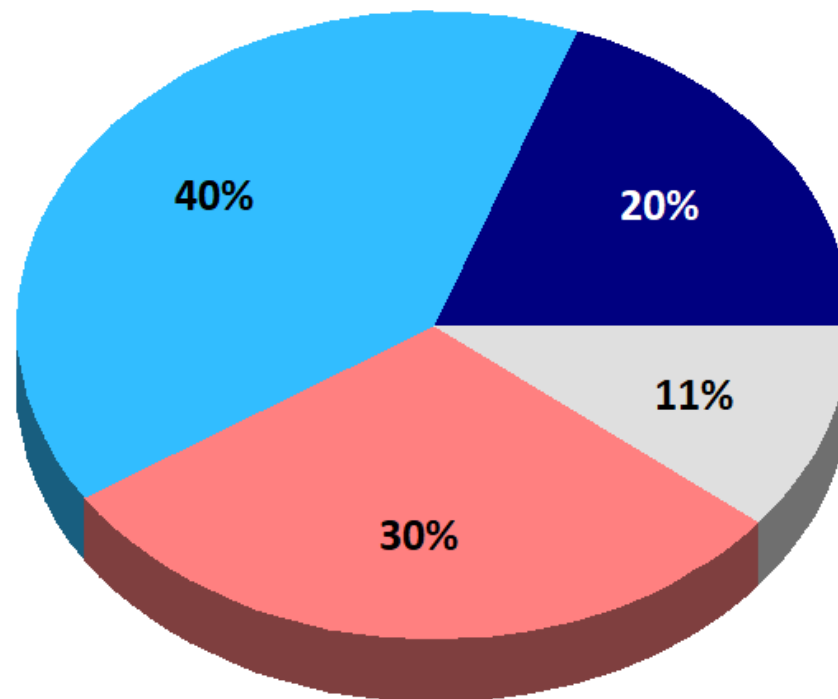
Q26. Level of Support for Requiring Developers to Include Affordable Housing Units as a Component of New Apartment Developments

by percentage of respondents (excluding "not provided")



Q31. Level of Support for Adopting a Local Use Tax in an Amount Equal to the Local Sales Tax if Additional Revenue is Necessary to Maintain City Services

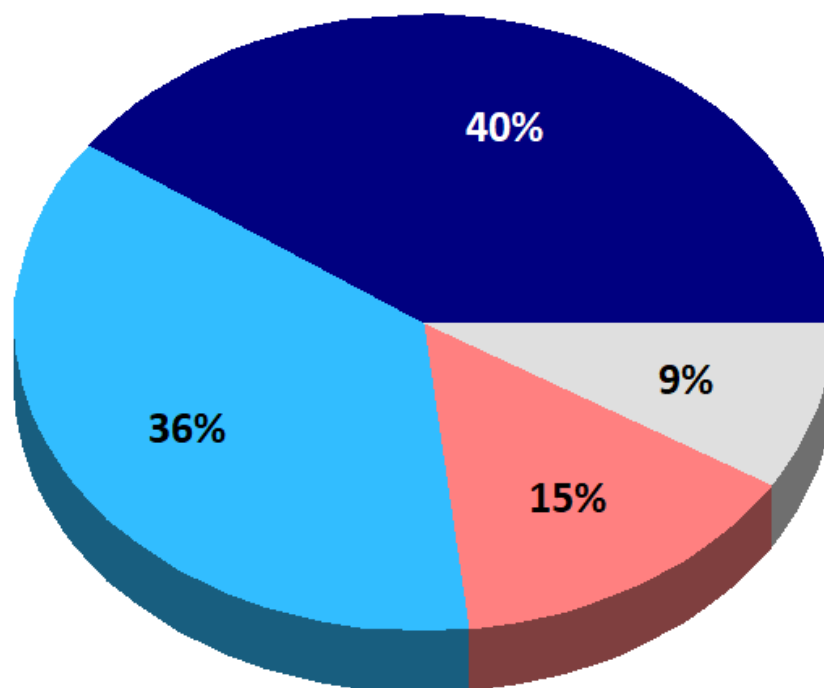
by percentage of respondents (excluding "not provided")



Very supportive Somewhat supportive
Not supportive Not sure

Q32. Level of Support for Extending the City's Current Debt Service Levy With a "No Tax Increase" Bond Issue to Fund Construction of a New Government Center for Creve Coeur

by percentage of respondents (excluding "not provided")



■ Very supportive ■ Somewhat supportive
■ Not supportive ■ Not sure

Summary

Summary

- **Residents Have a Very Positive Perception of the City**
 - ❑ 98% rated the City as an excellent or good place to live
 - ❑ 97% rated the City as an excellent or good place to raise children
- **Satisfaction with City Services Is Much Higher in Creve Coeur Than in Other Communities**
 - ❑ Creve Coeur rated above the U.S. Average in all 32 areas that were assessed, and rated above the Missouri-Kansas Average in 31 of 32 areas
 - ❑ Satisfaction with the overall quality of City services rated 46% above the U.S. Average and 20% above the Missouri-Kansas Average
 - ❑ Satisfaction with the value received for tax dollars and fees rated 43% above the U.S. Average and 23% above the Missouri-Kansas Average
- **Overall Priorities for Improvement:**
 - ❑ Enforcement of City codes and ordinances
 - ❑ Quality of building inspections and permits

Questions?

THANK YOU!



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
NOVEMBER 25, 2024
7:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, November 25, 2024, at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Donna Spence
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Kimberly Norwood
Council Member, Ward 3 David Hoffman
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Scott Saunders

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Assistant Director of Public Works/City Engineer Steven Berecz, Chief of Police Jeffrey Hartman, Chief Building Official Gregory Tate, Public Information Officer and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
NOVEMBER 25, 2024
7:00 PM**

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

RESULT: APPROVED (UNANIMOUS) MOVER: Saunders SECONDER: Spence AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders
--

The vote on the motion being 8 ayes and 0 nays, motion carried.

- 1. Approval of November 12, 2024, Regular City Council Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 11/07/24 to 11/20/24

UNFINISHED BUSINESS

- 2. Bill No. 6148 - An Ordinance amending sections 210.020 and 210.250 of the Code of Ordinances of the City of Creve Coeur. Final Reading and Passage.**

City Clerk read Bill No. 6148 for the final time.

RESULT: APPROVED (UNANIMOUS) MOVER: Hoffman SECONDER: Saunders AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6148 becomes Ordinance No. 5921.



**REGULAR MEETING
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NEW BUSINESS

- 3. Resolution No. 1761 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of the necessary documents to submit the project proposal application to East-West Gateway Council of Governments for federal grant funding through the Surface Transportation Block Grant Program - Suballocated (STP-S) for the New Ballas Road Improvement Project - Phase 3.**

City Clerk read Resolution No. 1761.

Assistant Director of Public Works/City Engineer Steven Berecz presented an overview of the application, noting that Phase 3 of the New Ballas Road Improvement Project includes road resurfacing, curb replacement, accessibility upgrades, and traffic signal improvements. He noted that if the grant is awarded, staff would apply for funding for Phase 4 next year. Mr. Berecz also stated that construction is expected to begin in spring 2028.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Spence

AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.

- 4. Resolution No. 1762 - A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the execution of a contract with Horner & Shifrin, Inc. for engineering services related to the Ladue Road Improvement Project for the not-to-exceed amount of \$174,341.00.**

City Clerk read Resolution No. 1762.

Assistant Director of Public Works/City Engineer Steven Berecz provided an overview of the contract and stated that the Ladue Improvement Project includes road resurfacing, accessibility upgrades, and traffic signal enhancements. These include new signals at Mosley Road and camera detection systems at the Mosley, Graeser, and Spodee intersections. Mr. Berecz stated that construction is projected to begin in the summer of 2027.



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RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

5. Council Liaison Reports

Council Member Hoffman stated the next quarterly police department recognition event will take place on December 10, 2024.

Council Member Hoffman stated that the Horticultural, Ecology, and Beautification Committee is preparing for the 2025 Arbor Day event, and additional details will be announced in the future.

BUSINESS FROM CITY ADMINISTRATOR

6. 2021 Building Code Adoption

Chief Building Official Gregory Tate presented an overview of the proposed adoption of the 2021 International Code Council Building Codes, which include the Building, Residential, Property Maintenance, and Swimming Pool and Spa Codes. He noted that this would mark the City's first adoption and enforcement of the International Existing Building Code (IEBC). He explained that the proposal includes retaining the 2015 Energy Code, as the 2021 Energy Code has undergone significant intensifications, making full compliance technically and economically infeasible. Mr. Tate highlighted that key code updates include clarifications on demolition permits, permit expiration, frost protection, and energy efficiency. He also noted that the Energy and Environment Committee recommended the adoption at their meeting on October 16, 2024.

Council Member Manlin inquired about the timeline for the codes to take effect. Mr. Tate stated that the first reading of the proposed bill is expected in December, followed by a mandatory 90-day period for public review and comment. The second reading is expected to occur in April, after which the codes would become effective. Mr. Tate clarified that the new codes would apply to any permits received on or after the effective date.



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7. Accessory Uses and Structures

Director of Community Development Jason Jaggi presented an overview of the drafted amendments to the Zoning Code, addressing accessory uses and structures, as well as regulations governing the appearance and size of detached accessory buildings. The proposed changes include limiting the size of detached accessory buildings to 60% of the ground floor area of the primary residence, along with new design standards for accessory buildings that are 400 square feet or larger. These new standards would require that the wall materials and overall design of accessory buildings be compatible with the main house. Any cases that are unclear or require further interpretation would be referred to the Planning and Zoning Commission for review and approval.

Council Member Saunders expressed concern that homeowners may have difficulty finding matching materials for houses built many years before the accessory building. He suggested that the design standards not be too strict.

Council Member Spence asked where the 60% figure originated and expressed concerns about it being too high. Mr. Jaggi explained that it seems like a reasonable proportion in relation to the footprint of a structure. City Administrator Mark Perkins noted that there could be potential issues with site coverage that might prevent reaching that 60% limit.

Council Member Martinich expressed concern about the 60% figure and also felt that 400 square feet seemed large, suggesting it should be more closely matched to the size of the house. Mr. Jaggi responded that the importance of this may vary depending on the type of structure.

Mr. Jaggi anticipated filing a formal amendment in January 2025, which would include a public hearing and approval from the Planning and Zoning Commission. Afterward, the amendment would be brought to the Council for final review and approval.

ADJOURNMENT

City Administrator Mark Perkins requested to go into executive session for Attorney Client Communication.



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RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Spence

AYES: Manlin, Spence, Carney, Norwood, Hoffman, Newman, Martinich, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.

The meeting adjourned to the executive session at 7:41 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2024

The following **Multi Department Records** have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Bid Records: Recodification Bids	2008	GS 055
Contracts, Leases, Agreement: Sullivan Publication Agreement-Codification, recodification with different publisher in 2014	2008	GS 060
Board, Commission, and Committee - Appointment Records: Signed Acknowledgment of Received & Read City Code of Ethics.	1966-1999	GS 044
Commission & Appointment Records: Various letters of appointment, reappointment, term expiration (appointments & reappointments recorded in official minutes)	1960-2000, 2009	GS 012 / GS 044
Commission & Appointment Records: list of members & contact information for current members. Letters of Resignations from the various boards, committees, and commissions	1960-2000, 2008	GS 044
Commission & Appointment Records- Council Liaison Assignments for the various boards, commissions, and committees (recorded in official minutes)	1986-2004	GS 044
Correspondence- General: Copies of various thank you notes sent and received from the mayor	1977-2008	GS 012
Correspondence- General and Commission & Appointment Records: Mayor correspondence to the various boards, commissions and committees, requesting meetings to be set up, policies and procedures,	1977-2005	GS 012 / GS 044
Correspondence- General and Commission & Appointment Records: Memorandums sent to the City Council regarding recommendations of appointment to the various boards, commissions, and committees; including resumes. Recommendation from Mayor to outside of Creve Coeur Committees- 1969, 1986 (University of MO Extension Council of St. Louis County)	1969, 1982-2002-2005, 2012	GS 012 / GS 044
Draft Meeting minutes from the Finance Committee- 1986 Draft Recycling Committee minutes- 1992 Draft Historic Preservation Committee Minutes Duplicate Copies of Agendas- Historic Preservation Committee Draft Minutes & Duplicate Copies, Duplicate Agendas- Personnel Appeals	1986, 1982, 1994 - 1999	GS 021
Copy- Retirement Plan of Creve Coeur as amended and restated for the tax reform act of 1986	1986	GS 047

Public Information Requests and Documentation- Certification of committee appointments and reappointments approved by the City Council	1996	GS 066/ 012/ 044
Commission & Appointment Records: Internal Committee Assignment & Appointment History Spreadsheets, application spreadsheets- Committee Member Appointment date, term exp. Comments- appointments and reappointments recorded in official minutes of the City Council	1993-2009	GS 044
General Correspondence- PZ Members Meeting Reminders, email correspondence, Historic Preservation, Personnel Appeals	1971, 1987, 1992-1995	GS 012 / GS 044
Commission & Appointment Records: Lists of Committee Member upcoming term expirations and eligible for reappointment consideration	2004-2007	GS 044
Meeting Records (Internal Staff/Committee)- FY2003-2005 Information Technology Staff Committee, staff memos, working papers, handwritten notes, product information print outs	2001-2003	GS 085
Planning and Zoning- duplicate copies of meeting agendas with working notes, unsigned duplicate copies of meeting minutes, attendance lists	1962-1987	GS 021
Government Center Assessment Task Force- duplicate copies of meeting agendas and working notes, draft meeting minutes	2014 - 2015	GS 021
Capital Improvement Committee- duplicate copies of meeting minutes, committee member list, general correspondence regarding potential city CIP improvement projects developed by staff	1997 - 1998	GS 021
Facilities Task Force- duplicate copies of meeting agenda and working notes, draft meeting minutes	2017	GS 021
Copies of letters mailed to various board, commission, committee, task force chairs advising of upcoming nominating committee meetings.	2002 - 2009	GS 012 / GS 021
Traffic Committee General Correspondence	2003, 2005-2007	GS 021
Deer Committee- copy of Ord. Sec. 18-114 Dangerous Missels Handwritten meeting notes, 75 (+/-) copies of proposal for deer pop. Mgt. in Creve Coeur, duplicate meeting minutes, draft reports for lethal and nonlethal methods for thinning deer herds, committee list, synopsis of vehicle vs. deer accidents 1994-1998, list of deer repellents, working copies "deer in Creve Coeur: recommendations to city council", internal committee email correspondence, emails: deer complaints, suggestions, copies of bow hunting forms received (2011)	1999, 2010-2011	GS 021 / GS 012
Correspondence letter stating the fulfillment of a record request regarding the creation of the Planning & Zoning Commission, letter of certification, rezoning application copies	1967	GS 066
Complaint regarding construction of a retaining wall – final disposition 9/19/1967	1967	GS 049 / GS 113
City Clerk Handwritten notes of City Council Meetings	2021-2022	GS 021

David McMahon- letter of appointment as Provisional Judge, letter of reappointment	1986, 1992	GS 044
Lenoard D. Vines- letter of appointment as Provisional Judge, resume, reappointments, notice of resignation (and duplicate copies)	1986 - 1995	GS 044
Copies of Resume's and interview notes from applicants (not appointed) for position of provisional judge	2022	GS 044 / GS 062
Personal Financial Disclosure Statements, filing of annual operating budget statement and annual filers lists with the MEC, correspondence with MEC advising of the conflict-of-interest ord./res needs to be re-adopted	2010 - 2017	GS 129 / 028.008
Complaint against the City regarding 115.646 RSMo 1994 and Proposition 1 1994 General Election- Amendment to adopt a new schedule of occupation, merchants and manufacturers licenses	1994-1995	GS 049 / GS 058 / GS 059
Duplicate copy of Ordinance 1033- Street Light agreement with Union Electric	1982	GS 021
Union Electric – General Correspondence -Duplicate copies of sample contracts regarding lighting contract established in 1973, light locations, installations, outages, rate agreements	1966 -1982, 1997	GS 012
Duplicate copy of minutes for the open house, government center committeee, Appointments to the committee, thank you letters to participants of the open house, list of Creve Coeur squires (1971-1989), catering contract, list of invitees	1989	GS 021 / GS 012
Sewer Later Files & Applications	2016 – 2017	GS 131
General Correspondence regarding concerns between residents, the City, MSD, for MSD stormwater projects, including handwritten notes	2008	GS 012
ICMA- pamphlets, guidelines, code of ethics	1967 - 1987	GS 036
Newspaper clipping (some do not involve Creve Coeur)	1981, 1992	GS 038
Misc. guides, pamphlets, product brochures: Management Issues/Trends, Public service making a comeback, cyclopedia of careers/vocational guidance, Missouri City Management Association- Manager/Administrator Govt. in MO, creve Coeur tree planting 01', tip book east-west gateway	1984 – 1989, 2001	GS 036
MSD misc. Documents/general correspondence - Systems Map and plans, tree restoration project, private development submittal. Olivette/MSD project, city parking lot sewer, workshop repair manuals, duplicate MSD approval plans for spoede/olive parking lot, MSD sanitary relief correspondence, duplicate MSD twin creek plan, 2 copies of MSD sanitary relief, triplicate copies of MSD/Sanitary #25 Ladue estates project drawings, project status reports, MSD Chaminade/Spoede project correspondence, sanitary sewers (MSD owned) in Malcom Terrace	1974 - 1989	GS 012
MoDOT- Misc. Documents/General correspondence- various MoDOT blank forms, MoDOT/Olive (State Project), Olive/Craig signal modifciation	1977, 1988	GS 012
Private Developments – Misc. documents, plans/general correspondence – sw erosion notifications, stormwater property work, briar cliff condo. stormwater	1974 - 1986	GS 012

Duplicate drawings/plans – police building piping system plans, olive/blvd median project bid specs, craig rd improvement/Olive TDD plans, speed road phase c, The Knolls stormdrain, speede acres, sherwyn lane culvert plans, 49 Morwood Lane review, triplicate country view stormwater project plans, drainage development at dierbergs (St. Louis County), Heritage Place Drainage (St. Louis County)	1988-2005	GS 012
Non-CIP- developer complaint photos, misc. stormwater complaints, ROW policies (duplicates- Non-CIP)	1992 - 1997	GS 012 / GS 049
Creve Coeur Employees – duplicate working drafts of public works annual summary reports, employee mileage reimbursement requests 93', employee safety policy 87',	1987, 1993, 2001-2005	GS 012 / GS 047 / GS 070
Misc. Manuals/Studies – BOCA Code, FEMA Flood Insurance Study 78'	1978, 1993	GS 012
Misc. RFQ Bids and quotes, memos – property appraisal for land not purchase, government center roof maintenance 03'	1985 -1988, 2003	GS 055 / GS 012
Duplicate/working maps – Congressional map, Creve Coeur	1981	
General correspondence on misc. projects – research on how to construct a salt dome, ladue pines (does not exist), Mobil/Electrical Work	1971, 1998	GS 012
Public Hearing Affidavit of Publication: Tax Rate Setting, CIP, Budge, Elections; duplicate copies of Notice of Public Hearings	1965 - 2018	GS 022 & 028.018
CIP Projects that met retention schedule- Ballas Road- Shoulder Improvement 1979 (completely reconstructed in 1988-1989); Conway Road Sidewalk 1981 (completely reconstructed in 2010)	1979, 1981	GS 023
City Council Town Hall Meeting Participant Sign In Sheets, Notice of Town Hall Meeting, Copy of Invitation	1998 - 2019	GS 065 / GS 022
Old Code Book Supplements- e-code has an archive feature that provides access to versions of the code from 2010 to the present, reflecting the code as it existed at the time of each supplement	1999, 2010 - 2019	GS 078
Duplicate Copies of Transcribe Public Hearings – Tax Rate Setting	1977 - 2001	
Public Notice Records: Notice of Meetings	2021	GS 022
Public Information Requests and Documentation	2021	GS 066
Computer Systems Documentation - Crescent Systems golf course tee time and POS software	2021	GS 025
Bid Records - Rejected Bids for Telephone System	2021	GS 055
Misc. contracts and agreements (including duplicate copies) and corresponding certificates of insurance	2018 - 2019	GS 060
Election information (includes candidate petitions, candidate nomination form, certified petitions from election authority, draft election ordinance, certified copy of election notice sent to BOE, notice to candidate general correspondence with St. Louis	2005 - 2018	RSMo 115.493 and 028.009 & 028.013 & 028.018, 028.008, 028.006, GS 012,

County Board of Elections, financial disclosure statement, affidavit of publication, certification of candidates, certification of election ordinances, certified mail receipts	2005 - 2018	GS 015
Duplicate copies of election results, poll books, poll location records, polling place costs	1962, 1979 - 1998	028.012, 028.025, 028.026
Finance Software RFP's rejected Bids	2005	GS 055
Public Works Time & Attendance Records and Leave Requests; (Public Works File Copy)	2013 - 2019	GS 028 & GS 029



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2024

The following **Dielmann Recreation Department Documents** have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Accounts Payable LOV – MSD	2017	GS 007
Accounts Payable Invoices	2013-2017	GS 007
Facility Applications/Permits – Park Fields	2016-2018	GS 007
Facility Applications/Permits - Rooms	2002-2016	GS 007
Facility Applications/Permits - Rooms	2000-2007	GS 007
Facility Applications/Permits - Gym	2014-2017	GS 007
Employee Personnel Files	2000-2015	GS 050
Employment Applications	1998-2017	GS 062
Park Program Registrations	2014	GS 065
Facility Applications/Permits	2010-2017	GS 007
Recreation Class Registrations	1997-2013	GS 65
Facility Applications/Permits - Pavilions	2007-2013	GS 007
Facility Applications/Permits - Parks	2007	GS 007
Learn to Skate Registrations	2002-2012	GS 065
Ice Coach Applications	2011-2012	GS 062
Ice Rental Contracts	2013-2017	GS 060
Facility Applications/Permits – Rooms	2018	GS 007
Facility Applications/Permits - Gym	2013	GS 007
Heart to Heart Race Registrations	2018	GS 060
Facility Applications/Permits – Rooms	2013-2015	GS 007
Capital Improvement Project	1998-2010	GS 023
Photo Enforcement	2007-2010	GS 057
GASB 45 RFP Documents	2009	GS 020
Safety Committee Minutes	1997 – 2005	GS 020
Accounts Payable Invoices	2013	GS 007
Internal Program Invoices	2005-2009	GS 007
Golf League Registration	2009	GS 065
Ice Rink Daily Logs	2006-2007	GS 007
Expired Liquor Licenses	2000-2005	GS 050



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2024

The following I-9 Forms have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
2022-2023 I-9 Forms for Destruction	2022-2023	GS 031
Termed Employee Master Files	2014	GS 026
Termed Employee Medical Files	2017	GS 027
Promotion Process	2021	GS062
Termed Employee Grievance	2019	GS062
Termed Employee DHS i-9's	2021-2023	GS031



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2024

The following PD Applicant Credit Reports have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
PD Requested Credit Reports for potential police candidates	2017-2021	GS 062



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2024

The following Police Records have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Daily Duty Status Sheets	2004-2009	GS 028
Radar Reports	2005 - 2006	POL 008

**LOCAL RECORDS PROGRAM
DISPOSITION LIST
CITY OF CREVE COEUR
DEC 2024**

The following records have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

[illegible]



MEMORANDUM

DATE: December 4, 2024

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from November 21, 2024 to December 4, 2024 in the amount of \$1,230,344.93.



Creve Coeur, MO

Council Report of Invoices Paid Listing

By Fund

Payment Dates 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND						
PAYROLL MS CONTRIBUTION	INV0002276	11/22/2024	ICMA ROTH IRA %	01-2319	DFT0009824	214.55
FAMILY SUPPORT DIVISION	INV0002277	11/22/2024	CHILD SUPPORT	01-2113	DFT0009825	840.93
CHILD SUPPORT OFFICE						
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ER PENSION 10%	01-2312	DFT0009826	833.70
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA ROTH 457 \$	01-2318	DFT0009826	1,727.31
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	MS ROTH IRA CATCHUP\$	01-2318	DFT0009826	40.00
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA ROTH 457 %	01-2318	DFT0009826	4,509.12
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA ROTH IRA \$	01-2319	DFT0009826	477.70
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA 457 \$	01-2322	DFT0009826	8,102.94
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA 457 %	01-2322	DFT0009826	2,029.98
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA 457 \$	01-2322	DFT0009826	692.33
PAYROLL MS CONTRIBUTION	INV0002278	11/22/2024	ICMA LOAN PAYMENT	01-2324	DFT0009826	636.50
MOST MISSOURIS 529	INV0002279	11/22/2024	MOST 529 COLLEGE SAVINGS	01-2323	DFT0009827	785.00
SAVINGS PLAN						
VOYA	INV0002280	11/22/2024	VOYA 457 %	01-2321	DFT0009828	112.49
VOYA	INV0002280	11/22/2024	VOYA 457 %	01-2321	DFT0009828	1,615.76
VOYA	INV0002280	11/22/2024	VOYA 457\$	01-2321	DFT0009828	290.00
DEPARTMENT OF TREASURY	INV0002281	11/22/2024	SOCIAL SECURITY	01-2102	DFT0009829	42,705.06
DEPARTMENT OF TREASURY	INV0002281	11/22/2024	MEDICARE	01-2103	DFT0009829	10,270.99
DEPARTMENT OF TREASURY	INV0002281	11/22/2024	FEDERAL WITHHOLDING	01-2104	DFT0009829	34,707.75
PAYROLL MISSOURI	INV0002282	11/22/2024	STATE WITHHOLDING	01-2105	DFT0009830	12,799.00
WITHHOLDING TAXES						
CHRISTOPHER BONADIES	23JUN INS REFUND-R	11/27/2024	HEALTH INSURANCE REFUND	01-2211	68158	101.06
JH BERRA CONSTRUCTION	24-1770-ROW-R	11/27/2024	PERMIT CANCELED REFUND	01-4431	68148	500.00
CO INC						
ST LOUIS COUNTY CIRCUIT CLERK	INV0002275	11/27/2024	GARNISHMENT	01-2111	68155	161.51
LAGERS	9103 NOV 24	11/29/2024	LAGERS PAYMENT NOV 24	01-2317	DFT0009867	135,498.28
DEPARTMENT OF TREASURY	INV0002283	11/29/2024	SOCIAL SECURITY	01-2102	DFT0009852	598.36
DEPARTMENT OF TREASURY	INV0002283	11/29/2024	MEDICARE	01-2103	DFT0009852	140.02
DEPARTMENT OF TREASURY	INV0002283	11/29/2024	FEDERAL WITHHOLDING	01-2104	DFT0009852	100.00
PAYROLL MISSOURI	INV0002284	11/29/2024	STATE WITHHOLDING	01-2105	DFT0009853	101.00
WITHHOLDING TAXES						
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	1224	12/04/2024	GROUP HEALTH DEC 24	01-2211	1479	124,520.18
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	1224	12/04/2024	GROUP HEALTH DEC 24	01-2225	1479	4,521.88

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY	1639054	12/04/2024	DENTAL DEC 24	01-2213	1472	5,964.85
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY	1639054	12/04/2024	DENTAL DEC 24	01-2226	1472	69.70
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY	1639279	12/04/2024	COBRA DENTAL DEC 24	01-2226	1472	161.32
FIDELITY SECURITY LIFE INSURANCE COMPANY	166568807	12/04/2024	COBRA VISION INS DEC 24	01-2224	68160	16.10
FIDELITY SECURITY LIFE INSURANCE COMPANY	166570857	12/04/2024	VISION DEC 24	01-2218	68160	958.97
AMERICAN UNITED LIFE INSURANCE COMPANY	619325-12/01/24	12/04/2024	VOL AD&D DEC 24	01-2216	1468	68.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	VOL AD & D	01-2216	1467	88.01
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	VOL LIFE	01-2216	1467	1,366.90
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	SHORT TERM DIS	01-2222	1467	855.67
ST LOUIS COUNTY CIRCUIT CLERK	INV0002294	12/04/2024	GARNISHMENT	01-2111	68168	103.26
						399,286.78
						399,286.78

Department: 11 - LEGISLATIVE SERVICES

Division: 12 - MAYOR AND CITY COUNCIL

ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-11-12-5243	1480	1.58
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-11-12-5234	1467	43.20
Division 12 - MAYOR AND CITY COUNCIL Total:						44.78

Division: 13 - CITY CLERK

ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-11-13-5243	1480	3.17
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-11-13-5234	1467	25.90
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-11-13-5235	1467	2.27
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-11-13-5236	1467	18.89
Division 13 - CITY CLERK Total:						50.23
Department 11 - LEGISLATIVE SERVICES Total:						95.01

Department: 12 - ADMINISTRATION

Division: 11 - ADMINISTRATIVE

PAYLOCITY CORPORATION	INV2413430	11/27/2024	COBRA ADMINISTRATION 11	01-12-11-6203	68152	21.00
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Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-12-11-5243	1480	18.64
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES ADMIN 10/21/	01-12-11-6253	68169	49.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-12-11-5234	1467	120.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-12-11-5235	1467	10.58
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-12-11-5236	1467	71.36

Division 11 - ADMINISTRATIVE Total: 292.06

Division: 14 - MUNICIPAL COURT

ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-12-14-5243	1480	5.99
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES COURT 10/21/	01-12-14-6253	68169	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-12-14-5234	1467	49.73
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-12-14-5235	1467	4.35
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-12-14-5236	1467	36.26

Division 14 - MUNICIPAL COURT Total: 121.08

Department 12 - ADMINISTRATION Total: 413.14

Department: 13 - FINANCE

Division: 11 - ADMINISTRATIVE

PAYROLL MISSOURI WITHHOLDING TAXES	INV0002282	11/22/2024	STATE WITHHOLDING	01-13-11-6202	DFT0009830	0.50
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002284	11/29/2024	STATE WITHHOLDING	01-13-11-6202	DFT0009853	0.50
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-13-11-5243	1480	13.13
SIKICH CPA LLC	76040	12/04/2024	AUDIT FINAL BILLING	01-13-11-6209	1478	20,100.00
SIKICH CPA LLC	76040	12/04/2024	SINGLE AUDIT FOR YEAR EN	01-13-11-6209	1478	7,600.00
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES FIN 10/21/24-1	01-13-11-6253	68169	24.75
GFOA OF MISSOURI	DEC 24 LUNCH	12/04/2024	GFOA LUNCHEON 12/11/24	01-13-11-6264	68162	70.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-13-11-5234	1467	85.51
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-13-11-5235	1467	7.48
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-13-11-5236	1467	61.19

Division 11 - ADMINISTRATIVE Total: 27,963.06

Division: 15 - INTERDEPARTMENTAL

ODP BUSINESS SOLUTIONS LLC	397217819001	11/27/2024	LAM POUCHES, REPORT COV	01-13-15-7312	68151	53.38
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Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC	397222416001	11/27/2024	STENO BOOKS	01-13-15-7312	68151	20.70
ODP BUSINESS SOLUTIONS LLC	397222417001	11/27/2024	PENS	01-13-15-7312	68151	10.99
QUADIENT LEASING USA INC	61520142	11/27/2024	METER RENTAL 12/17/24-1/	01-13-15-6266	68154	50.00
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	1224	12/04/2024	GROUP HEALTH DEC 24	01-13-15-5230	1479	16,333.80
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	1224	12/04/2024	GROUP HEALTH DEC 24	01-13-15-5230	1479	-200.00
KONICA MINOLTA BUSINESS SOLUTIONS	297273491	12/04/2024	KONICA BIZHUB 658E MAINT	01-13-15-6213	68163	60.00
RSC INSURANCE BROKERAGE INC	32166	12/04/2024	MILLENNIUM PARK PROPERT	01-13-15-6226	1477	3,208.00
ODP BUSINESS SOLUTIONS LLC	396132617001	12/04/2024	TONER	01-13-15-7312	68166	60.29
ODP BUSINESS SOLUTIONS LLC	396136564001	12/04/2024	VOICE MAIL LOG BOOK	01-13-15-7312	68166	12.89
UNITED STATES POSTAL SERVICE	587012 (PI 26930) FY25	12/04/2024	NEWSLETTER POSTAGE (BUL	01-13-15-6269	68172	12,000.00

Division 15 - INTERDEPARTMENTAL Total: 31,610.05

Division: 51 - MIS OPERATIONS

DELL MARKETING LP	10783435346	11/27/2024	DELL LAPTOP KEYBOARD REP	01-13-51-6213	1455	85.99
DELL MARKETING LP	10784231124	11/27/2024	DELL OPTIPLEX 7020 PD	01-13-51-7331	1455	1,890.88
DELL MARKETING LP	10786784340	12/04/2024	OPTIPLEX DESKTOP - PD	01-13-51-7331	1470	1,878.94
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-13-51-5243	1480	3.45
WINNING TECHNOLOGIES IN	31308	12/04/2024	PROFESSIONAL IT SERVICES	01-13-51-6202	1484	1,845.00
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES MIS 10/21/24-	01-13-51-6253	68169	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-13-51-5234	1467	28.19
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-13-51-5235	1467	2.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-13-51-5236	1467	20.56

Division 51 - MIS OPERATIONS Total: 5,780.23

Department 13 - FINANCE Total: 65,353.34

Department: 14 - COMMUNITY SERVICES

Division: 11 - ADMINISTRATIVE

ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-14-11-5243	1480	46.52
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-14-11-5234	1467	24.10
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-14-11-5235	1467	2.12

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-14-11-5236	1467	17.58

Division 11 - ADMINISTRATIVE Total: 90.32

Department 14 - COMMUNITY SERVICES Total: 90.32

Department: 16 - MUNICIPAL FACILITIES MAINTENANCE

Division: 11 - ADMINISTRATIVE

LOCAL CLEANERS LLC	000347	11/22/2024	CITY HALL COMMERCIAL CLE	01-16-11-6212	68145	3,000.00
SPIRE	5003001000-11/13/24	11/25/2024	300 N NEW BALLAS CITY HAL	01-16-11-6252	DFT0009849	188.70
UNIFIRST CORPORATION	1880152472	11/27/2024	MAINTENANCE UNIFORMS	01-16-11-7308	1464	8.19
ENERGY PETROLEUM CO	446518	11/27/2024	DIESEL #2 ULTRA LS DYED WI	01-16-11-6212	1456	411.67
WIEGMANN ASSOCIATES	83454	11/27/2024	WORK ORDER 241404 LEAK	01-16-11-6211	1466	5,299.36
UNIFIRST CORPORATION	1880153901	12/04/2024	MAINTENANCE UNIFORMS	01-16-11-7308	1481	8.19
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-16-11-5243	1480	44.62
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0247372-6: 300 N NEW BALL	01-16-11-6254	68164	848.50
RENTOKIL NORTH AMERICA INC	70615276	12/04/2024	PEST CONTROL AT GOVERN	01-16-11-6212	1476	112.20
WIEGMANN ASSOCIATES	83517	12/04/2024	WORK ORDER #242801 PUM	01-16-11-9503	1483	3,873.00
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES BLDG MAINT 1	01-16-11-6253	68169	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-16-11-5234	1467	19.65
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-16-11-5235	1467	1.72
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-16-11-5236	1467	14.33
PETTY CASH	OCT-NOV 24	12/04/2024	EXPRESS STOP - BAGS OF ICE	01-16-11-7304	68167	5.30
PETTY CASH	OCT-NOV 24	12/04/2024	PETROMART - BAGS OF ICE	01-16-11-7304	68167	11.41

Division 11 - ADMINISTRATIVE Total: 13,871.59

Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: 13,871.59

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

UNIFIRST CORPORATION	1880152472	11/27/2024	MAINTENANCE UNIFORMS	01-21-11-7308	1464	8.19
UNIFIRST CORPORATION	1880153901	12/04/2024	MAINTENANCE UNIFORMS	01-21-11-7308	1481	8.19
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-21-11-5243	1480	667.00
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES POLICE 10/21/	01-21-11-6253	68169	54.50
T MOBILE USA	972253619202412	12/04/2024	PD PHONES AND TABLETS PD	01-21-11-6253	68170	34.74
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-21-11-5234	1467	295.05
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-21-11-5235	1467	25.82

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-21-11-5236	1467	212.81
Division 11 - ADMINISTRATIVE Total:						1,306.30
Division: 21 - INVESTIGATION						
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-21-21-5243	1480	603.40
T MOBILE USA	972253619202412	12/04/2024	PD PHONES AND TABLETS PD	01-21-21-6253	68170	74.54
T MOBILE USA	972253619202412	12/04/2024	PD PHONES AND TABLETS PD	01-21-21-6253	68170	-19.76
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-21-21-5234	1467	200.25
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-21-21-5235	1467	17.51
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-21-21-5236	1467	146.01
Division 21 - INVESTIGATION Total:						1,021.95
Division: 22 - PATROL						
LAGERS	9103 NOV 24	11/29/2024	LAGERS PAYMENT NOV 24 R	01-21-22-5241	DFT0009867	0.11
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-21-22-5243	1480	2,880.54
T MOBILE USA	972253619202412	12/04/2024	PD PHONES AND TABLETS PD	01-21-22-6253	68170	18.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-21-22-5234	1467	943.76
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-21-22-5235	1467	82.57
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-21-22-5236	1467	632.32
Division 22 - PATROL Total:						4,557.54
Department 21 - POLICE Total:						6,885.79
Department: 31 - PUBLIC WORKS						
Division: 11 - ADMINISTRATIVE						
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-31-11-5243	1480	78.68
US BANK EQUIPMENT FINANCE	543364566	12/04/2024	COPIER LEASE & MAINTENA	01-31-11-6213	68173	224.51
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES PW ADMIN 10/	01-31-11-6253	68169	168.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-31-11-5234	1467	122.65
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-31-11-5235	1467	10.74
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-31-11-5236	1467	80.64
DREXEL TECHNOLOGIES INC	INV148883	12/04/2024	COPIER LEASE/MAINTENANC	01-31-11-6213	1471	80.18
PETTY CASH	OCT-NOV 24	12/04/2024	DMV PAYMENT FOR CHIPPER	01-31-11-6202	68167	141.84
Division 11 - ADMINISTRATIVE Total:						907.71

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 41 - STREET MAINTENANCE						
HUMAN RESOURCE STAFFIN	1001080035	11/27/2024	PW TEMPORARY EMPLOYEE	01-31-41-6207	1458	3,200.34
MCCOY CONSTRUCTION	2441784	11/27/2024	LOADER BRAKE PARTS	01-31-41-6211	68149	939.47
AND FORESTRY INC						
ENERGY PETROLEUM CO	446141	11/27/2024	DIESEL FUEL AT PW GARAGE	01-31-41-7307	1456	1,728.66
SUNTRUP FORD INC	487395	11/27/2024	209 HOUSING ASY	01-31-41-6210	68156	209.06
MATTHEW E KURTZ	77526	11/27/2024	LEAF HAULOFF 11-14-2024	01-31-41-6212	1460	652.50
AMERENUE	2316025009-11/06/24	11/29/2024	10276 OLIVE PED LIGHTING	01-31-41-6251	DFT0009846	27.43
AMERENUE	2523023477-11/06/24	11/29/2024	OLIVE LINDBERGH INTERCHA	01-31-41-6250	DFT0009847	48.21
AMERENUE	5439133005-11/06/24	11/29/2024	10600 OLIVE BLVD OLIVE STR	01-31-41-6251	DFT0009848	39.44
SPIRE	7725111000-11/20/24	12/02/2024	996 RUE DE LA BANQUE 10/	01-31-41-6252	DFT0009896	217.57
MIDWESTERN SAFETY	044739	12/04/2024	MISC SAFETY - MIRROR LENS	01-31-41-7308	68165	63.75
EQUIPMENT COMPANY INC						
HUMAN RESOURCE STAFFIN	1001080131	12/04/2024	PW TEMPORARY EMPLOYEE	01-31-41-6207	1473	2,496.78
MATTHEW E KURTZ	1007043	12/04/2024	LEAF HAULOFF 11/16/2024	01-31-41-6212	1474	3,045.00
MATTHEW E KURTZ	1007046	12/04/2024	LEAF HAULOFF 11/19/2024	01-31-41-6212	1474	2,175.00
AUTOMOTIVE AND TRAILER	156851	12/04/2024	318 SPREADER TIE DOWN	01-31-41-6210	68159	40.51
LLC						
UNIFIRST CORPORATION	1880153906	12/04/2024	PW UNIFORMS WEEK OF 11-	01-31-41-7308	1481	67.54
ST LOUIS AREA INSURANCE	2707	12/04/2024	2023-2024 WORKERS COMP	01-31-41-5243	1480	799.27
TRUST						
METROPOLITAN ST LOUIS	286985	12/04/2024	0473730-0: 996 E RUE DE LA	01-31-41-6254	68164	107.00
SEWER DISTRICT						
METROPOLITAN ST LOUIS	286985	12/04/2024	0549319-2: 1030 N LINDBER	01-31-41-6254	68164	69.33
SEWER DISTRICT						
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES STREETS 10/21	01-31-41-6253	68169	123.75
AMERICAN UNITED LIFE	G006193250000000-12/01/	12/04/2024	LIFE	01-31-41-5234	1467	174.80
INSURANCE COMPANY						
AMERICAN UNITED LIFE	G006193250000000-12/01/	12/04/2024	AD & D	01-31-41-5235	1467	15.30
INSURANCE COMPANY						
AMERICAN UNITED LIFE	G006193250000000-12/01/	12/04/2024	LTD	01-31-41-5236	1467	127.47
INSURANCE COMPANY						
Division 41 - STREET MAINTENANCE Total:						16,368.18

Division: 43 - PARKS MAINTENANCE						
HUMAN RESOURCE STAFFIN	1001080035	11/27/2024	PW TEMPORARY EMPLOYEE	01-31-43-6207	1458	1,066.78
MCCOY CONSTRUCTION	2441784	11/27/2024	LOADER BRAKE PARTS	01-31-43-6211	68149	313.16
AND FORESTRY INC						
ENERGY PETROLEUM CO	446141	11/27/2024	DIESEL FUEL AT PW GARAGE	01-31-43-7307	1456	1,034.31
SUNTRUP FORD INC	487395	11/27/2024	209 HOUSING ASY	01-31-43-6210	68156	69.69
SPIRE	7725111000-11/20/24	12/02/2024	996 RUE DE LA BANQUE 10/	01-31-43-6252	DFT0009896	217.57
MIDWESTERN SAFETY	044739	12/04/2024	MISC SAFETY - MIRROR LENS	01-31-43-7308	68165	21.25
EQUIPMENT COMPANY INC						
HUMAN RESOURCE STAFFIN	1001080131	12/04/2024	PW TEMPORARY EMPLOYEE	01-31-43-6207	1473	832.26
AUTOMOTIVE AND TRAILER	156851	12/04/2024	318 SPREADER TIE DOWN	01-31-43-6210	68159	13.50
LLC						

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
UNIFIRST CORPORATION	1880153906	12/04/2024	PW UNIFORMS WEEK OF 11-	01-31-43-7308	1481	22.52
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-31-43-5243	1480	263.16
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0783768-5: 2 BARNES WEST	01-31-43-6224	68164	150.85
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0578025-9: 1000 BARNES W	01-31-43-6254	68164	221.27
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0578184-4: 601 COEUR DE V	01-31-43-6254	68164	319.64
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0034325-1: 11370 ST PAUL S	01-31-43-6254	68164	44.35
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0567312-4: 10620 COUNTRY	01-31-43-6254	68164	75.76
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	0472261-7: 12100 CONWAY	01-31-43-6254	68164	50.62
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES PARKS 10/21/2	01-31-43-6253	68169	44.72
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-31-43-5234	1467	88.06
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-31-43-5235	1467	7.71
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-31-43-5236	1467	64.21

Division 43 - PARKS MAINTENANCE Total: 4,921.39

Department 31 - PUBLIC WORKS Total: 22,197.28

Department: 32 - COMMUNIITY DEVELOPMENT

Division: 11 - ADMINISTRATIVE

MCLAUGHLIN COURT REPORTING SERVICES INC	112624	12/04/2024	P&Z PROJECT BOA APP 24-1	01-32-11-6202	1475	80.00
MCLAUGHLIN COURT REPORTING SERVICES INC	112624-2	12/04/2024	P&Z PROJECT APP 24-032 EL	01-32-11-6202	1475	288.00
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-32-11-5243	1480	11.41
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES PLNING 10/21/	01-32-11-6253	68169	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-32-11-5234	1467	91.74
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-32-11-5235	1467	8.04
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-32-11-5236	1467	45.39

Division 11 - ADMINISTRATIVE Total: 549.33

Division: 61 - BUILDING DEPARTMENT

UNITED STATES TREASURY	CP134B	11/27/2024	S. BOLLS GTC CORRECTION F	01-32-61-5240	68157	133.64
AMERENUE	RPT0808-NOV 24	11/27/2024	SUCCESSOR REPORT #0808	01-32-61-6262	68146	159.81
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	01-32-61-5243	1480	541.33

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES BUILDING 10/2	01-32-61-6253	68169	123.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	01-32-61-5234	1467	186.01
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	01-32-61-5235	1467	16.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	01-32-61-5236	1467	127.50
Division 61 - BUILDING DEPARTMENT Total:						1,288.28
Department 32 - COMMUNIITY DEVELOPMENT Total:						1,837.61
Fund 01 - GENERAL FUND Total:						510,030.86

Fund: 02 - CAPITAL IMPROVEMENT FUND

Department: 61 - CIP

Division: 71 - CIP

TOTAL MECHANICAL SERVICES INC	8	11/22/2024	Ice Rink R-22 Switchover Proj	02-61-71-9506	1453	247,000.00
TOTAL MECHANICAL SERVICES INC	9	11/22/2024	Ice Rink R-22 Switchover Proj	02-61-71-9506	1453	281,703.50
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	02-61-71-5243	1480	129.54
BRIDGE TOWER OPCO LLC	745741729	12/04/2024	REQD ADVERTISEMENTS FOR	02-61-71-9510	1469	456.40
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	02-61-71-5234	1467	42.26
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	02-61-71-5235	1467	3.70
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	02-61-71-5236	1467	30.82
Division 71 - CIP Total:						529,366.22
Department 61 - CIP Total:						529,366.22
Fund 02 - CAPITAL IMPROVEMENT FUND Total:						529,366.22

Fund: 05 - PARKS & STORMWATER FUND

Department: 61 - CIP

Division: 71 - CIP

DEERE & COMPANY	117680210	11/27/2024	John Deere Gator	05-61-71-9516	68147	33,011.17
TREKK DESIGN GROUP LLC	24-001769	11/27/2024	FY25 STORMWATER BUNDLE	05-61-71-9509	1463	19,048.47
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	05-61-71-5243	1480	118.67
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	05-61-71-5234	1467	38.71
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD&D	05-61-71-5235	1467	3.39

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	05-61-71-5236	1467	28.23

Division 71 - CIP Total: 52,248.64

Department 61 - CIP Total: 52,248.64

Fund 05 - PARKS & STORMWATER FUND Total: 52,248.64

Fund: 06 - MUNICIPAL ENTERPRISE FUND

ALL STAR PRO GOLF	INV39942	11/27/2024	TEE FOR RESALE	06-1631	1454	240.00
						240.00
						240.00

Department: 14 - COMMUNITY SERVICES

Division: 31 - ICE ARENA

J J KOKESH AND SON INC	25858	11/27/2024	DRC KITCHEN SINK AND GRE	06-14-31-6212	1459	195.00
VESTIS GROUP INC	6170345075	11/27/2024	DRC MOP AND TOWEL SERVI	06-14-31-7301	1465	31.27
RHINE PARACO GAS OF ST LOUIS LLC	861818	11/27/2024	PROPANE FOR OLY	06-14-31-7307	1461	192.51
HABERBERGER INC MECHANICAL CONTRACTOR	J030983	11/27/2024	EMERGENCY REPAIR TO WAT	06-14-31-6212	1457	3,347.00
ST LOUIS METRO ELECTRIC SUPPLY INC	S98682-00	11/27/2024	DRC LOBBY LED LIGHT REPLA	06-14-31-6212	1462	98.00
SPIRE	4981701000-11/20/24	12/02/2024	11400 OLDE CABIN RD 10/18	06-14-31-6252	DFT0009897	1,996.92
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	06-14-31-5243	1480	148.07
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	1049261-9: 11400 OLDE CAB	06-14-31-6254	68164	1,253.76
VESTIS GROUP INC	6170347574	12/04/2024	DRC MOP AND TOWEL SERVI	06-14-31-7301	1482	31.27
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES GOLF 10/21/24	06-14-31-6253	68169	24.75
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES ICE RINK 10/21	06-14-31-6253	68169	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	06-14-31-5234	1467	63.37
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	06-14-31-5235	1467	5.56
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	06-14-31-5236	1467	46.23

Division 31 - ICE ARENA Total: 7,458.46

Division: 32 - GOLF MAINTENANCE

AMERENUE	0639074006-11/12/24	12/04/2024	11400 OLDE CABIN LAKE FO	06-14-32-6250	DFT0009843	108.92
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	06-14-32-5243	1480	76.78
AMERENUE	4863142006-11/12/24	12/04/2024	11400 OLDE CABIN GOLF FA	06-14-32-6250	DFT0009845	9.14
AMERENUE	7072604119-11/12/24	12/04/2024	11400 OLDE CABIN MAINT S	06-14-32-6250	DFT0009844	55.12
T MOBILE USA	971998911202412	12/04/2024	CITY PHONES GOLF MAINT 1	06-14-32-6253	68169	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	06-14-32-5234	1467	54.92

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	06-14-32-5235	1467	4.81
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	06-14-32-5236	1467	40.04
Division 32 - GOLF MAINTENANCE Total:						374.48
Division: 33 - PRO-SHOP						
VESTIS GROUP INC	6170345075	11/27/2024	DRC MOP AND TOWEL SERVI	06-14-33-7301	1465	22.02
ALL STAR PRO GOLF	INV39942	11/27/2024	TEE FOR RESALE	06-14-33-8324	1454	3.53
SPIRE	4981701000-11/20/24	12/02/2024	11400 OLDE CABIN RD 10/18	06-14-33-6252	DFT0009897	855.82
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	06-14-33-5243	1480	28.46
METROPOLITAN ST LOUIS SEWER DISTRICT	286985	12/04/2024	1049261-9: 11400 OLDE CAB	06-14-33-6254	68164	417.92
VESTIS GROUP INC	6170347574	12/04/2024	DRC MOP AND TOWEL SERVI	06-14-33-7301	1482	22.02
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	06-14-33-5234	1467	20.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	06-14-33-5235	1467	1.77
Division 33 - PRO-SHOP Total:						1,371.78
Division: 34 - FOOD SERVICES						
VESTIS GROUP INC	6170345075	11/27/2024	DRC MOP AND TOWEL SERVI	06-14-34-7301	1465	17.77
PEPSICO BEVERAGE SALES LL	65675061	11/27/2024	SODA FOR RESALE	06-14-34-8317	68153	260.74
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	06-14-34-5243	1480	5.02
VESTIS GROUP INC	6170347574	12/04/2024	DRC MOP AND TOWEL SERVI	06-14-34-7301	1482	17.77
Division 34 - FOOD SERVICES Total:						301.30
Department 14 - COMMUNITY SERVICES Total:						9,506.02
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:						9,746.02
Fund: 11 - SEWER LATERAL FUND						
Department: 61 - CIP						
Division: 93 - SEWER LATERAL						
NINA NEEDLEMAN TRUSTEE THE SIMA K NEEDLEMAN TRUST	00188-0573-11/25/24	11/27/2024	SANITARY SEWER LATERAL R	11-61-93-9315	68150	3,993.50
THEODORE SIMPSON	00188-0574-12/02/24	12/04/2024	SANITARY SEWER LATERAL R	11-61-93-9315	68171	140.00
ST LOUIS AREA INSURANCE TRUST	2707	12/04/2024	2023-2024 WORKERS COMP	11-61-93-5243	1480	12.57
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LIFE	11-61-93-5234	1467	4.54
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	AD & D	11-61-93-5235	1467	0.40

Council Report of Invoices Paid Listing

Payment Dates: 11/21/2024 - 12/4/2024

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G006193250000000-12/01/	12/04/2024	LTD	11-61-93-5236	1467	3.31
Division 93 - SEWER LATERAL Total:						4,154.32
Department 61 - CIP Total:						4,154.32
Fund 11 - SEWER LATERAL FUND Total:						4,154.32
Fund: 19 - PUBLIC SAFETY FUND						
Department: 21 - POLICE						
Division: 23 - PUBLIC SAFETY						
LOCAL CLEANERS LLC	000348	11/22/2024	PD COMMERCIAL CLEANING	19-21-23-6212	68145	1,275.00
SPIRE	0076006378-11/13/24	11/25/2024	350 N NEW BALLAS RD 10/1	19-21-23-6252	DFT0009895	108.10
GERSTNER ELECTRIC INC	1	12/04/2024	NEW BALLAS/MAGNA CARTA	19-21-23-9503	68161	32,120.00
Division 23 - PUBLIC SAFETY Total:						33,503.10
Department 21 - POLICE Total:						33,503.10
Fund 19 - PUBLIC SAFETY FUND Total:						33,503.10
Fund: 99 - POOLED CASH						
ARVEST BANK	1797-11/25/24	11/27/2024	EPAYMENT 11/27/24	99-2809	DFT0009875	13,629.98
ARVEST BANK	1797-12/02/24	12/04/2024	EPAYMENT 12/04/24	99-2809	DFT0009903	77,665.79
						91,295.77
						91,295.77
Fund 99 - POOLED CASH Total:						91,295.77
Grand Total:						1,230,344.93

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	510,030.86
02 - CAPITAL IMPROVEMENT FUND	529,366.22
05 - PARKS & STORMWATER FUND	52,248.64
06 - MUNICIPAL ENTERPRISE FUND	9,746.02
11 - SEWER LATERAL FUND	4,154.32
19 - PUBLIC SAFETY FUND	33,503.10
99 - POOLED CASH	91,295.77
Grand Total:	1,230,344.93

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	43.20
01-11-12-5243	WORKERS COMPENSATI	1.58
01-11-13-5234	GROUP LIFE INSURANCE	25.90
01-11-13-5235	ACCIDENTAL DEATH INS	2.27
01-11-13-5236	DISABILITY INSURANCE	18.89
01-11-13-5243	WORKERS COMPENSATI	3.17
01-12-11-5234	GROUP LIFE INSURANCE	120.98
01-12-11-5235	ACCIDENTAL DEATH INS	10.58
01-12-11-5236	DISABILITY INSURANCE	71.36
01-12-11-5243	WORKERS COMPENSATI	18.64
01-12-11-6203	PROFESSIONAL SERVICE	21.00
01-12-11-6253	TELEPHONE	49.50
01-12-14-5234	GROUP LIFE INSURANCE	49.73
01-12-14-5235	ACCIDENTAL DEATH INS	4.35
01-12-14-5236	DISABILITY INSURANCE	36.26
01-12-14-5243	WORKERS COMPENSATI	5.99
01-12-14-6253	TELEPHONE	24.75
01-13-11-5234	GROUP LIFE INSURANCE	85.51
01-13-11-5235	ACCIDENTAL DEATH INS	7.48
01-13-11-5236	DISABILITY INSURANCE	61.19
01-13-11-5243	WORKERS COMPENSATI	13.13
01-13-11-6202	TECHNICAL AND PERSO	1.00
01-13-11-6209	ACCOUNTING SERVICES	27,700.00
01-13-11-6253	TELEPHONE	24.75
01-13-11-6264	IN TOWN MEETINGS	70.00
01-13-15-5230	HOSPITAL AND MEDICAL	16,133.80
01-13-15-6213	OFFICE EQUIPMENT MAI	60.00
01-13-15-6226	PROPERTY INSURANCE (	3,208.00
01-13-15-6266	EQUIPMENT RENTAL	50.00

Account Summary

Account Number	Account Name	Payment Amount
01-13-15-6269	POSTAGE	12,000.00
01-13-15-7312	OFFICE SUPPLIES	158.25
01-13-51-5234	GROUP LIFE INSURANCE	28.19
01-13-51-5235	ACCIDENTAL DEATH INS	2.47
01-13-51-5236	DISABILITY INSURANCE	20.56
01-13-51-5243	WORKERS COMPENSATI	3.45
01-13-51-6202	TECHNICAL AND PERSO	1,845.00
01-13-51-6213	OFFICE EQUIPMENT MAI	85.99
01-13-51-6253	TELEPHONE	24.75
01-13-51-7331	COMPUTER HARDWARE	3,769.82
01-14-11-5234	GROUP LIFE INSURANCE	24.10
01-14-11-5235	ACCIDENTAL DEATH INS	2.12
01-14-11-5236	DISABILITY INSURANCE	17.58
01-14-11-5243	WORKERS COMPENSATI	46.52
01-16-11-5234	GROUP LIFE INSURANCE	19.65
01-16-11-5235	ACCIDENTAL DEATH INS	1.72
01-16-11-5236	DISABILITY INSURANCE	14.33
01-16-11-5243	WORKERS COMPENSATI	44.62
01-16-11-6211	EQUIPMENT MAINTENA	5,299.36
01-16-11-6212	BUILDING AND GROUND	3,523.87
01-16-11-6252	NATURAL GAS	188.70
01-16-11-6253	TELEPHONE	24.75
01-16-11-6254	WATER AND SEWER	848.50
01-16-11-7304	GENERAL SUPPLIES	16.71
01-16-11-7308	WEARING APPAREL AND	16.38
01-16-11-9503	EQUIPMENT	3,873.00
01-2102	FICA WITHHOLDING	43,303.42
01-2103	MEDICARE WITHHOLDIN	10,411.01
01-2104	FEDERAL TAX WITHHOL	34,807.75
01-2105	MISSOURI TAX WITHHOL	12,900.00
01-2111	PAYROLL GARNISHMENT	264.77
01-21-11-5234	GROUP LIFE INSURANCE	295.05
01-21-11-5235	ACCIDENTAL DEATH INS	25.82
01-21-11-5236	DISABILITY INSURANCE	212.81
01-21-11-5243	WORKERS COMPENSATI	667.00
01-21-11-6253	TELEPHONE	89.24
01-21-11-7308	WEARING APPAREL AND	16.38
01-2113	PAYROLL CHILD SUPPOR	840.93
01-21-21-5234	GROUP LIFE INSURANCE	200.25
01-21-21-5235	ACCIDENTAL DEATH INS	17.51
01-21-21-5236	DISABILITY INSURANCE	146.01
01-21-21-5243	WORKERS COMPENSATI	603.40

Account Summary

Account Number	Account Name	Payment Amount
01-21-21-6253	TELEPHONE	54.78
01-21-22-5234	GROUP LIFE INSURANCE	943.76
01-21-22-5235	ACCIDENTAL DEATH INS	82.57
01-21-22-5236	DISABILITY INSURANCE	632.32
01-21-22-5241	PENSION CONTRIBUTIO	0.11
01-21-22-5243	WORKERS COMPENSATI	2,880.54
01-21-22-6253	TELEPHONE	18.24
01-2211	HEALTH INSURANCE	124,621.24
01-2213	DENTAL INSURANCE PAY	5,964.85
01-2216	SUPPLEMENTAL LIFE	1,523.51
01-2218	VISION CARE	958.97
01-2222	SHORT TERM DISABILITY	855.67
01-2224	VISION CARE-COBRA	16.10
01-2225	HEALTH INS PREM PAID	4,521.88
01-2226	DENTAL INS PREM PAID	231.02
01-2312	401 - ICMA	833.70
01-2317	MO LAGERS	135,498.28
01-2318	ICMA ROTH 457	6,276.43
01-2319	ICMA ROTH IRA	692.25
01-2321	457 - VOYA	2,018.25
01-2322	457 - ICMA	10,825.25
01-2323	MOST PROGRAM	785.00
01-2324	ICMA LOAN REPAYMENT	636.50
01-31-11-5234	GROUP LIFE INSURANCE	122.65
01-31-11-5235	ACCIDENTAL DEATH INS	10.74
01-31-11-5236	DISABILITY INSURANCE	80.64
01-31-11-5243	WORKERS COMPENSATI	78.68
01-31-11-6202	TECHNICAL AND PERSO	141.84
01-31-11-6213	OFFICE EQUIPMENT MAI	304.69
01-31-11-6253	TELEPHONE	168.47
01-31-41-5234	GROUP LIFE INSURANCE	174.80
01-31-41-5235	ACCIDENTAL DEATH INS	15.30
01-31-41-5236	DISABILITY INSURANCE	127.47
01-31-41-5243	WORKERS COMPENSATI	799.27
01-31-41-6207	TEMP PROFESSIONAL SE	5,697.12
01-31-41-6210	VEHICLE MAINTENANCE	249.57
01-31-41-6211	EQUIPMENT MAINTENA	939.47
01-31-41-6212	BUILDING AND GROUND	5,872.50
01-31-41-6250	ELECTRICITY	48.21
01-31-41-6251	STREET LIGHTING	66.87
01-31-41-6252	NATURAL GAS	217.57
01-31-41-6253	TELEPHONE	123.75

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-6254	WATER AND SEWER	176.33
01-31-41-7307	GASOLINE, PROPANE &	1,728.66
01-31-41-7308	WEARING APPAREL AND	131.29
01-31-43-5234	GROUP LIFE INSURANCE	88.06
01-31-43-5235	ACCIDENTAL DEATH INS	7.71
01-31-43-5236	DISABILITY INSURANCE	64.21
01-31-43-5243	WORKERS COMPENSATI	263.16
01-31-43-6207	TEMP PROFESSIONAL SE	1,899.04
01-31-43-6210	VEHICLE MAINTENANCE	83.19
01-31-43-6211	EQUIPMENT MAINTENA	313.16
01-31-43-6224	TAPPMAYER HOUSE MAI	150.85
01-31-43-6252	NATURAL GAS	217.57
01-31-43-6253	TELEPHONE	44.72
01-31-43-6254	WATER AND SEWER	711.64
01-31-43-7307	GASOLINE, PROPANE &	1,034.31
01-31-43-7308	WEARING APPAREL AND	43.77
01-32-11-5234	GROUP LIFE INSURANCE	91.74
01-32-11-5235	ACCIDENTAL DEATH INS	8.04
01-32-11-5236	DISABILITY INSURANCE	45.39
01-32-11-5243	WORKERS COMPENSATI	11.41
01-32-11-6202	TECHNICAL AND PERSO	368.00
01-32-11-6253	TELEPHONE	24.75
01-32-61-5234	GROUP LIFE INSURANCE	186.01
01-32-61-5235	ACCIDENTAL DEATH INS	16.24
01-32-61-5236	DISABILITY INSURANCE	127.50
01-32-61-5240	SOCIAL SECURITY CONT	133.64
01-32-61-5243	WORKERS COMPENSATI	541.33
01-32-61-6253	TELEPHONE	123.75
01-32-61-6262	DUES MEMBERSHIPS &	159.81
01-4431	ROW PERMIT FEES	500.00
02-61-71-5234	GROUP LIFE INSURANCE	42.26
02-61-71-5235	ACCIDENTAL DEATH INS	3.70
02-61-71-5236	DISABILITY INSURANCE	30.82
02-61-71-5243	WORKERS COMPENSATI	129.54
02-61-71-9506	PARK AND RECREATION	528,703.50
02-61-71-9510	STREETS	456.40
05-61-71-5234	GROUP LIFE INSURANCE	38.71
05-61-71-5235	ACCIDENTAL DEATH INS	3.39
05-61-71-5236	DISABILITY INSURANCE	28.23
05-61-71-5243	WORKERS COMPENSATI	118.67
05-61-71-9509	STORMWATER PROJECTS	19,048.47
05-61-71-9516	CAPITAL EQUIPMENT	33,011.17

Account Summary

Account Number	Account Name	Payment Amount
06-14-31-5234	GROUP LIFE INSURANCE	63.37
06-14-31-5235	ACCIDENTAL DEATH INS	5.56
06-14-31-5236	DISABILITY INSURANCE	46.23
06-14-31-5243	WORKERS COMPENSATI	148.07
06-14-31-6212	BUILDING AND GROUND	3,640.00
06-14-31-6252	NATURAL GAS	1,996.92
06-14-31-6253	TELEPHONE	49.50
06-14-31-6254	WATER AND SEWER	1,253.76
06-14-31-7301	CHEMICALS & CLEANING	62.54
06-14-31-7307	GASOLINE, PROPANE &	192.51
06-14-32-5234	GROUP LIFE INSURANCE	54.92
06-14-32-5235	ACCIDENTAL DEATH INS	4.81
06-14-32-5236	DISABILITY INSURANCE	40.04
06-14-32-5243	WORKERS COMPENSATI	76.78
06-14-32-6250	ELECTRICITY	173.18
06-14-32-6253	TELEPHONE	24.75
06-14-33-5234	GROUP LIFE INSURANCE	20.24
06-14-33-5235	ACCIDENTAL DEATH INS	1.77
06-14-33-5243	WORKERS COMPENSATI	28.46
06-14-33-6252	NATURAL GAS	855.82
06-14-33-6254	WATER AND SEWER	417.92
06-14-33-7301	CHEMICALS & CLEANING	44.04
06-14-33-8324	MERCHANDISE-GOLF BA	3.53
06-14-34-5243	WORKERS COMPENSATI	5.02
06-14-34-7301	CHEMICALS & CLEANING	35.54
06-14-34-8317	COFFEE,TEA & SOFT DRI	260.74
06-1631	GOLF INVENTORY-MISC.	240.00
11-61-93-5234	GROUP LIFE INSURANCE	4.54
11-61-93-5235	ACCIDENTAL DEATH INS	0.40
11-61-93-5236	DISABILITY INSURANCE	3.31
11-61-93-5243	WORKERS COMPENSATI	12.57
11-61-93-9315	SEWER LATERAL REIMB	4,133.50
19-21-23-6212	BUILDING AND GROUND	1,275.00
19-21-23-6252	NATURAL GAS	108.10
19-21-23-9503	EQUIPMENT	32,120.00
99-2809	EPAYABLES LIABILITY	91,295.77
Grand Total:		1,230,344.93

Project Account Summary

Project Account Key	Payment Amount
None	682,136.56

Project Account Summary

Project Account Key	Payment Amount
200E	528,703.50
21702E	456.40
412E	19,048.47
Grand Total:	<u>1,230,344.93</u>

AN ORDINANCE REVISING CHAPTERS 500, 505, AND 510 OF THE CITY CODE OF ORDINANCES OF THE CITY OF CREVE COEUR BY ADOPTING CERTAIN 2021 ICC CODES AND MAKING OTHER CHANGES.

WHEREAS, the City regulates construction practices and standards by means of technical codes to protect the health, safety, and welfare of the public, and

WHEREAS, such codes must be updated from time to time, and

WHEREAS, at least one copy of the 2021 International Building Code, International Residential Code, International Property Maintenance Code, International Swimming Pool and Spa Code, and Existing Building Code which are hereby to be adopted by reference, have been filed with the City Clerk's office and made available for public use, inspection and examination for a period of at least 90 days prior to adoption of this ordinance pursuant to Section 67.280 RSMo and notice thereof has been publicly posted, and

WHEREAS, a copy of this ordinance has been available for public inspection in the City Clerk's office, and it has been read two times by the City Council as required by the City's Charter prior to adoption.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Chapters 500, 505 and 510 of the Code of Ordinances of the City of Creve Coeur are revised as shown in the attached Exhibit A by the marked deletions and additions.

SECTION 2: SAVING CLAUSE: Nothing in this ordinance or in Code changes hereby adopted, shall be construed to affect any suit or proceeding currently pending in any court as of the effective date hereof, or any rights previously acquired or liability previously incurred, or any cause or causes of action existing under any ordinance hereby repealed, as cited herein.

SECTION 3: SEVERABILITY: If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of Code changes hereby adopted, is, for any reasons held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said Chapters, and the City of Creve Coeur City Council hereby declares that it would have passed the same, even though such portion so held to be unconstitutional or invalid had not been included therein.

BILL NUMBER 6149

ORDINANCE NUMBER _____

SECTION 4: EFFECTIVE DATE: This ordinance shall become effective on April 1, 2025.

ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF THE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



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
www.creve-coeur.org

Department of Community Development Memorandum

Date: December 2, 2024

To: Mayor and City Council, Mark Perkins, City Administrator

From: Gregory B. Tate, Chief Building Official

Subject: 2021 Building Code Adoption Summary for City Council Approval

The following code adoption summary and proposed code amendments were presented to the Creve Coeur City Council on 11-25-24 for introduction and discussion. The City of Creve Coeur Building Division is requesting City Council consideration for adoption of the 2021 IBC, 2021 IRC, 2021 IPMC, 2021 ISPSC and the 2021 IEBC at the December 9, 2024 City Council meeting. The State of Missouri mandates that the adoption of new building codes must be held for public review and comment in the City Clerk's office for a minimum of 90 days. Therefore, the proposed effective date of these new and updated codes will be April 1, 2025.

The City of Creve Coeur Building Division currently enforces the 2015 (ICC) International Code Council Building Codes which includes the 2015 IBC (Building), 2015 IRC (Residential), 2015 IPMC (Property Maintenance), 2015 IECC (Energy Conservation) and the 2015 ISPSC (Swimming Pool and Spa). We have performed an extensive comparison and code review process between the 2015, 2018 and 2021 ICC Codes with the intent of adopting the 2021 codes. Creve Coeur typically adopts a newer version of the code(s) every other code cycle (5-6 years). This time, we are proposing to adopt the 2021 IBC, 2021 IRC, 2021 IPMC, 2021 ISPSC and one new code, the 2021 IEBC (Existing Building Code). Fortunately, these 2021 codes listed above have only relatively minor changes affecting Creve Coeur. I presented our proposed code changes to the Creve Coeur Energy and Environment Committee on October 16, 2024. My presentation to the E & E Committee primarily focused on our reasons for staying with the 2015 Energy code and the board unanimously agreed with our recommendation. I also discussed our code change

proposal with the (HBA) Home Builders Association. Furthermore, former Creve Coeur Mayor Barry Glantz is a consultant for the HBA, and I discussed this proposed code change with Mr. Glantz on two occasions. He also supports our plan to advance to the 2021 Codes except to continue with the 2015 Energy Conservation Code until the next code adoption cycle. Below are a few of the ordinance code changes for each code as applicable.

2021 IBC –

105.5.2 - Added a clarification for demolition refuse dumpsters to be allowed during a permitted demolition project without obtaining a separate refuse dumpster permit.

105.5.3 - Added a clarification that commercial building demolition shall also require the removal of the existing parking lot surfaces, light poles and other site improvements unless otherwise approved.

The majority of the 2021 IBC changes are renumbering of code sections, removal of redundant code sections already covered and items specific to existing Creve Coeur ordinances such as fee schedules and general policies etc.

2021 IRC –

R105.5 – Changed permit expiration to match as written in IRC, valid one year from date of permit issuance or 6-month duration in which construction has halted.

Table R301.2 (1) – Ultimate design wind speed has been reduced from 115 to 107 mph.

R403.1.4.1 – Frost Protection – Increase the size of a detached accessory structure before a frost protected foundation is to be required. Creve Coeur currently requires a frost protected foundation for structures that are 100 sq. ft. or larger and we propose to increase this to 200 sq. ft. The 2021 IRC code, as written, requires a frost protected foundation for detached structures 600 sq. ft. or larger.

IRC Chapter 11 Energy Efficiency – Propose to delete Chapter 11 of 2021 IRC in its entirety and insert Chapter 11 of our currently enforced 2015 IRC Chapter 11 Energy Efficiency in its entirety. The 2021 IRC Chapter 11 has been significantly

intensified making it technically and economically infeasible to fully comply. These changes include increased fenestration factors such as lower U-factor and SHGC ratings (solar heat gain coefficient), blower door test, certified testing of a new HVAC system when installed, requires most all light switches to be on a dimmer or occupancy sensor and exterior lights must be on a timer or have a means to automatically turn off. The 2021 IECC has increased wall insulation to R-30 and the ceiling R-value was increased from R-49 to R-60 while the 2024 IECC has already recognized the extent of the intensifications and changed back to R-49 for the attic.

2021 IPMC – No significant changes proposed.

2021 ISPSC – No significant changes proposed.

2021 IEBC – This will be the first time for Creve Coeur to adopt and enforce the 2021 International Existing Building Code (IEBC). The 2009 IBC was the last IBC code that included Chapter 34 for the enforcement of Existing Structures before it was deleted from the 2012 IBC code cycle. The code text of 2009 IBC Chapter 34 was significantly expanded into its own code book which is now known as the (IEBC) International Existing Building Code. This code recognizes the need for reasonable flexibility with older building stock and offers options and solutions to accommodate a high level of code compliance without demanding full compliance as a new ground up structure. The previous Creve Coeur Chief Building Official Preferred Chapter 34 of the 2009 IBC and inserted it into the 2015 IBC code adoption back in 2020. We have no significant changes proposed for the 2021 IEBC adoption.

2015 IECC - After a detailed code review/comparison between the 2015, 2018 and 2021 IECC, discussions with several other nearby jurisdictions and energy code professionals we are proposing to keep our current 2015 IECC (Energy Conservation) code in place until the next code adoption cycle. The 2015 IECC was considered a very stringent energy code and most jurisdictions made significant amendments to the 2015 IECC to reduce the intensity. The City of Creve Coeur adopted and enforces the 2015 IECC as written, without modification, so it remains a very strong energy code. I have surveyed neighboring and regional building

departments, and the overwhelming majority are staying with the 2015 IECC. The responses that I received are that the 2021 IECC regulations have intensified so aggressively that it is thought to be nearly unenforceable. Maryland Heights and St Charles City have both recently adopted the 2021 ICC codes, although, they kept the 2015 IECC in place. The cities of Overland and Town and Country do not adopt or enforce an energy code. The City of Clayton adopted the 2021 IECC although they told us they are concerned with the ability to fully enforce it because it is technically and economically infeasible as written. The City of Olivette reported that they are currently enforcing and staying with the 2015 IECC. The 2024 IECC has already made changes to pull back on the rigid regulations of the 2021 IECC and more changes are anticipated with the 2027 IECC. Again, our intention is to keep our current unmodified version of the 2015 IECC in place until a future code adoption when the code has been updated and made practicable for design professionals and contractors.

Sections 505 and Sections 510 – The only change proposed to City Code Chapters 505 and 510 is to correct a definition and various sections that incorrectly indicate that the Director of Public Works is the “Building Official”. This will be changed to clarify that the Chief Building Official is the “Building Official”.

Staff will be in attendance at the meeting to answer any questions the Council may have.

Title V Notes

NOTES AND APPENDIXES

Cross References — Garbage, trash and refuse, ch. 235; health and sanitation, ch. 215; planning, ch. 400; plumbing, §500.400; streets, sidewalks and public places, ch. 515; community development and public works fee schedule, app. B to Title IV; subdivision and development of land, ch. 410; zoning regulations, ch. 405.

CREVE COEUR CITY CODE

Chapter 500

BUILDING CODE REGULATIONS

ARTICLE I
Generally

Section 500.010. Issuance of Administrative
Inspection Warrants.

ARTICLE II
Building Code

Section 500.020. Adopted.

Section 500.030. Jurisdictional Titles.

Section 500.040. Amendments To Chapter 1
International Building Code —
Chapter 1 — Administration.

Section 500.050. Amendments to Chapter 2
International Building Code —
Chapter 2 — Definitions.

Section 500.060. Amendments to Chapter 3
International Building Code —
Chapter 3 — Use and
Occupancy Classification.

Section 500.070. Amendments to Chapter 4
International Building Code —
Chapter 4 — Special Detailed
Requirements Based on Use
and Occupancy.

Section 500.080. Amendments to Chapter 5
International Building Code —
Chapter 5 — General Building
Heights and Areas.

Section 500.090. Amendments to Chapter 6
International Building Code —
Chapter 6 — Types of
Construction.

Section 500.100. Amendments to Chapter 7
International Building Code —
Chapter 7 — Fire and Smoke
Protection Features.

Section 500.110. Amendments to Chapter 8
International Building Code —
Chapter 8 — Interior Finishes.

Section 500.120. Amendments to Chapter 9
International Building Code —
Chapter 9 — Fire Protection
Systems.

Section 500.130. Amendments to Chapter 10
International Building Code —
Chapter 10 — Means of Egress.

Section 500.140. Amendments to Chapter 11
International Building Code —
Chapter 11 — Accessibility.

Section 500.150. Amendments to Chapter 12
International Building Code —
Chapter 12 — Interior
Environment.

Section 500.160. Amendments to Chapter 13
International Building Code —
Chapter 13 — Energy
Efficiency.

Section 500.170. Amendments to Chapter 14
International Building Code —
Chapter 14 — Exterior Walls.

Section 500.180. Amendments to Chapter 15
International Building Code —
Chapter 15 — Roof Assemblies
and Rooftop Structures.

Section 500.190. Amendments to Chapter 16
International Building Code —
Chapter 16 — Structural
Design.

Section 500.200. Amendments to Chapter 17
International Building Code —
Chapter 17 — Structural Tests
and Special Inspections.

Section 500.210. Amendments to Chapter 18
International Building Code —
Chapter 18 — Soils and
Foundations.

Section 500.220. Amendments to Chapter 19
International Building Code —
Chapter 19 — Concrete.

Section 500.230. Amendments to Chapter 20
International Building Code —
Chapter 20 — Aluminum.

BUILDING CODE REGULATIONS

Section 500.240. Amendments to Chapter 21 International Building Code — Chapter 21 — Masonry.

Section 500.250. Amendments to Chapter 22 International Building Code — Chapter 22 — Steel.

Section 500.260. Amendments to Chapter 23 International Building Code — Chapter 23 — Wood.

Section 500.270. Amendments to Chapter 24 International Building Code — Chapter 24 — Glass and Glazing.

Section 500.280. Amendments to Chapter 25 International Building Code — Chapter 25 — Gypsum Board and Plaster.

Section 500.290. Amendments to Chapter 26 International Building Code — Chapter 26 — Plastic.

Section 500.300. Amendments to Chapter 27 International Building Code — Chapter 27 — Electrical.

Section 500.310. Amendments to Chapter 28 International Building Code — Chapter 28 — Mechanical Systems.

Section 500.320. Amendments to Chapter 29 International Building Code — Chapter 29 — Plumbing Systems.

Section 500.330. Amendments to Chapter 30 International Building Code — Chapter 30 — Elevators and Conveying Systems.

Section 500.340. Amendments to Chapter 31 International Building Code — Chapter 31 — Special Construction.

Section 500.350. Amendments to Chapter 32 International Building Code — Chapter 32 — Encroachments into the Public Right-of-Way.

Section 500.360. Amendments to Chapter 33 International Building Code — Chapter 33 — Safeguards During Construction.

Section 500.370. Amendments to Chapter 34 International Building Code — Chapter 34 — Reserved

Section 500.380. Amendments to Chapter 35 International Building Code — Chapter 35 — Referenced Standards.

ARTICLE III Electrical Code

Section 500.390. Electrical Code Adopted.

ARTICLE IV Plumbing Code

Section 500.400. Plumbing Code Adopted.

Section 500.405. Amendments to Chapter 3 of the Uniform Plumbing Code — Chapter 3 General Regulations.

ARTICLE V Mechanical Code

Section 500.410. Mechanical Code Adopted.

ARTICLE VI Residential Code for One- and Two-Family Dwellings

Section 500.420. Adopted.

Section 500.430. Jurisdictional Titles.

Section 500.440. Additions, Insertions And Changes.

Section 500.450. Amendments to Chapter 1 of the International Residential Code for One- and Two-Family Dwellings — Chapter 1 — Administration.

Section 500.460. Amendments to Chapter 2 of the International Residential Code for One- and Two-Family Dwellings — Chapter 2 — Definitions.

CREVE COEUR CITY CODE

- Section 500.470.** Amendments to Chapter 3 of the International Residential Code for One- and Two-Family Dwellings — Chapter 3 — Building Planning.
- Section 500.480.** Amendments to Chapter 4 of the International Residential Code For One- and Two-Family Dwellings — Chapter 4 — Foundations.
- Section 500.490.** Amendments to Chapter 5 of the International Residential Code for One- and Two-Family Dwellings — Chapter 5 — Floors.
- Section 500.500.** Amendments to Chapter 6 of the International Residential Code For One- and Two-Family Dwellings — Chapter 6 — Wall Construction.
- Section 500.510.** Amendments to Chapter 7 of the International Residential Code For One- and Two-Family Dwellings — Chapter 7 — Wall Covering.
- Section 500.520.** Amendments to Chapter 8 of the International Residential Code For One- and Two-Family Dwellings — Chapter 8 — Roof-Ceiling Construction.
- Section 500.530.** Amendments to Chapter 9 of the International Residential Code For One- and Two-Family Dwellings — Chapter 9 — Roof Assemblies.
- Section 500.540.** Amendments to Chapter 10 of the International Residential Code For One- and Two-Family Dwellings — Chapter 10 — Chimneys and Fireplaces.
- Section 500.550.** Amendments to Chapter 11 of the International Residential Code for One- and Two-Family Dwellings — Chapter 11 — Energy Efficiency.
- Section 500.560.** Amendments to Chapter 12 of the International Residential Code For One- and Two-Family Dwellings — Chapter 12 — Mechanical Administration.
- Section 500.570.** Amendments to Chapter 13 of the International Residential Code For One- and Two-Family Dwellings — Chapter 13 — General Mechanical System Requirements.
- Section 500.580.** Amendments to Chapter 14 of the International Residential Code For One- and Two-Family Dwellings — Chapter 14 — Heating and Cooling Equipment.
- Section 500.590.** Amendments to Chapter 15 of the International Residential Code For One- and Two-Family Dwellings — Chapter 15 — Exhaust Systems.
- Section 500.600.** Amendments to Chapter 16 of the International Residential Code For One- and Two-Family Dwellings-Chapter 16 — Duct Systems.
- Section 500.610.** Amendments to Chapter 17 of the International Residential Code For One- and Two-Family Dwellings — Chapter 17 — Combustion Air.
- Section 500.620.** Amendments to Chapter 18 of the International Residential Code For One- and Two-Family Dwellings — Chapter 18 — Chimneys and Vents.
- Section 500.630.** Amendments to Chapter 19 of the International Residential Code For One- and Two-Family Dwellings — Chapter 19 — Special Fuel-Burning Equipment.

BUILDING CODE REGULATIONS

- Section 500.640.** Amendments to Chapter 20 of the International Residential Code For One- and Two-Family Dwellings — Chapter 20 — Boilers and Water Heaters.
- Section 500.650.** Amendments to Chapter 21 of the International Residential Code For One- and Two-Family Dwellings — Chapter 21 — Hydronic Piping.
- Section 500.660.** Amendments to Chapter 22 of the International Residential Code For One- and Two-Family Dwellings — Chapter 22 — Special Piping and Storage Systems.
- Section 500.670.** Amendments to Chapter 23 of the International Residential Code For One- and Two-Family Dwellings — Chapter 23 — Solar Thermal Energy Systems.
- Section 500.680.** Amendments to Chapter 24 of the International Residential Code For One- and Two-Family Dwellings — Chapter 24 — Fuel Gas.
- Section 500.690.** Amendments to Chapter 25 of the International Residential Code For One- and Two-Family Dwellings — Chapter 25 — Plumbing Administration.
- Section 500.700.** Amendments to Chapter 26 of the International Residential Code For One- and Two-Family Dwellings — Chapter 26 — General Plumbing Requirements.
- Section 500.710.** Amendments to Chapter 27 of the International Residential Code For One- and Two-Family Dwellings — Chapter 27 — Plumbing Fixtures.
- Section 500.720.** Amendments to Chapter 28 of the International Residential Code For One- and Two-Family Dwellings — Chapter 28 — Water Heaters.
- Section 500.730.** Amendments to Chapter 29 of the International Residential Code For One- and Two-Family Dwellings — Chapter 29 — Water Supply and Distribution.
- Section 500.740.** Amendments to Chapter 30 of the International Residential Code For One- and Two-Family Dwellings — Chapter 30 — Sanitary Drainage.
- Section 500.750.** Amendments to Chapter 31 of the International Residential Code For One- and Two-Family Dwellings — Chapter 31 — Vents.
- Section 500.760.** Amendments to Chapter 32 of the International Residential Code For One- and Two-Family Dwellings — Chapter 32 — Traps.
- Section 500.770.** Amendments to Chapter 33 of the International Residential Code For One- and Two-Family Dwellings — Chapter 33 — Storm Drainage.
- Section 500.780.** Amendments to Chapter 34 of the International Residential Code For One- and Two-Family Dwellings — Chapter 34 — General Electrical Requirements.
- Section 500.790.** Amendments to Chapter 35 of the International Residential Code For One- and Two-Family Dwellings — Chapter 35 — Electrical Definitions.
- Section 500.800.** Amendments to Chapter 36 of the International Residential Code For One- and Two-Family Dwellings — Chapter 36 — Electrical Services.

CREVE COEUR CITY CODE

Section 500.810. Amendments to Chapter 37 of the International Residential Code for One- and Two-Family Dwellings — Chapter 37 — Electrical Branch Circuits and Feeder Requirements.

Section 500.820. Amendments to Chapter 38 of the International Residential Code for One- and Two-Family Dwellings — Chapter 38 — Electrical Wiring Methods.

Section 500.830. Amendments to Chapter 39 of the International Residential Code for One- and Two-Family Dwellings — Chapter 39 — Electrical Power and Lighting Distribution.

Section 500.840. Amendments to Chapter 40 of the International Residential Code for One- and Two-Family Dwellings — Chapter 40 — Electrical Devices and Luminaires.

Section 500.850. Amendments to Chapter 41 of the International Residential Code for One- and Two-Family Dwellings — Chapter 41 — Electrical Appliance Installation.

Section 500.860. Amendments to Chapter 42 of the International Residential Code for One- and Two-Family Dwellings — Chapter 42 — Swimming Pools.

Section 500.870. Amendments to Chapter 43 of the International Residential Code for One- and Two-Family Dwellings — Chapter 43 — Class 2 Remote-Control, Signaling and Power-Limited Circuits.

Section 500.875. Amendments to Chapter 44 of the International Residential Code for One- and Two-Family Dwellings — Chapter 44 — Referenced Standards.

Section 500.880. (Reserved)

**ARTICLE VII
Explosives Code**

Section 500.890. Adopted.

**ARTICLE VIII
Weights and Measures Code**

Section 500.900. County Code Adopted.

**ARTICLE IX
Property Maintenance Code**

Section 500.910. Adopted.

Section 500.920. Jurisdictional Titles.

Section 500.930. Amendments to Chapter 1 International Property Maintenance Code — Chapter 1 — Scope and Administration.

Section 500.940. Amendments to Chapter 2 International Property Maintenance Code — Chapter 2 — Definitions.

Section 500.950. Amendments to Chapter 3 International Property Maintenance Code — Chapter 3 — General Requirements.

Section 500.960. Amendments to Chapter 4 International Property Maintenance Code — Chapter 4 — Light, Ventilation and Occupancy Limitations.

Section 500.970. Amendments to Chapter 5 International Property Maintenance Code — Chapter 5 — Plumbing Facilities and Fixture Requirements.

Section 500.980. Amendments to Chapter 6 International Property Maintenance Code — Chapter 6 — Mechanical and Electrical Requirements.

Section 500.990. Amendments to Chapter 7 International Property Maintenance Code — Chapter 7 — Fire Safety Requirements.

BUILDING CODE REGULATIONS

Section 500.1000.	Amendments to Chapter 8 International Property Maintenance Code — Chapter 8 — Referenced Standards.	Section 500.1090.	Amendments To Chapter 1 Of The International Energy Conservation Code — Residential Provisions — Chapter 1 — Scope And Administration.
ARTICLE X Energy Conservation Code		Section 500.1100.	Amendments To Chapter 2 Of The International Energy Conservation Code — Residential Provisions — Chapter 2 — Definitions.
Section 500.1010.	Adopted.	Section 500.1120.	Amendments To Chapter 3 Of The International Energy Conservation Code — Residential Provisions — Chapter 3 — General Requirements.
Section 500.1020.	Jurisdictional Titles.		
Section 500.1030.	Amendments To Chapter 1 Of The International Energy Conservation Code — Commercial Provisions — Chapter 1 — Scope And Administration.	Section 500.1130.	Amendments To Chapter 4 Of The International Energy Conservation Code — Residential Provisions — Chapter 4 — Residential Energy Efficiency.
Section 500.1040.	Amendments To Chapter 2 Of The International Energy Conservation Code — Commercial Provisions — Chapter 2 — Definitions.	Section 500.1140.	Amendments To Chapter 5 Of The International Energy Conservation Code — Residential Provisions — Chapter 5 — Existing Buildings.
Section 500.1050.	Amendments To Chapter 3 Of The International Energy Conservation Code — Commercial Provisions — Chapter 3 — General Requirements.	Section 500.1150.	Amendments To Chapter 6 Of The International Energy Conservation Code — Residential Provisions — Chapter 6 — Referenced Standards.
Section 500.1060.	Amendments To Chapter 4 Of The International Energy Conservation Code — Commercial Provisions — Chapter 4 — Commercial Energy Efficiency.	ARTICLE XI Swimming Pool And Spa Code	
Section 500.1070.	Amendments To Chapter 5 Of The International Energy Conservation Code — Commercial Provisions — Chapter 5 — Existing Buildings.	Section 500.1160.	Adopted.
Section 500.1080.	Amendments To Chapter 6 Of the International Energy Conservation Code — Commercial Provisions — Chapter 6 — Referenced Standards.	Section 500.1170.	Jurisdictional Titles.
		Section 500.1180.	Amendments To Chapter 1 Of the International Swimming Pool And Spa Code — Chapter 1 — Scope And Administration.

CREVE COEUR CITY CODE

Section	Amendments To Chapter 2 Of	Article XII
		Existing Building Code
500.1190.	The International Swimming Pool And Spa Code — Chapter 2 — Definitions.	Section 500.1300
Section 500.1200	Amendments to Chapter 3 of The International Swimming Pool and Spa Code – Chapter 3 General Compliance	Section 500.1310
Section 500.1210.	Amendments To Chapter 4 Of the International Swimming Pool and Spa Code- Chapter 4- Public Swimming Pools	Section 500.1320
Section 500.1220	Amendments To Chapter 5 Of the International Swimming Pool and Spa Code — Chapter 5 — Public Spas And Public Exercise Spas	Section 500.1330
Section 500.1230	Amendments To Chapter 6 Of the International Swimming Pool And Spa Code — Chapter 6 — Aquatic Recreation Facilities	Section 500.1340
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		Adopted
		Jurisdictional Titles
		Amendments to Chapter 1 of The International Existing Building Code- Chapter 1 Scope and Administration
		Amendments to Chapter 2 of The International Existing Building Code- Chapter 2 - Definitions
		Amendments to Chapter 3 of The International Existing Building Code- Chapter 3- Provisions for all Compliance Methods
		Amendments to Chapter 4 of The International Existing Building Code- Chapter 4- Repairs
		Amendments to Chapter 5 of The International Existing Building Code- Chapter 5- Prescriptive Compliance Method
		Amendments to Chapter 6 of The International Existing Building Code- Chapter 6- Classification of Work
		Amendments to Chapter 7 of The International Existing Building Code- Chapter 7- Alterations – Level 1
		Amendments to Chapter 8 of the International Existing Building Code- Chapter 8- Alterations- Level 2
		Amendments to Chapter 9 of The International Existing Building Code – Chapter 9- Alterations – Level 3

Section 500.1410	Amendments to Chapter 10 of The International Existing Building Code- Chapter 10- Change of Occupancy
Section 500.1420	Amendments to Chapter 11 of The International Existing Building Code- Chapter 11- Additions
Section 500.1430	Amendments to Chapter 12 of The International Existing Building Code- Chapter 12- Historic Buildings
Section 500.1440	Amendments to Chapter 13 of The International Existing Building Code- Chapter 13- Performance Compliance Method
Section 500.1450	Amendments to Chapter 14 of The International Existing Building Code- Chapter 14- Relocated or Moved Buildings
Section 500.1460	Amendments to Chapter 15 of The International Existing Building Code- Chapter 15- Construction Safeguards
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ARTICLE I
Generally

Section 500.010. Issuance of Administrative Inspection Warrants. [R.O. 2008 § 6-1; Ord. No. 1575 §§ 1—4, 4-12-1993]

- A. *Interpretation Of Municipal Code.* Any Building Official or other authorized City Official may enter any building, structure, premises or land within the City to inspect or enforce the provisions of the City of Creve Coeur Municipal Code in accordance with the provisions of this Section. Notwithstanding any contrary provision of the City of Creve Coeur Municipal Code, any ordinance, regulation or other provision of the City of Creve Coeur Municipal Code which authorizes City administrative officials to enter onto private premises for the purpose of any inspection of the premises or any structure or improvement thereon shall be interpreted in accordance with this Section.
- B. *Inspection Warrants, When Permitted.* Search or inspection warrants shall not issue out of the Municipal Court of the City of Creve Coeur, Missouri, except insofar as administrative inspection warrants are permitted to be issued therefrom by Subsection (C) of this Section.
- C. *Guidelines For Administrative Inspection Warrants.* Where no express or implied consent has been given to the City by the owner or authorized representative of the owner to enter or inspect any property for potential violation(s) of the codes of the City, no entry or inspection shall be made without the prior procurement of an administrative inspection warrant, designating the scope of the inspection, from a judge of the Creve Coeur Municipal Court, who is hereby authorized to issue such administrative inspection warrants in accordance with the following guidelines:
1. *Routine, general or area inspections.* The Municipal Court judge shall consider any of the criteria listed in (2) below, along with such other criteria as the judge may deem pertinent in making the decision as to whether the proposed inspection:
 - a. Will be conducted pursuant to reasonable legislative authorization and/or administrative guidelines, specifying some legitimate purpose for the inspection; and
 - b. Conforms to those reasonable guidelines.
 2. *Criteria for general or area inspections.* The criteria may include:
 - a. The passage of time since the last inspection;
 - b. Violations apparent from City records;
 - c. The hour of the day during which the inspection is to be conducted;
 - d. Age and condition of the properties to be inspected;
 - e. Nature of the premises to be inspected;
 - f. Similarity of properties in the area;
 - g. Whether the owner or the occupant has some type of notice that an inspection is likely to be conducted on the premises;
 - h. Whether the City Official applying for the inspection warrant can assure that disruption to the business operations of the premises will be minimized;

- i. Whether the inspection will be conducted by civilian personnel of the city or by uniformed public safety officers;
 - j. Whether the scope of the inspection has been specifically and narrowly defined so as to limit the discretion of the inspector;
 - k. Whether the frequency of the inspection is or will be reasonable.
- 3. *Non-routine administrative inspections based on specific violations.* The Municipal Court judge of Creve Coeur shall consider any of the following criteria, along with such other criteria as the judge may deem pertinent, in making the decision as to whether or not a plausible basis exists for believing that a violation is likely to be found and that, therefore, a warrant shall be issued for a non-routine administrative inspection based upon evidence of a specific violation or complaint;
 - a. Signed statement by an administrative official or field officer of violations observed by them;
 - b. Signed statement by an administrative official or field officer of violations based on firsthand information furnished to the administrative official or officer, designating whether such information was furnished by an employee, tenant, competitor, customer, neighbor, casual visitor or some other person;
 - c. Tenant, employee or occupant complaints;
 - d. The reliability of any information received by the City;
 - e. Plain view violations;
 - f. Violations apparent from City records;
 - g. Property deterioration;
 - h. Age, appearance and condition of the property;
 - i. Seriousness of the alleged violation;
 - j. The public need for the effective enforcement of the particular ordinance involved;
 - k. Passage of time since the last inspection;
 - l. Previous violations on the property;
 - m. Any valid justification for failure to provide allegations of specific violation so long as the discretion of the enforcement official has been limited to prevent harassment of the occupant or owner.
- 4. *Refusal not to constitute probable cause.* The mere refusal of entry or inspection by the owner of the premises shall not, of itself, constitute adequate probable cause for the issuance of an administrative search warrant.
- D. *Warrantless Searches.* Nothing herein is intended to preclude the validity of a warrantless inspection in the following circumstances:
 - 1. The requirement of a warrant would seriously frustrate the important governmental purpose

- behind the inspection;
2. The level of intrusiveness involved in the inspection is so slight or minimal as to justify a warrantless inspection;
 3. The activity has a high risk of illegal conduct and poses a serious danger to the public;
 4. Emergency situations;
 5. Express or implied consent to the inspection;
 6. Pervasively regulated businesses; or
 7. In connection with such accepted regulatory techniques as licensing programs which require inspections prior to operating a business or marketing a product.

ARTICLE II Building Code

Section 500.020. Adopted. [R.O. 2008 § 6-16; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

A certain document, a copy of which is on file in the office of the City Clerk, such copy being marked and designated as the "International Building Code, 2021, Eighth Edition, including "Appendix H — Signs," as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Creve Coeur, Missouri, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Building Code, 2021, Eighth Edition, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

Section 500.030. Jurisdictional Titles. [R.O. 2008 § 6-17; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Throughout the International Building Code, 2021, Eighth Edition, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri." Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division." Wherever the term "code" appears, it shall mean the International Building Code, 2021, Eighth Edition, as amended in this Article.

Section 500.040. Amendments To Chapter 1 International Building Code — Chapter 1 — Administration. [R.O. 2008 § 6-19; Ord. No. 4076 §1, 5-14-2007 ; Ord. No. 5110 §1, 10-26-2009 ; Ord. No. 5165 §3, 12-13-2010 ; Ord. No. 5235 §1, 12-12-2011 ; Ord. No. 5310 §1, 7-8-2013 ; Ord. No. 5690, 4-13-2020]

A. Chapter 1 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **101.4.2 Mechanical.** The provisions of the St. Louis County Mechanical Code, as adopted by the City, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems. All references to the International Mechanical Code shall be interpreted as references to the adopted St. Louis County Mechanical Code.
2. **101.4.3 Plumbing.** The provisions of the St. Louis County Plumbing Code, as adopted by the City shall apply to the installation, alteration, repair and replacement of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system. All references to the International Plumbing Code shall be interpreted as references to the adopted St. Louis County Plumbing Code.

Section 500.040

BUILDING CODE REGULATIONS

Section 500.040

3. **102.7 Matters not provided for.** Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the Building Official.
4. **104.1.1 Rule-making authority.** The Building Official shall have authority, as necessary in the

interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

5. **104.6.1-Disasters.** In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the Building Official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.
6. **105.1.1 Annual permit.** [Delete this Section in its entirety]
7. **105.1.2 Annual permit records.** [Delete this Section in its entirety]
8. **105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Retaining walls which are not over forty- eight (48”) inches in height measured from the top of the proposed finished grade at the non-retained side of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
2. Painting, carpeting and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy which have a maximum water depth of twenty-four (24) inches (610 mm), a maximum water volume of five thousand (5,000) gallons (18,925 L) and are installed entirely above ground.

Electrical:

Any work exempted from permits by the Electrical Code.

Gas:

Any work exempted from permits by the Mechanical Code.

Mechanical:

Any work exempted from permits by the Mechanical Code.

Plumbing:

Any work exempted from permits by the Plumbing Code.

9. **105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced, or after one (1) year from the date of issuance for tenant improvements, or after two (2) years from the date of issuance for new buildings or building additions if the permit has not otherwise expired. The Building Official is authorized to grant, in writing, one (1) or more extensions of time, for periods not to exceed ninety (90) days each. An extension shall be requested in writing and justifiable cause must be demonstrated.
10. **105.5.1 Expiration of demolition permits.** Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The Building Official may, after receiving a written request from the applicant, grant one (1) or more thirty-day extensions to this permit if the applicant presents evidence of justifiable cause.
11. **105.5.2 Demolition refuse dumpster.** A demolition refuse dumpster may be placed on a property that has been issued a demolition permit. A demolition refuse dumpster shall not be placed within any public right-of-way. Upon completion of the demolition work or upon the expiration date of the demolition permit, whichever comes first, the demolition refuse dumpster shall be removed from the property. Failure to do so shall result in the Building Official issuing a notice of violation to the person responsible for the demolition work. Such action shall subject the responsible party to a penalty as set forth in Section 114.4.
12. **105.5.3 Demolition Permit Regulations.** Commercial building demolition permits shall require the removal of parking lot surfaces, light poles and various site improvements unless approved by the Chief Building Official.
13. **105.7 Placement of permit and inspection placard.** The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site in accordance with Section 110.1.1 of this code.
14. **107.2.3 Means of egress.** The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
15. **107.2.5.1 All buildings and structures.** For all buildings and structures for all use groups to be constructed, the following additional information shall be shown on the site plan.

- A. The location of all front, side and rear building lines, together with all easements including utilities, drainage and roadways.
 - B. The present and proposed finished grades of yards, driveways or walks for drainage in relation to the established first floor elevation including the slope away from the foundation.
 - C. The lot number, block (if any), plat or subdivision number, recorded subdivision name, front street and side streets (where applicable) and the north direction arrow.
16. **107.2.5.2 Private sewage disposal system.** The site plan shall indicate the location of a private sewage system when a public sewage system is not available. All technical data and soil data required by the Plumbing Code shall be submitted with the site plan.
17. **107.2.9 Residential Fire Sprinkler Option Form.** An application for permit for a one- or two-family dwelling or residence or townhome shall be accompanied by the City's Residential Fire Sprinkler Option Form signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Section 903.1 of this code. If there is no purchaser at the time of the permit application submittal, then said signed form shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.
18. **109.2 Schedule of fees.** The fees for plan reviews, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the Building Department shall be paid in accordance with the fees established in Appendix B to Title IV, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.
19. **109.2.1 Building Code Board of Appeals filing fee.** A filing fee of one hundred fifty dollars (\$150.00) shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the Building Official as set forth in Section 113. The filing fee shall be refunded to the applicant if the Board reverses the decision of the Building Official.
20. **109.3 Building permit valuations.** The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or

registered design professional fees. If, in the opinion of the Building Official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

21. **109.4 Work commencing before permit issuance.** Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to five hundred dollars (\$500.00) may be charged by the Building Official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.
22. **109.6 Refunds.** In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued, and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.
23. **110.1.1 Inspection placard.** Work requiring a permit shall not commence until the permittee or his/her agent posts a City-issued inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the glass in view for recording the balance of inspections required by the code. Absence of inspection placard shall result in the imposition of a penalty fee as set forth in Section 109.2.
24. **110.1.2 Manufacturer's installation instructions.** Manufacturer's installation instructions, as required by this code, shall be available at the job site at the time of inspection.
25. **110.3 Required inspections.** After issuing a building permit, the Building Official shall conduct inspections as set forth in Sections 110.3.1 through 110.3.12 during and upon completion of the work for which a permit has been issued so as to be able to ensure that substantial compliance with this code has occurred. A record of all such inspections and any violations of this code shall be maintained by the Building Official. The owner shall provide for special inspections in accordance with Section 1704.
26. **110.3.1 Soil and footing inspection.** A soil inspection shall be made after excavation for the building or structure is complete and trenches for footings, spread footings, column pads, grade beams, and other types of footings are crumbed, formed, have the reinforcing steel tied in place, and are ready for concrete. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.
27. **110.3.1.1 Lowest floor elevation.** Any building or structure permitted to be constructed on property designated as a flood hazard area shall have an elevation certification (as required by Section 1612.5 and prepared and sealed by a registered design professional) which certifies the lowest floor elevation, including the basement, submitted to the Building Official prior to the required foundation inspection. No foundation inspection shall be approved until said submittal is made.
28. **110.3.2 Foundation inspection.** A foundation inspection shall be made after the top of the footing has been cleaned, the foundation forms have been properly set, the reinforcing steel has

been cleaned and tied in place, and the proper anchor bolts are on site. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

29. **110.3.3 Pier inspection.** A pier inspection shall be made where special foundations such as drilled and poured-in-place concrete piers, caissons, driven piles of all types, and other extraordinary types of foundations are required. Additional pier inspections shall be made when the Code Official determines the size of the project warrants it. The Code Official may require a special inspector, as set forth in Section 1704, to make these inspections when deemed necessary by the Building Official. Reinforcing steel required in the above cases shall be placed to allow for adequate inspections. A City-approved barrier shall be placed around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.
30. **110.3.4 Structural concrete slab and under-floor inspection.** Structural concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.
31. **110.3.5 Framing inspection.** A framing inspection shall be made after the plumbing, mechanical, electrical and fire rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, and all framing (including the floor, wall, and roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved. No mechanical, electrical, plumbing, or framing systems shall be concealed before this inspection is made and approved by the Code Official.
32. **110.3.6 Ceiling cover inspection.** A ceiling cover inspection shall be made after the plumbing, mechanical, electrical and fire rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, ceiling grid and hanger wires, and all framing (including the floor and/or roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.
33. **110.3.7 Gypsum board and plaster.** The following ceiling and wall gypsum board or plaster inspections shall be performed as specified:
- A) A lath inspection shall be made after all lathing, interior and exterior, is in place and before any plaster is applied.
 - B) A gypsum board inspection shall be made after all gypsum board sheets are in place and properly fastened and before any joint compound is applied over joints and fasteners.

Each layer of a multi-layered fire-resistance rated assembly shall be inspected and approved prior to the next layer being applied. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

34. **110.3.10 Supplemental inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections or re-inspections of any construction work to ascertain compliance with the provisions of this code, the City's Zoning Code and the City's Code of Ordinances.
35. **110.3.12 Final inspection.** A final building inspection shall be made after the prior required inspections have been completed and the final mechanical, electrical, and plumbing inspections have been made and approved by those inspection departments; and the final fire inspection has been made and approved by the appropriate fire district.
36. **110.5.1 Duty to request a final inspection and obtain final approval.** Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval before any occupancy of the building or structure shall occur. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the Building Code, shall subject the permit holder to penalties as set forth in Section 114.4, and shall result in forfeiture to the City of any funds deposited in escrow in connection with the permit if the failure continues after thirty (30) days' written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The Building Official or his designee shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.
37. **110.7 Coordination of inspections.** Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one (1) Code Official of the jurisdiction is involved, it shall be the duty of the Code Officials involved to coordinate their inspections and administrative orders as fully as practicable. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the Code Official having jurisdiction.
38. **111.1 Use and occupancy for new buildings.** Any building or structure hereafter constructed

shall not be used or occupied in whole or in part until the certificate of occupancy shall have been issued by the Code Official. The person in whose name the building permit has been issued pursuant to Section 105 shall obtain the certificate of occupancy and shall prevent the occupancy of any building or structure or part thereof until such certificate is issued to him/her. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

39. **111.1.1 Use and occupancy for existing buildings.** Upon written request from the owner or prospective tenant of an existing building or structure, the Code Official shall issue a certificate of occupancy, provided that there are not violations of law, or this code, or orders of the Code Official pending, or which are found to exist upon an inspection of the building, and it has been established after inspection and investigation that the alleged occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. This code shall not require the removal, alteration, or abandonment of, or prevent the continuance of, the occupancy of a lawfully existing building or structure, unless such use is deemed to endanger public safety and welfare. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
40. **111.1.2 Use and occupancy for existing residential occupancy.** The requirements of Section 111.1.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy per Section 111.1.
41. **111.1.3 Required certificate of occupancy.** Failure of the owner or tenant of a structure to obtain a certificate of occupancy as required by Sections 111.1 and 111.1.1 shall be deemed a violation of this code and shall subject said owner or tenant to penalties as set forth in Section 114.4.
42. **111.4 Revocation of the certificate of occupancy.** The certificate of occupancy shall always be subject to this code and other laws enforced by the Building Official. Non-compliance with the regulations of this code and other laws enforced by the Building Official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the Building Official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such time as the violations are corrected and the building is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.
43. **111.5 Permanent address numbers.** Every dwelling unit or business structure within the City of Creve Coeur shall have the correct street number(s) permanently affixed on said dwelling unit or business structure so as to be clearly visible from the street in front of the property. The street number(s) shall be a minimum of four (4) inches in height when displayed on a dwelling unit and a minimum of six (6) inches in height when displayed on a business structure. Said street numbers shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit or a business structure prior to the issuance of a certificate of occupancy.

SECTION 113

BOARD OF APPEALS

44. **113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.
45. **113.2.1 Time limitation and filing procedure.** All appeals shall be filed in writing with the Building Official. A written appeal may not be filed more than thirty (30) days after the affected individuals are notified of the Building Official's decision.
46. **113.3 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 109.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the Building Official.
47. **113.4 Membership of board.** The Building Code Board of Appeals shall consist of five (5) regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.
48. **113.4.1 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.
49. **113.4.2 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the City Administrator.
50. **113.4.3 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.
51. **113.4.4 Code of Ethics for members.** All members shall be subject to the City's Code of Ethics.
52. **113.5 Notice of meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within five (5) calendar days of the filing of a written appeal with the Building Official, or at stated periodic meetings.
53. **113.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the Code Official, and any person whose interests are affected shall be given the opportunity to be heard.

54. **113.6.1 Procedure.** The Board shall adopt and make available to the public through the secretary procedures under which a hearing shall be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
55. **113.7 Quorum.** Three (3) members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.
56. **113.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the code official by a majority vote of the quorum present and voting. Otherwise, the decision shall be deemed to be upheld.
57. **113.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the Building Official of the decision in writing.
58. **113.8.2 Administration.** The Building Official shall take immediate action in accordance with the decision of the board.
59. **113.9 Court review.** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.
60. **114.4 Violation penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than one thousand dollars (\$1,00.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. [**Ord. No. 5836, 4-24-2023**]
61. **115.1.1 Mud or debris or an excessive amount of surface water on streets and adjacent properties.** After a verbal warning to the owner or contractor, the Building Official shall have the authority to issue a stop work order to any project which is causing mud or debris or an excessive amount of surface water to be transferred to any street or adjacent property.
62. **115.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section 114.4.

SECTION 117

EMERGENCY MEASURES

63. **117.1 Imminent danger.** When, in the opinion of the Building Official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The Building Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of making the required repairs or of demolishing the same, which work shall be done at such person's own risk.

64. **117.2 Temporary safeguards.** When, in the opinion of the Building Official, there is imminent danger due to an unsafe condition, the Building Official may cause the necessary work to be done in an effort to render such structure temporarily safe, whether or not the legal procedure described herein has been instituted. Neither the City or the Building Official or any other City employee shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.
65. **117.3 Closing streets.** When necessary for the public safety, the Building Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being used.
66. **117.4 Emergency repairs.** For the purpose of Section 117, the Building Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.
67. **117.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the City on approval from the Building Official. The City Attorney of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

Section 500.050. Amendments to Chapter 2 International Building Code — Chapter 2 — Definitions. [R.O. 2008 § 6-20; Ord. No. 4076 § 1, 5-14-2007 ; Ord. No. 5310 § 1, 7-8-2013 ; Ord. No. 5690, 4-13-2020]

- A. Chapter 2 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Fire Code, International Fuel Gas Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

Section 500.060. Amendments to Chapter 3 International Building Code — Chapter 3 — Use and Occupancy Classification. [R.O. 2008 § 6-21; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 3 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.070. Amendments to Chapter 4 International Building Code — Chapter 4 — Special Detailed Requirements Based on Use and Occupancy. [R.O. 2008 § 6-22; Ord. No. 4076 § 1, 5-14-2007 ; Ord. No. 5310 § 1, 7-8-2013 ; Ord. No. 5690, 4-13-2020]

- A. Chapter 4 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is

hereby enacted and added thereto.

1. **415.9.3 Dry cleaning plants.** The construction and installation of dry-cleaning plants shall be in accordance with the requirements of this code, the St. Louis County Mechanical Code, the St. Louis County Plumbing Code and NFPA 32. Dry cleaning solvents and systems shall be classified in accordance with the International Fire Code.

Section 500.080. Amendments to Chapter 5 International Building Code — Chapter 5 — General Building Heights and Areas. [R.O. 2008 § 6-23; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 5 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **501.2 Address identification.** New and existing buildings shall be provided with approved address numbers or letters. Each character shall be a minimum of four (4) inches high for dwelling units and six (6) inches high for business structures and a minimum of one-half (1/2) inch wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure.

Section 500.090. Amendments to Chapter 6 International Building Code — Chapter 6 — Types of Construction. [R.O. 2008 § 6-24; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 6 of the International Building Code, 2021, Eighth Edition is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **603.1.2 Piping.** The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the St. Louis County Mechanical Code and the St. Louis County Plumbing Code.

Section 500.100. Amendments to Chapter 7 International Building Code — Chapter 7 — Fire and Smoke Protection Features. [R.O. 2008 § 6-25; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 7 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.110. Amendments to Chapter 8 International Building Code — Chapter 8 — Interior Finishes. [R.O. 2008 § 6-26; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 8 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.120. Amendments to Chapter 9 International Building Code — Chapter 9 — Fire Protection Systems. [R.O. 2008 § 6-27; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5110 § 2, 10-26-2009 ; Ord. No. 5235 § 2, 12-12-2011; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

A. Chapter 9 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.

1. **903.1 General.** Automatic sprinkler systems shall comply with this Section. Notwithstanding the provisions of the Building Code and International Building Code, as amended and adopted by the City of Creve Coeur, Missouri, a builder of one- or two-family dwellings or residences or townhouses shall offer to any purchaser, on or before the time of entering into the purchase contract, the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such dwelling, residence or townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling, residence or townhouse being purchased.
2. **903.2.6.1 Existing Group I.** All skilled nursing and intermediate care facilities not required prior to August 28, 2007, to install and maintain an automatic sprinkler system, shall install and maintain an automatic sprinkler system in accordance with NFPA 13 by December 31, 2012, unless the facility receives an exemption from the State of Missouri Department Of Health and presents evidence in writing from a certified sprinkler system representative or licensed engineer that the facility is unable to install an approved NFPA 13 automatic sprinkler system due to the unavailability of water supply requirements associated with this system.
3. **903.2.11.3 Buildings more than three (3) stories in height or having an occupied floor level located fifty-five (55) feet or more above the lowest level of fire department vehicle access.** An automatic sprinkler system shall be installed throughout all buildings that are more than three (3) stories above the grade plane or have an occupied floor level located fifty-five (55) feet or more above the lowest level of fire department vehicle access.

Exceptions: No changes made.

4. **[F] 903.3.1.2 NFPA 13 or NFPA 13R sprinkler systems.** Where allowed in buildings of Group R, up to and including four (4) stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13 or NFPA 13R.
5. **[F] 903.3.1.2.4 Combustible attics.** Sprinkler protection shall be provided within attics constructed of or containing combustible materials.
6. **[F] 903.3.5 Water supplies.** Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code."
7. **[F] 903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72.

Exceptions: No changes made.

8. **[F] 903.4.2 Alarms.** The fire sprinkler system water flow device(s) shall activate alarm

notification appliances, located throughout the entire building, which shall be components of an automatic fire alarm system installed in accordance with the provisions of Section 907 and NFPA 72. Such fire sprinkler water flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the fire sprinkler system.

Exception: Alarm notification appliances shall not be required for limited area sprinkler systems.

9. **907.2.24 Buildings equipped throughout with an automatic sprinkler system.** An automatic fire alarm system with alarm notification appliances shall be installed and maintained in all new buildings equipped throughout with an automatic sprinkler system that is designed and installed in accordance with Section 903.3.1.1 or Section 903.3.1.2. An automatic fire alarm system with alarm notification devices shall be installed and maintained in all existing un-sprinklered buildings that become equipped throughout with an automatic sprinkler system that is designed and installed in accordance with Section 903.3.1.1 or Section 903.3.1.2. An automatic fire alarm system with alarm notification appliances shall be installed and maintained in all existing sprinklered buildings where the construction costs for the proposed renovation of these buildings exceeds fifty percent (50%) of their appraised values (as established by the St. Louis County Assessor's Office) prior to the proposed renovations occurring. Manual fire alarm boxes are not required unless otherwise required by Sections 907.2.1 through 907.2.23.
10. **907.6.6 Monitoring.** All fire alarm and fire detection systems shall be monitored by an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72.

Exceptions: No changes made.

Section 500.130. Amendments to Chapter 10 International Building Code — Chapter 10 — Means of Egress. [R.O. 2008 § 6-28; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 10 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.

1. **1010.2.7 Stairway doors.**

Exception 3. Delete. No changes made to the four (4) other exceptions.

2. **1013.1 Where required.** Amend "Exception 1" to read as follows:

Exceptions:

1. Exit signs are not required in buildings which require only one (1) exit.

No changes made to the four (4) other exceptions.

3. **1015.4 Opening limitations.** Required guards shall not have openings which allow passage of a sphere four (4) inches (102 mm) in diameter from the walking surface to the required guard height. Guards shall not have an ornamental pattern that would provide a ladder effect. Angular intermediate balusters shall be installed at an angle forty-five degrees (45°) or greater to an adjacent walking surface or stair tread.

Exceptions 1 through 6. No changes made.

4. **1015.9 Retaining walls.** Guards shall be provided where retaining walls with differences in grade level on either side of the wall in excess of thirty (30) inches (762 mm) are located closer than twenty-four (24) inches (610 mm) to a walk, path, parking lot or driveway on the high side of the retaining wall. If deemed in the interest of public safety by the Building Official per Section 104.12, guards or other approved protective measures shall be provided where retaining walls with differences in grade level on either side of the wall in excess of thirty (30) inches are located twenty-four (24) inches or farther from a walk, path, parking lot or driveway.
5. **1018.6 Dead ends in aisles.** Where more than one (1) exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in aisles more than twenty (20) feet in length.

Exceptions:

1. In occupancies in Use Group B where aisles are bounded by furniture, counters, partitions or similar dividers not more than six (6) feet in height, the length of a dead-end aisle shall not be more than fifty (50) feet.
2. In occupancies in Use Group B where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end aisles shall not exceed fifty (50) feet.
3. A dead-end aisle shall not be limited in length where the length of the dead-end aisle is less than two and one-half (2.5) times the least width of the dead-end aisle.

Section 500.140. Amendments to Chapter 11 International Building Code — Chapter 11 — Accessibility. [R.O. 2008 § 6-29; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5243 § 3, 2-13-2012; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 11 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following

numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.

1. **Section 1106.5 Van spaces.** For every four (4) or fraction of four (4) accessible parking spaces, at least one (1) shall be a van-accessible parking space. Where accessible parking is provided within or beneath a building, at least one (1) van-accessible parking space shall also be provided within or beneath the building adjacent to the other interior accessible parking spaces.

Exception: No change.

Section 500.150. Amendments to Chapter 12 International Building Code — Chapter 12 — Interior Environment. [R.O. 2008 § 6-30; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 12 of the International Building Code, 2021, Eighth Edition is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
1. **1203.1 General.** Buildings shall be provided with ventilation in accordance with the St. Louis County Mechanical Code. Where natural ventilation is permitted by the St. Louis County Mechanical Code, the natural ventilation shall be in accordance with Section 1203.5 of this code.
 2. **1206.3.3 Court drainage.** Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code."

Section 500.160. Amendments to Chapter 13 International Building Code — Chapter 13 — Energy Efficiency. [R.O. 2008 § 6-31; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 13 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.170. Amendments to Chapter 14 International Building Code — Chapter 14 — Exterior Walls. [R.O. 2008 § 6-32; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 14 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.180. Amendments to Chapter 15 International Building Code — Chapter 15 — Roof Assemblies and Rooftop Structures. [R.O. 2008 § 6-33; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 15 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
1. **[P] 1503.4 Roof drainage.** Delete Section 1611 of this code and Chapter 11 of the International Plumbing Code and substitute the "St. Louis County Plumbing Code."

Section 500.190. Amendments to Chapter 16 International Building Code — Chapter 16 — Structural Design. [R.O. 2008 § 6-34; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 16 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.

1. **1608.2.1 Creve Coeur ground snow loads.** Ground snow loads to be used in determining the design snow loads for roofs shall be 20 psf.
2. **1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the applicable governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for St. Louis County, Missouri, and Incorporated Areas," dated February 4, 2015, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.
3. **1613.3.1 Acceleration parameters.** The earthquake spectral response acceleration at short periods (S_s) shall be 0.48g. The earthquake spectral response acceleration at one-second periods (S_1) shall be 0.18g.

Section 500.200. Amendments to Chapter 17 International Building Code — Chapter 17 — Structural Tests and Special Inspections. [R.O. 2008 § 6-35; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 17 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.210. Amendments to Chapter 18 International Building Code — Chapter 18 — Soils and Foundations. [R.O. 2008 § 6-35.1; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 18 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
 1. **Section 1805.4.3 Drainage discharge.** Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code."
 2. **Section 1805.5 Enclosure of surface water run-off:** Surface water run-off concentrated into an enclosed pipe system shall not be discharged closer than ten (10) feet from any property line without prior approval from the Building Official. If this method of discharge causes a drainage nuisance to an adjacent property, an alternate drainage method shall be proposed for approval by the Building Official.

Exception: This Section shall not apply to enclosed pipe storm water systems of twelve (12) inches or greater in diameter that are under the jurisdiction of the City of Creve Coeur or the Metropolitan Sewer District.
 3. **1807.2.5-Guards.** Guards shall be provided in accordance with Section 1015.9.
 4. **Section 1809.5 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one (1) or more of the following methods:

1. Extending a minimum of thirty (30) inches below the finish grade.

No changes made to methods 2 or 3 or exceptions 1, 2 or 3.

Section 500.220. Amendments to Chapter 19 International Building Code — Chapter 19 — Concrete. [R.O. 2008 § 6-35.2; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 19 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.230. Amendments to Chapter 20 International Building Code — Chapter 20 — Aluminum. [R.O. 2008 § 6-35.3; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 20 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.240. Amendments to Chapter 21 International Building Code — Chapter 21 — Masonry. [R.O. 2008 § 6-35.4; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 21 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.250. Amendments to Chapter 22 International Building Code — Chapter 22 — Steel. [R.O. 2008 § 6-35.5; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 22 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.260. Amendments to Chapter 23 International Building Code — Chapter 23 — Wood. [R.O. 2008 § 6-35.6; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 23 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.270. Amendments to Chapter 24 International Building Code — Chapter 24 — Glass and Glazing. [R.O. 2008 § 6-35.7; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 24 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.280. Amendments to Chapter 25 International Building Code — Chapter 25 — Gypsum Board and Plaster. [R.O. 2008 § 6-35.8; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 25 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number is hereby enacted and added thereto.

1. **Section 2503.1 Inspection.** Lath and gypsum board shall be inspected in accordance with

Section 110.3.7.

Section 500.290. Amendments to Chapter 26 International Building Code — Chapter 26 — Plastic. [R.O. 2008 § 6-35.9; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 26 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.300. Amendments to Chapter 27 International Building Code — Chapter 27 — Electrical. [R.O. 2008 § 6-35.10; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 27 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.310. Amendments to Chapter 28 International Building Code — Chapter 28 — Mechanical Systems. [R.O. 2008 § 6-35.11; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013 ; Ord. No. 5690, 4-13-2020]

A. Chapter 28 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number is hereby enacted and added thereto.

1. **Section 2801.1 Scope.** Delete the references to the "International Mechanical Code" and substitute "St. Louis County Mechanical Code."

Section 500.320. Amendments to Chapter 29 International Building Code — Chapter 29 — Plumbing Systems. [R.O. 2008 § 6-35.12; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013 ; Ord. No. 5690, 4-13-2020]

A. Chapter 29 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number is hereby enacted and added thereto.

1. **Section 2901.1 Scope.** Delete the references to the "International Plumbing Code" and the "International Private Sewage Disposal Code" and substitute "St. Louis County Plumbing Code."
2. **Section 2902.1 Minimum number of fixtures.** Plumbing fixtures shall be provided in accordance with the St. Louis County Code.
3. **Table 2902.1 Minimum number of required plumbing facilities.** The contents of this Table as amended by the St. Louis County Plumbing Code shall apply.
4. **Section 2902.1.1 Fixture calculations.** Fixture calculations shall be provided in accordance with the St. Louis County Plumbing Code.
5. **Section 2902.2 Separate facilities.** Where plumbing fixtures are required, separate facilities shall be provided for each sex in accordance with the St. Louis County Plumbing Code.

6. **Section 2902.3.3 Location of toilet facilities in occupancies other than covered mall buildings and shopping centers.** The requirements of the St. Louis County Plumbing Code shall apply.
7. **Section 2902.3.4 Location of toilet facilities in covered malls.** The requirements of the St. Louis County Plumbing Code shall apply.
8. **Section 2902.5 Drinking fountain location.** Drinking fountains shall be provided in accordance with the St. Louis County Plumbing Code.
9. **Section 2902.6 Small occupancies.** Drinking fountains shall not be required for an occupant load of thirty (30) or fewer.

Section 500.330. Amendments to Chapter 30 International Building Code — Chapter 30 — Elevators and Conveying Systems. [R.O. 2008 § 6-35.13; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 30 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.340. Amendments to Chapter 31 International Building Code — Chapter 31 — Special Construction. [R.O. 2008 § 6-35.14; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 31 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.

1. **Section 3103.5 Membrane material.** The membrane material for all tents, membrane structures and their appurtenances shall be of: approved non-combustible material, flame-resistant material as determined in accordance with NFPA 701 listed in Chapter 35; or material treated in an approved manner to render the material flame-resistant.
2. **Section 3103.6 Certification.** An affidavit or affirmation shall be submitted to the Building Official and a copy retained on the premises on which the tent or membrane structure is located. The affidavit shall attest to the following information relative to the flame-resistance of the fabric:
 1. Names and addresses of the owners of the tent or membrane structure.
 2. Date the fabric was last treated with flame-resistant solution.
 3. Trade name or kind of chemical used in treatment.
 4. Name of person or firm treating the material.
 5. Name of testing agency and test standard by which the fabric was tested.

3. **Section 3103.7 Label.** Membrane structures, tents and canopies shall bear a permanently affixed label that identifies the size and fabric or material type.
4. **Section 3103.8 Anchorage.** All temporary structures shall be anchored to the ground to resist the wind loads prescribed by Section 1609. At the discretion of the Building Official, the anchorage system may be required to be designed by a registered design professional.

SECTION 3116 ANTENNAS

5. **Section 3116.1 Permits required.** A building permit is required for roof installations of antennal structures. Such a structure shall be erected so as to not damage the roof covering, and when removed from the roof, the roof covering shall be repaired to maintain weather and water tightness. The installation of any antennal structure mounted on the roof of a building shall not be erected nearer to the lot line than the total height of the antennal structure above the roof, nor shall such structure be erected near electric power lines or encroach upon any street or other public space. The application shall be accompanied by detailed drawings of the structure and methods of anchorage. All connections to the roof structure shall be properly flashed to maintain water tightness. The construction documents shall meet the submittal requirements of Section 107.1.
6. **Section 3116.2 Dish antennas.** An antenna consisting of a radiation element which transmits or receives radiation signals generated as electrical, light or sound energy, and supported by a structure with or without a reflective component to the radiating dish, usually in a circular shape with a parabolic curve design constructed of a solid or open mesh surface, shall be known as a dish antenna.
7. **Section 3116.2.1 Permits.** The approval of the Building Official shall be secured for all dish antenna structures more than two (2) feet in diameter erected on the roof of or attached to any building or structure.
8. **Section 3116.3 Structural provisions.** Antennal structures or dish antennas larger than two (2) feet in diameter shall be subject to the structural provisions of Sections 1608 and 1609. The snow load provisions of Section 1608 shall not apply where the antenna has a heater to melt falling snow.

Section 500.350. Amendments to Chapter 32 International Building Code — Chapter 32 — Encroachments into the Public Right-of-Way. [R.O. 2008 § 6-35.15; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

Chapter 32 of the International Building Code, 2021, Eighth Edition, is adopted without modification.

Section 500.360. Amendments to Chapter 33 International Building Code — Chapter 33 — Safeguards During Construction. [R.O. 2008 § 6-35.16; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 33 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
1. **Section 3302.4 Street and adjacent property cleaning.** Mud and debris on streets or adjacent properties caused either directly or indirectly by construction shall be removed immediately. This maintenance shall be performed at all times during construction. The responsibility for ensuring that streets leading to and from and properties adjacent to the construction site are kept clean shall be with the owner of said property. Failure to comply with this Section shall result in the property owner being cited with a violation subject to penalties set forth in Section 114.4 or being served with a stop work order specified in Section 115.0, or both.
 2. **Section 3303.4 Grading and restoration of lot.** Where a structure has been demolished or otherwise removed from a lot and construction for the new structure has not begun, the vacant lot shall be filled, graded, and maintained in conformity to the established elevation of the street grade at curb level nearest the point of demolition or excavation. Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises or adjoining property. If construction activity as authorized by a grading permit or building permit has not commenced within thirty (30) days of the demolition of the structure, said lot shall be re-vegetated with approved vegetation.
 3. **Section 3305.1 Facilities required.** Delete the reference made to the "International Plumbing Code" and substitute "St. Louis County Plumbing Code."

Section 500.370. Amendments to Chapter 34 International Building Code — Chapter 34 — [R.O. 2008 § 6-35.17; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 34 of the International Building Code, 2021, Eighth Edition, is a blank "Reserved Chapter". Chapter 34 was deleted from the 2012 Code Development Process and the provisions of the deleted IBC Chapter 34 are now contained within the 2021 IEBC, International Existing Building Code.

Section 500.380. Amendments to Chapter 35 International Building Code — Chapter 35 — Referenced Standards. [R.O. 2008 § 6-35.18; Ord. No. 4076 § 1, 5-14-2007; Ord. No. 5310 § 1, 7-8-2013; Ord. No. 5690, 4-13-2020]

- A. Chapter 35 of the International Building Code, 2021, Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
- B. This Chapter lists the standards that are referenced in various Sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the Section or Sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.4.

ICC — International Code Council, Inc.

500 New Jersey Ave., NW

6th Floor

Washington, DC 20001

Standard reference number	Title	Referenced in Code Section number
DELETE: IMC-15	International Mechanical Code	
ADD: Mechanical Code	St. Louis County Mechanical Code	No changes made to referenced Code Sections
DELETE: IPC-15	International Plumbing Code	
ADD: Plumbing Code	St. Louis County Plumbing Code	No changes made to referenced Code Sections

NFPA — National Fire Protection Association

1 Batterymarch Park

Quincy, MA 02169-7471

Standard reference number	Title	Referenced in Code Section number
ADD: 70-14	National Electrical Code/St. Louis County Electrical Code	No changes made to referenced Code Sections
ADD: 701-10	Standards Methods of Fire Tests for Flame-propagation of Textiles and Films	
ADD: 3103.5		

ARTICLE III
Electrical Code

Section 500.390. Electrical Code Adopted. [R.O. 2008 § 6-51; Ord. No. 4023 § 1, 6-12-2006; Ord. No. 5214 § 1, 8-22-2011; Ord. No. 5697, 4-13-2020 ¹]

The National Electrical Code, 2014 Edition, which was amended and adopted by the St. Louis County Council on October 1, 2019, by Ordinance No. 27,430, as the Electrical Code of St. Louis County, is hereby adopted as so amended as the Electrical Code of the City of Creve Coeur as if it were fully set out herein. Such document and County Ordinance are on file with the City Clerk.

1. Editor's Note: Section 4 of Ord. No. 5697 also set Sections 100.090 through 100.110 of the City Code as penalty provisions for this adopted technical code.

ARTICLE IV
Plumbing Code²

Section 500.400. Plumbing Code Adopted. [R.O. 2008 § 21-1; Ord. No. 1556 § 1, 11-23-1992 ; Ord. No. 1700 § 1, 3-13-1995 ; Ord. No. 1767 § 1, 1-8-1996 ; Ord. No. 1955 § 1, 9-28-1998 ; Ord. No. 2125 § 1, 5-29-2001 ; Ord. No. 3080 § 1, 8-22-2005 ; Ord. No. 5214 § 2, 8-22-2011 ; Ord. No. 5697, 4-13-2020 ³]

The Uniform Plumbing Code, 2015 Edition, which was amended and adopted by the St. Louis County Council on October 1, 2019, by Ordinance No. 27,424, as the Plumbing Code of St. Louis County, is hereby adopted as so amended as the Plumbing Code of the City of Creve Coeur as if it were fully set out herein. Such document and County Ordinance are on file with the City Clerk.

Section 500.405. Amendments to Chapter 3 of the Uniform Plumbing Code — Chapter 3 General Regulations. [Ord. No. 5421 § 1, 4-13-2015]

Chapter 3 of the Uniform Plumbing Code, 2009 Edition, as amended and adopted by the St. Louis County Council on July 14, 2010, by Ordinance No. 24,441, is further amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.

312.1 General requirements for building drains and building sewers serving single-service fats, oil, or grease (FOG) generating facilities. (See drawing No. 45 in Appendix M).

Condition 1 (Delete in its entirety).

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2. Cross References — Buildings and building regulations, chs. 500 and 505; health and sanitation, ch. 215; planning, ch. 400; streets, sidewalks and public places, ch. 515; community development and public works fee schedule, app. B to Title IV; subdivision and development of land, ch. 410; zoning regulations, ch. 405.
 3. Editor's Note: Section 4 of Ord. No. 5697 also set Sections 100.090 through 100.110 of the City Code as penalty provisions for this adopted technical code.

ARTICLE V
Mechanical Code

Section 500.410. Mechanical Code Adopted. [R.O. 2008 § 6-36; Ord. No. 1167 § 1, 9-29-1986 ; Ord. No. 1339 § 1, 5-22-1989 ; Ord. No. 1702 § 1, 3-13-1995 ; Ord. No. 1767 § 3, 1-8-1996 ; Ord. No. 2124 § 1, 5-29-2001 ; Ord. No. 3081 § 1, 8-22-2005 ; Ord. No. 5214 § 3, 8-22-2011 ; Ord. No. 5697, 4-13-2020 ⁴]

The International Mechanical Code, 2015 Edition, which was amended and adopted by the St. Louis County Council on April 1, 2020, by Ordinance No. 27,619, as the Mechanical Code of St. Louis County, is hereby adopted as so amended as the Mechanical Code of the City of Creve Coeur as if it were fully set out herein. Such document and County Ordinance are on file with the City Clerk.

4. Editor's Note: Section 4 of Ord. No. 5697 also set Sections 100.090 through 100.110 of the City Code as penalty provisions for this adopted technical code.

ARTICLE VI
Residential Code for One- and Two-Family Dwellings

Section 500.420. Adopted. [R.O. 2008 § 6-142; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A certain document, one (1) copy of which is on file in the office of the City Clerk, such copy being marked and designated as the International Residential Code For One- And Two-Family Dwellings, 2021, Eighth Edition, including Appendix A (IFGC) — Sizing And Capacities Of Gas Piping; Appendix B (IFGC) — Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, And Appliances Listed For Use And Type B Vents; Appendix C (IFGC) — Exit Terminals Of Mechanical Draft And Direct-Vent Venting Systems; Appendix F — Passive Radon Gas Controls; and Appendix K — Sound Transmission, as published by the International Code Council, Inc., is hereby adopted as the Residential Code of the City of Creve Coeur, Missouri, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Residential Code For One- And Two-Family Dwellings, 2021, Eighth Edition, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

Section 500.430. Jurisdictional Titles. [R.O. 2008 § 6-143; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Throughout the International Residential Code One- And Two-Family Dwellings, 2021 Eighth Edition, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri." Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division." Wherever the term "code" appears, it shall mean the International Residential Code For One- And Two-Family Dwellings, 2021 Eighth Edition as hereby amended.

Section 500.440. Additions, Insertions And Changes. [Ord. No. 5655, 8-26-2019 ; Ord. No. 5691, 4-13-2020 ⁵]

The following subsections are hereby revised as follows:

Section R101.1 Insert: "City of Creve Coeur."

Section 500.450. Amendments to Chapter 1 of the International Residential Code for One- and Two-Family Dwellings — Chapter 1 — Administration. [R.O. 2008 § 6-145; Ord. No. 4082 §1, 5-14-2007 ; Ord. No. 5110 §3, 10-26-2009 ; Ord. No. 5165 §3, 12-13-2010 ; Ord. No. 5235 §3, 12-12-2011 ; Ord. No. 5312 §1, 7-8-2013 ; Ord. No. 5420 § 1, 4-13-2015 ; Ord. No. 5691, 4-13-2020]

A. Chapter 1 of the International Residential Code for One- and Two-Family Dwellings, 2021 Eighth Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding

5. Editor's Note: Ord. No. 5691 also changed the title of this Section from "Inspections By Engineers" to "Additions, Insertions And Changes."

Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **R101.2 Scope.** Add the following: Notwithstanding the provisions of this code, the maximum number of stories for any structure shall be as provided in the City Zoning Code.

Exception 1: Deleted in its entirety.

Exception 2: Deleted in its entirety.

Exception 3: Deleted in its entirety.

Exception 4: Deleted in its entirety.

Exception 5: Deleted in its entirety.

2. **R102.8 Matters not provided for.** Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the Building Official.
3. **R104.6.1 Interference with Building Official:** No person shall hinder, obstruct, resist, fail to provide entry at reasonable times, or otherwise interfere with the Code Official in the performance of his/her official duties.
4. **R104.6.1.1 Disasters.** In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the Building Official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.
5. **R104.12 Rule-making authority.** The Building Official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.
6. **R105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following: [**Ord. No. 5754, 9-27-2021**]

Building:

1. Retaining walls which are not over four (4) feet (48 inches) in height measured from the top of the proposed finished grade at the non-retained side of the wall to the top of the wall, unless supporting a surcharge.
2. Painting, carpeting and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy which have a maximum water depth of twenty-four (24) inches (610 mm), a maximum water volume of five thousand (5,000) gallons (18,925 L) and are

installed entirely above ground.

4. Repair or replacement of existing windows and doors when the rough opening is not altered.

Electrical:

Any work exempted from permits by the Electrical Code.

Gas:

Any work exempted from permits by the Mechanical Code.

Mechanical:

Any work exempted from permits by the Mechanical Code.

Plumbing:

Any work exempted from permits by the Plumbing Code.

7. **R105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within One Hundred and Eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of One Hundred and Eighty (180) days after the time the work is commenced, or after one (1) year from the date of issuance if the permit has not otherwise expired. The Building Official is authorized to grant, in writing, one (1) or more extensions of time, for periods not to exceed Ninety (90) days each. An extension shall be requested in writing and justifiable cause must be demonstrated.
8. **R105.5.1 Expiration of demolition permits.** Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The Building Official may, after receiving a written request from the applicant, grant one (1) or more thirty-day extensions to this permit if the applicant presents evidence of justifiable cause.
9. **R105.5.2 Demolition refuse dumpster.** A demolition refuse dumpster may be placed on a property that has been issued a demolition permit. A demolition refuse dumpster shall not be placed within any public right-of-way. Upon completion of the demolition work or upon the expiration date of the demolition permit, whichever comes first, the demolition refuse dumpster shall be removed from the property. Failure to do so shall result in the Building Official issuing a notice of violation to the person responsible for the demolition work. Such action shall subject the responsible party to a penalty as set forth in Section R113.4.
10. **R105.7 Placement of permit and inspection placard.** The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site.

11. **R106.1.1.1 Residential fire sprinkler option form.** An application for permit for a one- or two-family dwelling or residence or townhouse shall be accompanied by the City's residential fire sprinkler option form signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Sections R313.1 and R313.2 of this code. If there is no purchaser at the time of the permit application submittal, then said signed form shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.
12. **R106.2.1 All buildings and structures.** For all buildings and structures to be constructed, the following additional information shall be shown on the site plan:
 - A. The location of all front, side and rear building lines, together with all easements including utilities, drainage and roadways.
 - B. The present and proposed finished grades of yards, driveways or walks for drainage in relation to the established first floor elevation including the slope away from the foundation.
 - C. The lot number, block (if any), plat or subdivision number, recorded subdivision name, front street and side streets (where applicable) and the north direction arrow.
13. **R106.2.1.1 Private sewage disposal system.** The site plan shall indicate the location of a private sewage system when a public sewage system is not available. All technical data and soil data required by the Plumbing Code shall be submitted with the site plan.
14. **R108.2 Schedule of fees.** The fees for plan examinations, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the building department shall be paid in accordance with the fees established in Appendix B, Community Development and Public

Works Fee Schedule, of the City Code of Ordinances.

15. **R108.2.1 Building Code Board of Appeals filing fee.** A filing fee of one hundred fifty dollars (\$150.00) shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the Building Official as set forth in Section R112. The filing fee shall be refunded to the applicant if the Board reverses the decision of the Building Official.
16. **R108.3 Building permit valuations.** The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or registered design professional fees. If, in the opinion of the Building Official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.
17. **R108.5 Refunds.** In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.
18. **R108.6 Work commencing before permit issuance.** Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to five hundred dollars (\$500.00) may be charged by the Building Official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.
19. **R109.1.1.1 Inspection placard.** Work requiring a permit shall not commence until the permittee or his/her agent posts an inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the code. Absence of the inspection placard shall result in the imposition of a penalty fee as set forth in Section R108.2.
20. **R109.1.3 Floodplain inspections.** Deleted in its entirety. See Section R109.3.1.1.
21. **R109.2 Preliminary inspection.** Before issuing a permit, the Building Official is authorized to examine or caused to be examined buildings, structures and sites for which an application has been filed.
22. **R109.3 Required inspections.** After issuing a building permit, the Building Official shall conduct inspections as set forth in Sections R109.3.1 through R109.3.14 during and upon completion of the work for which a permit has been issued so as to be able to ensure that substantial compliance with this code and the City-approved construction documents has occurred. A record of all such inspections and any violations of this code shall be maintained by the Building Official.

23. **R109.3.1 Soil and footing inspection.** A soil inspection shall be made after excavation for the building or structure is complete and trenches for footings, spread footings, column pads, grade beams, and other types of footings are crumbed, formed, have the reinforcing steel tied in place, and are ready for concrete. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.
24. **R109.3.1.1 Lowest floor elevation.** Any building or structure permitted to be constructed on property designated as a flood hazard area shall have an elevation certification (as required by Section R322.1.10 and prepared and sealed by a registered design professional) which certifies the lowest floor elevation, including the basement, submitted to the Building Official prior to the required foundation inspection. No foundation inspection shall be approved until said submittal is made.
25. **R109.3.2 Foundation inspection.** A foundation inspection shall be made after the top of the footing has been cleaned, the foundation forms have been properly set, the reinforcing steel has been cleaned and tied in place, and the proper anchor bolts are on site. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.
26. **R109.3.3 Pier inspection.** A pier inspection shall be made where special foundations such as drilled and poured-in-place concrete piers, caissons, driven piles of all types, and other extraordinary types of foundations are required. Additional pier inspections shall be made when the Code Official determines the size of the project warrants it. Reinforcing steel required in the above cases shall be placed to allow for adequate inspections. A City-approved barrier shall be placed around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.
27. **R109.3.4 Structural concrete slab and under-floor inspection.** Structural concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.
28. **R109.3.5 Exterior wall sheathing inspection.** An exterior wall sheathing inspection shall be made prior to the building wrap and/or exterior wall finishes being installed over the braced wall panels or portal frames.
29. **R109.3.6 Mechanical rough-in inspection.** A mechanical rough-in inspection shall be made after all supply air ducts, return air ducts/plenums and appliance vents have been installed.
30. **R109.3.7 Framing inspection.** A framing inspection shall be made after the plumbing, mechanical and electrical rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, and all framing (including the floor, wall, and roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved. No mechanical, electrical, plumbing, or framing systems shall be concealed before this inspection is made and approved by the Code Official.
31. **R109.3.8 Ceiling cover inspection.** A ceiling cover inspection shall be made after the plumbing, mechanical and electrical rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted

inspection placard; and after all masonry walls, fireplace chimneys, vents, ceiling grid and hanger wires, and all framing (including the floor and/or roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

32. **R109.3.9 Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 11 of this code and shall include, but not be limited to, inspections for envelope insulation R and U values, fenestration U value, duct system R value, duct sealing, building envelope air tightness and HVAC and water heating equipment efficiency.
33. **R109.3.10 Gypsum board and tile substrate inspections.** The following ceiling and wall gypsum board and tile substrate inspections shall be performed as specified:
- A) A tile substrate inspection shall be made after all tile substrate is in place and properly fastened and before any tile is applied.
 - B) A gypsum board inspection shall be made after all gypsum board sheets are in place and properly fastened and before any joint compound is applied over joints and fasteners.

Each layer of a multi-layered fire-resistance rated assembly shall be inspected and approved prior to the next layer being applied. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

34. **R109.3.11 Rough grading inspection.** A rough grading inspection shall be made after the site has been graded to the elevations and contours shown on the City-approved plans. No ground cover shall be planted or placed until this inspection has been approved.
35. **R109.3.12 Final grading inspection.** A final grading inspection shall be made after ground cover has been established and erosion of soil will no longer occur from the site.
36. **R109.3.13 Supplemental inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections or re-inspections of any construction work to ascertain compliance with the provisions of this code, the City's Zoning Code and the City's Code of Ordinances.
37. **R109.3.14 Final inspection.** A final building inspection shall be made after the prior required inspections have been completed and the final mechanical, electrical, and plumbing inspections have been made and approved by those inspection departments.
38. **R109.5 Inspection agencies.** No change in content. Re-numbered from R109.2.
39. **R109.6 Inspection requests.** No change in content. Re-numbered from R109.3.
40. **R109.6.1 Duty to request a final inspection and obtain final approval.** Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval before any occupancy of the building or structure shall occur. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the Building Code, shall subject the permit holder to penalties as set forth in Section R113.4, and shall result in forfeiture

to the City of any funds deposited in escrow in connection with the permit if the failure continues after thirty (30) days' written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The Building Official shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.

41. **R109.7 Approval required.** No change in content. Re-numbered from R109.4.
42. **R109.8 Coordination of inspections.** Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one (1) Code Official of the jurisdiction is involved, it shall be the duty of the Code Officials involved to coordinate their inspections and administrative orders as fully as practicable. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the Code Official having jurisdiction.
43. **R110.1.1 Required certificate of occupancy.** Failure of the owner of a structure to obtain a certificate of occupancy as required by Section R110.1 shall be deemed a violation of this code and shall subject said owner or tenant to penalties as set forth in Section R113.4.
44. **R110.1.2 Use and occupancy for existing residential occupancy.** The requirements of Section R110.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy.
45. **R110.5 Revocation of the certificate of occupancy.** The certificate of occupancy shall always be subject to this code and other laws enforced by the Building Official. Non-compliance with the regulations of this code and other laws enforced by the Building Official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the Building Official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such time as the violations are corrected and the building is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.
46. **R110.6 Permanent address numbers:** Every dwelling unit within the City of Creve Coeur shall have the correct street number permanently affixed on said dwelling unit so as to be clearly visible from the street in front of the property. The street number shall be a minimum of four (4) inches in height with a minimum ½" stroke when displayed on a dwelling unit. Said street number shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit prior to the issuance of a certificate of occupancy.

SECTION 112

BOARD OF APPEALS

47. **R112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.
48. **R112.2 Limitations on authority.** Any person shall have a right to appeal a decision of the Building Official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction should be allowed to be used. The board shall have no authority to issue a waiver or variance from the requirements of this code.
49. **R112.2.1 Time limitation and filing procedure.** All appeals shall be filed in writing with the Building Official. A written appeal may not be filed more than thirty (30) days after the affected individuals are notified of the Building Official's decision.
50. **R112.2.2 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee as set forth in Section R108.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the Building Official.
51. **R112.4 Membership of board.** The Building Code Board of Appeals shall consist of five (5) regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.
52. **R112.4.1 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by members of the Building Code Board of Appeals.
53. **R112.4.2 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the City Administrator.
54. **R112.4.3 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.
55. **R112.4.4 Code of Ethics for members.** All members shall be subject to the City's Code of Ethics.
56. **R112.5 Notice of meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within five (5) calendar days of the filing of a written appeal with the Building Official, or at stated periodic meetings.

57. **R112.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the Building Official, and any person whose interests are affected shall be given the opportunity to be heard.
58. **R112.6.1 Procedure.** The Board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
59. **R112.7 Quorum.** Three (3) members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.
60. **R112.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the Building Official by a majority vote of the quorum present and voting. Otherwise, the decision of the Building Official shall be deemed to be upheld.
61. **R112.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the Building Official of the decision in writing.
62. **R112.8.2 Administration.** The Building Official shall take immediate action in accordance with the decision of the board.
63. **R112.9 Court review.** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.
64. **R113.4 Violation, penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. [**Ord. No. 5836, 4-24-2023**]
65. **R114.1.1 Mud, debris or an excessive amount of surface water on streets and adjacent properties.** After a verbal warning to the owner or contractor, the Building Official shall have the authority to issue a stop work order to any project which is causing mud, debris or an excessive amount of surface water to be transferred to any street or adjacent property.
66. **R114.1.1.1 Housekeeping.** All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the City's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to do so shall result in the Building Official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the Building Official.
67. **R114.1.1.2 Construction refuse dumpster.** A construction refuse dumpster may be placed on a property that has been issued a building permit. A construction refuse dumpster shall not be placed within any public right-of-way. Upon City approval of the gypsum board inspection(s) as required by Section R109.3.10 and made in conjunction with an approved building permit, the construction refuse dumpster shall be removed from the property. Failure to do so shall

result in the Building Official issuing a stop work order until said construction refuse dumpster is removed from the property. The Building Official may grant one (1) or more ten-day extensions to allow the construction refuse dumpster to remain on the property after the gypsum board inspection(s) have been approved if the applicant presents written evidence of justifiable cause.

68. **R114.4 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section R113.4.

SECTION R115

UNSAFE STRUCTURES AND EQUIPMENT

69. **R115.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this Section R115. A vacant structure that is not secured against entry shall be deemed unsafe.
70. **R115.2 Record.** The Building Official shall cause a report to be filed when there is an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.
71. **R115.3 Notice.** If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.
72. **R115.4 Method of service.** Such notice per Subsection R115.3 shall be deemed properly served if a copy thereof is: (a) delivered to the owner personally; (b) sent by certified or registered mail to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.
73. **R115.5 Restoration.** The structure or equipment determined to be unsafe by the Building Official shall be restored to a safe condition, unless demolition has been ordered. To the extent that repairs, alterations or additions are made or a change in occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section R105.2.2 of this code and Chapter 34 of 2003 Edition of the International Building Code, as adopted by the City.

SECTION R116

EMERGENCY MEASURES

74. **R116.1 Imminent danger.** When, in the opinion of the Building Official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The Building Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of making the required repairs or of demolishing the same, which work shall be done at such persons' own risk.
75. **R116.2 Temporary safeguards.** When, in the opinion of the Building Official, there is imminent danger due to an unsafe condition, the Building Official may cause the necessary work to be done in an effort to render such structure secure and/or temporarily safe, whether or not the legal procedure described herein has been instituted, but neither the City nor its officials and employees shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.
76. **R116.3 Closing streets.** When necessary for the public safety, the Building Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being used.
77. **R116.4 Emergency repairs.** For the purpose of Section R116, the Building Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.
78. **R116.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the City on approval from the Building Official. The City Attorney of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

Section 500.460. Amendments to Chapter 2 of the International Residential Code for One- and Two-Family Dwellings — Chapter 2 — Definitions. [R.O. 2008 § 6-146; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 2 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
 1. **R201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

Section 500.470. Amendments to Chapter 3 of the International Residential Code for One- and Two-Family Dwellings — Chapter 3 — Building Planning. [R.O. 2008 § 6-147; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5110 § 4, 10-26-2009 ; Ord. No. 5235 § 4, 12-12-2011 ; Ord. No. 5312 § 1,

7-8-2013 ; Ord. No. 5420 § 1, 4-13-2015 ; Ord. No. 5691, 4-13-2020]

A. Chapter 3 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. Table R301.2(1).

Table R301.2(1)											
Climatic And Geographic Design Criteria											
Ground Snow Load (lbs/sf)	Wind Speed (d) (mph)	Topo-Graphical Effects (k)	Seismic Design Category (f)	Weathering (a)	Frost Line Depth (b)	Termite (c)	Winter Design Temp (e)	Ice Barrier Under-layment Required (h)	Flood Hazards (g)	Air Freezing Index (i)	Mean Annual Temp (j)
20	Vult=107 Vasd=89	NO	C	Severe	30 inches	Moderate to Heavy	2° F.	YES	2/4/2015	1500 days	54° F.
For SI: 1 pound per square foot = 0.0479 k/Pa, 1 mile per hour = 0.477 m/s.											
Notes a. through o. No changes proposed except for note d.											

2. **R302.2.2 Common walls.** Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Item 1 or 2 and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, and the underside of the roof sheathing. The common wall shared by two (2) townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the wall. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls shall be in accordance with R302.4.

1. Where a fire sprinkler system in accordance with the St. Louis County Plumbing Code or NFPA 13D is provided, the common wall shall be not less than a one-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 or Section 703.2.2 of the International Building Code.
2. Where a fire sprinkler system in accordance with the St. Louis County Plumbing Code or NFPA 13D is not provided, the common wall shall be not less than a two-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 or Section 703.2.2 of the International Building Code.

3. Table R302.6.

Table R302.6	
Dwelling/Garage Separation	
Separation	Material
From the residence and attic	Not less than 1/2-inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent applied to garage ceiling joists
Structure(s) supporting floor/ceiling assemblies used for separation required by this Section	Not less than 5/8-inch Type X gypsum board or equivalent applied to supporting structure(s)
Garages located less than three (3) feet from a dwelling unit on the same lot.	Not less than 1/2-inch Type X gypsum board or equivalent applied to the interior side of the exterior walls that are within this area.

4. **R302.6.1 Garage attic access.** An attic access located in a garage shall meet the requirements of Section R807.1 and the Type X gypsum board attic access panel shall be supported by minimum two-inch thick by four-inch wide nominal size lumber or by other materials approved by the Building Official.
5. **R302.7 Under-stair protection.** The underside of stair stringers shall be protected with a layer of one-half (1/2) inch Type X gypsum board. Enclosed accessible space under stairs shall have their walls, under-stair surface and any soffits protected on the enclosed side with one-half (1/2) inch Type X gypsum board.
6. **R302.11 Fireblocking.** No change to Section language.

Amend Location 4 to read as follows:

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels, with an approved fire caulk tested in accordance with ASTM E814 or UL 1479 or approved non-combustible materials tested in accordance with ASTM E136 to resist the free passage of flame and products of combustible.

Add Location 7 to read as follows:

7. To separate an unfinished basement area from a finished basement ceiling or soffit area.
7. **R303.11 Kitchen exhaust.** All kitchens shall be provided with a mechanical exhaust system above or adjacent to the cooking range in accordance with Section M1503 and Section M1507.3.
8. **R306.5 Hose bibb.** Every dwelling unit shall be provided with a minimum of one (1) exterior, frost-proof hose bibb. Hose bibbs shall be protected from backflow in accordance with the St. Louis County Plumbing Code.

9. **R306.6 Floor drain.** A floor drain shall be installed within fifteen (15) feet of and in the same room as the heating/cooling system(s) and the hot water heater(s). Floor drains shall be installed in accordance with the St. Louis County Plumbing Code.
10. **R308.4.4 Glazing in guards and railings.** Glazing in guards and railings, including structural baluster panels and non-structural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location. The minimum nominal thickness of this type of glazing shall be one-fourth (1/4) inch.
11. **R311.7.5.1 Riser height.** No change to the original Section.

Exceptions:

1. No change in content
2. No change in content

Add Exception 3 to read as follows:

3. Where the bottom riser adjoins a sloping walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed three (3) inches in every three (3) feet of stairway width.
12. **R312.1.1.1 Guards required at retaining walls.** Retaining walls with differences in grade level on either side of the wall in excess of thirty (30) inches which are located closer than two (2) feet to a walk, path or driveway on the high side shall be provided with guards or other approved protective measures.
 13. **R312.3 Guard opening limitations.** Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere four inches (102 mm) in diameter. Guards shall not have an ornamental pattern that would provide a ladder effect. Angular intermediate balusters shall be installed at an angle forty-five degrees (45°) or greater to an adjacent walking surface or stair tread.

Exceptions 1 and 2. No changes made.
 14. **R313.1 Townhouse automatic fire sprinkler systems.** A builder of townhomes shall offer any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install fire sprinklers in the townhouse. Notwithstanding any other provision

of law to the contrary, no purchaser of such townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such townhouse being purchased.

Exception: No changes made.

15. **R313.2 One- and two-family dwellings automatic fire sprinkler systems.** A builder of one- and two-family dwellings shall offer any purchaser on or before the time of entering into the purchase the option, at the purchaser's cost, to install fire sprinklers in the dwelling. Notwithstanding any other provision of law to the contrary, no purchaser of such one- or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler in such dwelling being purchased.

Exception: No changes made.

16. **R314.6 Power source.** This Section is restored to the code in full together with all standard exceptions. [**Ord. No. 5754, 9-27-2021**]
17. **R322.1.7 Protection of water supply and sanitary sewage systems.** Substitute the reference made to the "International Private Sewage Disposal Code" with the "St. Louis County Plumbing Code."

Section 500.480. Amendments to Chapter 4 of the International Residential Code For One- and Two-Family Dwellings — Chapter 4 — Foundations. [R.O. 2008 § 6-148; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 4 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **R403.1.4.1 Frost protection.** No change to content of this Subsection.

Exceptions:

- | | |
|----|--|
| 1. | Freestanding accessory structures with an area of one hundred (200) square feet or less and an eave height of ten (10) feet or less shall not be required to be protected. |
| 2. | Decks not supported by a dwelling need not be provided with footings that extend below the frost line. |
2. **R405.1 Concrete or masonry foundations.** Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity to daylight or be connected to an approved sump fifteen (15) inches in diameter and eighteen (18) inches deep with a fitted cover. A sump located in a basement with a finished area shall have a sump pump and piping installed to discharge the water to daylight. Gravel or crushed stone drains shall extend at least one (1) foot beyond the outside edge of the footing and six (6) inches above the top of the footing and be covered with an approved filter membrane material.

The top of open joints of drain tiles shall be protected with strips of roofing paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of two (2) inches of washed gravel or crushed rock at least one (1) sieve larger than the tile joint opening or perforation and covered with not less than six (6) inches of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

3. **R405.3 Special conditions.** Drainage tiles, gravel or crushed stone drains, perforated pipe, or other approved systems or materials shall be placed on both the inside and the outside of the foundation in areas where a high water table exists, other severe soil-water conditions exists or water is present in the excavation. The drainage system shall be discharged by gravity to daylight or connected to an approved sump having a sump pump and piping to discharge the water to daylight.
4. **R405.4 Enclosure of surface water run-off.** Surface water run-off concentrated into an enclosed pipe system shall not be discharged closer than ten (10) feet to any property line without prior approval from the Building Official. If this method of discharge causes a drainage nuisance to an adjacent property, an alternate drainage method shall be proposed for approval by the Building Official.

Exception: This Subsection shall not apply to enclosed pipe storm water systems of twelve (12) inches or greater in diameter that are under the jurisdiction of the City of Creve Coeur or the Metropolitan Sewer District.

Section 500.490. Amendments to Chapter 5 of the International Residential Code for One- and Two-Family Dwellings — Chapter 5 — Floors. [R.O. 2008 § 6-149; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 5 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
 1. **R502.11.1 Design.** Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri registered professional engineer.
 2. **R502.11.4 Truss design drawings.** Truss design drawings, prepared in compliance with Section R502.11.1, shall be provided to the Building Official and approved prior to the issuance of the building permit. Truss design drawings shall include, at a minimum, the information specified below:

No changes proposed to Items 1 through 12.

Section 500.500. Amendments to Chapter 6 of the International Residential Code For One- and Two-Family Dwellings — Chapter 6 — Wall Construction. [R.O. 2008 § 6-150; Ord. No. 4082 § 1,

5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 6 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **R602.7.5 Supports for headers.** Headers shall be supported on each end with one (1) or more jack studs or with approved framing anchors in accordance with Table R602.7(1) or R602.7(2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header with four-16d nails (3.5 inches x 0.135 inches). The minimum number of full-height studs at each end of a header shall be in accordance with Table R602.7.5.
 2. Table R602.7.5.

Table R602.7.5		
Minimum Number of Full Height Studs at Each End of Headers in Exterior Walls ^a		
Maximum Header Span (feet)	Ultimate Design Wind Speed and Exposure Category	
	< 140 mph, Exposure B or < 130 mph, Exposure C	≤ 115 mph, Exposure B ^b
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

- a. For header spans between those given above, use the minimum number of full-height studs associated with the larger header span.
- b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with footnote "d" of Table R602.7(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed < 140mph, Exposure B.

Section 500.510. Amendments to Chapter 7 of the International Residential Code For One- and Two-Family Dwellings — Chapter 7 — Wall Covering. [R.O. 2008 § 6-151; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 7 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition is adopted without modification.

Section 500.520. Amendments to Chapter 8 of the International Residential Code For One- and Two-Family Dwellings — Chapter 8 — Roof-Ceiling Construction. [R.O. 2008 § 6-152; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 8 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **R802.10.1 Truss design drawings.** Truss design drawings, prepared in compliance with R802.10.1, shall be provided to the Building Official and approved prior to the issuance of the building permit. Truss design drawings shall include, at a minimum, the information specified below:

No changes proposed to Items 1 through 12.

2. **R802.10.2 Design.** Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri registered professional engineer.

Section 500.530. Amendments to Chapter 9 of the International Residential Code For One- and Two-Family Dwellings — Chapter 9 — Roof Assemblies. [R.O. 2008 § 6-153; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 9 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **R903.4.1 Secondary (emergency overflow) drains or scuppers.** Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code."
2. **R908.7 Roof ventilation.** Roof replacement requires roof ventilation to comply with Section R806. Roof replacement requires exhaust ducts terminating through enclosed attic or rafter spaces to be discharged directly to the exterior.

Section 500.540. Amendments to Chapter 10 of the International Residential Code For One- and Two-Family Dwellings — Chapter 10 — Chimneys and Fireplaces. [R.O. 2008 § 6-154; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 10 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that

numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **R1004.6 Chimney separation.** Factory-built chimneys shall be separated from the interior and attic spaces by a minimum layer of one-half (1/2) inch Type X gypsum board. This gypsum board shall be secured to the interior of the chimney chase from the top of the firebox to the underside of the roof deck. A minimum clearance of two (2) inches shall be maintained between the factory-built chimney and the gypsum board. All joints shall be tight and fire-taped.
2. **R1005.9 Fireplace separation.** Factory-built fireplaces shall be enclosed on all sides with a minimum layer of one-half (1/2) inch Type X gypsum board. A minimum clearance of one (1) inch shall be maintained between the factory-built fireplace and the gypsum board. All joints shall be tight and fire-taped.

Section 500.550. Amendments to Chapter 11 of the International Residential Code for One- and Two-Family Dwellings — Chapter 11 — Energy Efficiency. [R.O. 2008 § 6-155; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5420 § 1, 4-13-2015 ; Ord. No. 5691, 4-13-2020]

Chapter 11 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is adopted as specified below.

Chapter 11 is to be amended to read as follows:

All Sections of Chapter 11 of the 2021 International Residential Code and referenced 2021 International Energy Code are to be deleted. Chapter 11 shall reference the 2015 International Residential Code in its entirety for (Chapter 11- “Energy Efficiency”) without modification or amendment. The 2015 International Energy Conservation Code shall remain in place in its entirety with all current amendments and modifications from the original adoption of the 2015 IECC.

Section 500.560. Amendments to Chapter 12 of the International Residential Code For One- and Two-Family Dwellings — Chapter 12 — Mechanical Administration. [R.O. 2008 § 6-156; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 12 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is adopted without modification.

Section 500.570. Amendments to Chapter 13 of the International Residential Code For One- and Two-Family Dwellings — Chapter 13 — General Mechanical System Requirements. [R.O. 2008 § 6-157; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 13 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is adopted without modification.

Section 500.580. Amendments to Chapter 14 of the International Residential Code For One- and Two-Family Dwellings — Chapter 14 — Heating and Cooling Equipment. [R.O. 2008 § 6-158; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 14 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **M1401.3 Equipment and appliance sizing.** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building load calculations in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. The design temperatures for the City of Creve Coeur shall be in accordance with Table M1401.3.

Table M1401.3		
Design Temperatures		
	Outdoor	Inside
Winter	DB 2° F	DB 70° F.
Summer	DB 95° F. WB 76° F	DB 75° F.
Exception: No changes made to the exception.		

Section 500.590. Amendments to Chapter 15 of the International Residential Code For One- and Two-Family Dwellings — Chapter 15 — Exhaust Systems. [R.O. 2008 § 6-159; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 15 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **M1503.1 General.** All kitchens shall be equipped with a means of mechanical exhaust directly over, or immediately adjacent to, a range or cook top. Range hoods shall discharge directly to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air-tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

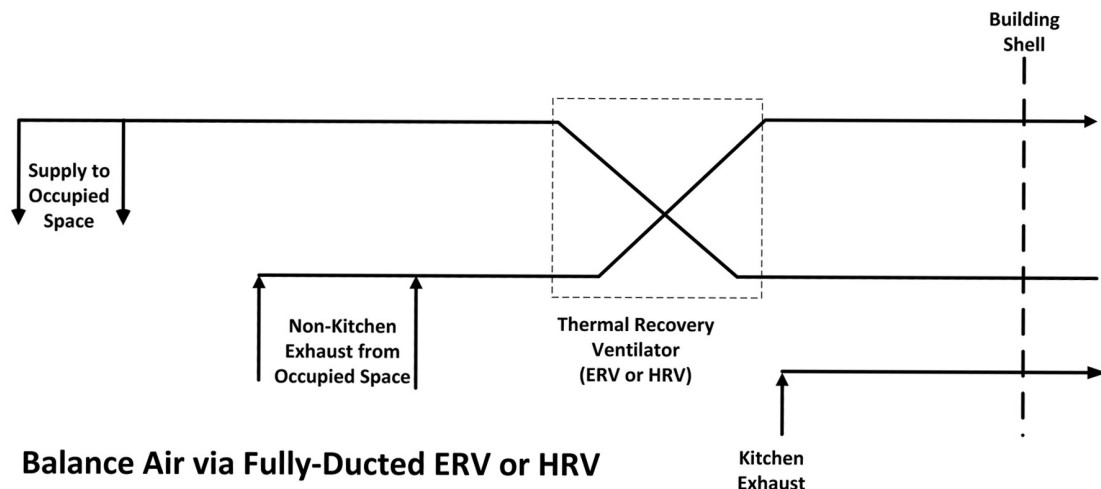
2. **M1503.6 Makeup air required.** Kitchen exhaust hood systems capable of exhausting in excess of four hundred (400) cubic feet per minute or fifteen (15) cfm per one hundred (100) square feet of finished floor area that is open (without doors) to the kitchen area, whichever is greater, shall be provided with makeup air. The makeup air system shall supply tempered outside air at a rate equal to the exhaust air minus four hundred (400) cfm. The makeup air system shall be equipped with a means of closure and shall be electrically interlocked with the kitchen exhaust fan to operate whenever the kitchen exhaust fan is operating. Makeup air shall be heated to fifty degrees Fahrenheit (50° F.) by an inline duct heater. Makeup air dampers shall be equipped with not fewer than one damper complying with Section M1503.6.2

Makeup air shall not be required where there is no possibility of back-drafting carbon monoxide gas into the living area and at least one (1) of the following conditions is met:

1. There are no fossil fuel-fired heating appliances, other than cooking appliances, within the dwelling unit.
2. All fossil fuel-fired heating appliances have sealed combustion systems that are isolated from the dwelling unit.

3.

An engineered, fully-ducted energy recovery ventilator or heat recovery ventilator is provided to admit and temper outside air in accordance with the following diagram or other substantially equivalent system.



Section 500.600. Amendments to Chapter 16 of the International Residential Code For One- and Two-Family Dwellings—Chapter 16 — Duct Systems. [R.O. 2008 § 6-160; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 16 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition is adopted without modification.

Section 500.610. Amendments to Chapter 17 of the International Residential Code For One- and Two-Family Dwellings — Chapter 17 — Combustion Air. [R.O. 2008 § 6-161; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013; Ord. No. 5691, 4-13-2020]

Chapter 17 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition is adopted without modification.

Section 500.620. Amendments to Chapter 18 of the International Residential Code For One- and Two-Family Dwellings — Chapter 18 — Chimneys and Vents. [R.O. 2008 § 6-162; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 18 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **M1801.1 Venting required.** Add "Exception: Unvented appliances where the manufacturer's instructions require a window to be open during the operation of the appliance shall be

prohibited."

Section 500.630. Amendments to Chapter 19 of the International Residential Code For One- and Two-Family Dwellings — Chapter 19 — Special Fuel-Burning Equipment. [R.O. 2008 § 6-163; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 19 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is adopted without modification.

Section 500.640. Amendments to Chapter 20 of the International Residential Code For One- and Two-Family Dwellings — Chapter 20 — Boilers and Water Heaters. [R.O. 2008 § 6-164; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 20 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is adopted without modification.

Section 500.650. Amendments to Chapter 21 of the International Residential Code For One- and Two-Family Dwellings — Chapter 21 — Hydronic Piping. [R.O. 2008 § 6-165; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 21 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **M2101.13.1 Joints between different piping materials.** Joints between different piping materials shall be made with approved adapter fittings. Joints between different metallic piping materials shall be made with approved dielectric fittings or brass converter fittings.

Section 500.660. Amendments to Chapter 22 of the International Residential Code For One- and Two-Family Dwellings — Chapter 22 — Special Piping and Storage Systems. [R.O. 2008 § 6-166; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 22 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is adopted without modification.

Section 500.670. Amendments to Chapter 23 of the International Residential Code For One- and Two-Family Dwellings — Chapter 23 — Solar Thermal Energy Systems. [R.O. 2008 § 6-167; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

Chapter 23 of the International Residential Code for One- and Two-Family dwellings, 2021, Eighth Edition, is adopted without modification.

Section 500.680. Amendments to Chapter 24 of the International Residential Code For One- and Two-Family Dwellings — Chapter 24 — Fuel Gas. [R.O. 2008 § 6-168; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013; Ord. No. 5691, 4-13-2020]

A. Chapter 24 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so

noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **G2402.3 (201.3) Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Building Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Mechanical Code, International Energy Conservation Code or International Fire Code such terms shall have the meanings ascribed to them in those codes.

Section 500.690. Amendments to Chapter 25 of the International Residential Code For One- and Two-Family Dwellings — Chapter 25 — Plumbing Administration. [R.O. 2008 § 6-169; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 25 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.
 1. **P2501.1 Scope.** The St. Louis County Plumbing Code shall regulate plumbing administration.
 2. **P2501.2 through P2503.9.** Delete.

Section 500.700. Amendments to Chapter 26 of the International Residential Code For One- and Two-Family Dwellings — Chapter 26 — General Plumbing Requirements. [R.O. 2008 § 6-170; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 26 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each section, sub-section, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section, or clause number in the code is hereby enacted and added thereto.
 1. **P2601.1 Scope.** The St. Louis County Plumbing Code shall regulate general plumbing requirements.
 2. **P2601.2 through P2609.5.** Delete.

Section 500.710. Amendments to Chapter 27 of the International Residential Code For One- and Two-Family Dwellings — Chapter 27 — Plumbing Fixtures. [R.O. 2008 § 6-171; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 27 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.
 1. **P2701.1 Scope.** The St. Louis County Plumbing Code shall regulate the installation of plumbing fixtures.
 2. **P2702.1 through P2725.1.** Delete.

Section 500.720. Amendments to Chapter 28 of the International Residential Code For One- and Two-Family Dwellings — Chapter 28 — Water Heaters. [R.O. 2008 § 6-172; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 28 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **P2801.1 Scope.** The St. Louis County Plumbing Code shall regulate the installation of water heaters.
2. **P2801.2 through P2804.7.** Delete.

Section 500.730. Amendments to Chapter 29 of the International Residential Code For One- and Two-Family Dwellings — Chapter 29 — Water Supply and Distribution. [R.O. 2008 § 6-173; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 29 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **P2901.1 Scope.** The St. Louis County Plumbing Code shall regulate the installation of water supply and distribution systems.
2. **P2901.2 through P2913.4.2** Delete.

Section 500.740. Amendments to Chapter 30 of the International Residential Code For One- and Two-Family Dwellings — Chapter 30 — Sanitary Drainage. [R.O. 2008 § 6-174; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 30 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **P3001.1 Scope.** The St. Louis County Plumbing Code shall regulate the installation of sanitary drainage systems.
2. **P3001.2 through P3011.10.** Delete.

Section 500.750. Amendments to Chapter 31 of the International Residential Code For One- and Two-Family Dwellings — Chapter 31 — Vents. [R.O. 2008 § 6-175; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 31 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so

noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **P3101.1 Scope.** The St. Louis County Plumbing Code shall regulate the installation of plumbing vent systems.
2. **P3101.2 through P3114.8.** Delete.

Section 500.760. Amendments to Chapter 32 of the International Residential Code For One- and Two-Family Dwellings — Chapter 32 — Traps. [R.O. 2008 § 6-176; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 32 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **P3201.1 Scope.** The St. Louis County Plumbing Code shall regulate the installation of plumbing traps.
 2. **P3201.2 through P3201.7.** Delete.

Section 500.770. Amendments to Chapter 33 of the International Residential Code For One- and Two-Family Dwellings — Chapter 33 — Storm Drainage. [R.O. 2008 § 6-177; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 33 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **P3301.1 Scope.** The St. Louis County Plumbing Code shall regulate the materials, design, construction and installation of storm drainage.
 2. **P3302.1 through P3303.1.4.** Delete.

Section 500.780. Amendments to Chapter 34 of the International Residential Code For One- and Two-Family Dwellings — Chapter 34 — General Electrical Requirements. [R.O. 2008 § 6-178; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 34 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **E3401.2 Scope.** The St. Louis County Electrical Code shall regulate general electrical requirements.
 2. **E3401.3 through E3407.4.2.** Delete.

Section 500.790. Amendments to Chapter 35 of the International Residential Code For One- and Two-Family Dwellings — Chapter 35 — Electrical Definitions. [R.O. 2008 § 6-179; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 35 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **E3501.1 Scope.** The St. Louis County Electrical Code shall regulate definitions applicable to electrical requirements.
 2. **Definitions.** Delete.

Section 500.800. Amendments to Chapter 36 of the International Residential Code For One- and Two-Family Dwellings — Chapter 36 — Electrical Services. [R.O. 2008 § 6-180; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 36 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **E3601.1 Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical services.
 2. **E3601.2 through E3611.7 .** Delete.

Section 500.810. Amendments to Chapter 37 of the International Residential Code for One- and Two-Family Dwellings — Chapter 37 — Electrical Branch Circuits and Feeder Requirements. [R.O. 2008 § 6-181; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 37 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **E3701.1 Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical branch circuits and feeders.
 2. **E3701.2 through E3706.5.** Delete.

Section 500.820. Amendments to Chapter 38 of the International Residential Code For One- and Two-Family Dwellings — Chapter 38 — Electrical Wiring Methods. [R.O. 2008 § 6-182; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013]

- A. Chapter 38 of the International Residential Code for One- and Two-Family Dwellings, 2021 Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so

noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **E3801.1 Scope.** The St. Louis County Electrical Code shall regulate electrical wiring methods.
2. **E3801.2 through E3803.11.** Delete.

Section 500.830. Amendments to Chapter 39 of the International Residential Code For One- and Two-Family Dwellings — Chapter 39 — Electrical Power and Lighting Distribution. [R.O. 2008 § 6-183; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 39 of the International Residential Code for One- and Two-Family Dwellings, 2021 Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **E3901.1 Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical power and lighting distribution systems.
2. **E3901.2 through E3909.4.** Delete.

Section 500.840. Amendments to Chapter 40 of the International Residential Code For One- and Two-Family Dwellings — Chapter 40 — Electrical Devices and Luminaires. [R.O. 2008 § 6-184; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 40 of the International Residential Code for One- and Two-Family Dwellings, 2021 Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **E4001.1 Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical devices and luminaires.
2. **E4001.2 through E4005.6.** Delete.

Section 500.850. Amendments to Chapter 41 of the International Residential Code For One- and Two-Family Dwellings — Chapter 41 — Electrical Appliance Installation. [R.O. 2008 § 6-185; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

A. Chapter 41 of the International Residential Code for One- and Two-Family Dwellings, 2021 Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **E4101.1 Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical appliances.
2. **E4101.2 through E4101.8.** Delete.

Section 500.860. Amendments to Chapter 42 of the International Residential Code For One- and

Two-Family Dwellings — Chapter 42 — Swimming Pools. [R.O. 2008 § 6-186; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 42 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **E4201.1. Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical wiring and equipment associated with swimming pools, wading pools, hot tubs and spas and fountains.
 2. **E4201.2 through E4209.6.** Delete.

Section 500.870. Amendments to Chapter 43 of the International Residential Code For One- and Two-Family Dwellings — Chapter 43 — Class 2 Remote-Control, Signaling and Power-Limited Circuits. [R.O. 2008 § 6-187; Ord. No. 4082 § 1, 5-14-2007 ; Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 43 of the International Residential Code for One- and Two-Family Dwellings, 2021 Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
1. **E4301.1 Scope.** The St. Louis County Electrical Code shall regulate the installation of electrical Class 2 remote-control, signaling and power-limited circuits.
 2. **E4301.2 through E4304.5.** Delete.

Section 500.875. Amendments to Chapter 44 of the International Residential Code for One- and Two-Family Dwellings — Chapter 44 — Referenced Standards. [Ord. No. 5312 § 1, 7-8-2013 ; Ord. No. 5691, 4-13-2020]

- A. Chapter 44 of the International Residential Code for One- and Two-Family Dwellings, 2021, Eighth Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, and amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
- B. This Chapter lists the standards that are referenced in various Sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the Section or Sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section R102.4.
1. **R4401.1 Deleted sections.** The standards referenced by sections previously deleted by this amending ordinance are also hereby deleted.

ICC - International Code Council

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6th Floor

Washington, DC 20001

Standard reference number	Title	Referenced in Code Section number
DELETE: IPC - 15	International Plumbing Code	
ADD: Plumbing Code -	St. Louis County Plumbing Code	No changes made

NFPA - National Fire Protection Association

1 Batterymarch Park

Quincy, MA 02269

Standard reference number	Title	Referenced in Code Section number
DELETE: 70-15	National Electrical Code	
ADD: Electrical Code -	St. Louis County Electrical Code	No changes made.

Section 500.880. (Reserved)⁶

6. Editor's Note: Former Section 500.880, Amendments to Appendix G of the International Residential Code for One- and Two-Family Dwellings — Appendix G — Swimming Pools, Spas and Hot Tubs, was repealed 4-13-2020 by Ord. No.5691.

ARTICLE VII
Explosives Code⁷

Section 500.890. Adopted. [R.O. 2008 § 10-16; Ord. No. 995 § 1, 6-22-1981 ; Ord. No. 1169 § 1, 9-29-1986 ; Ord. No. 1701 § 1, 3-13-1995]

A certain document, one (1) copy of which is filed with the City Clerk, being marked and designated as "The Explosives Code" which was adopted by the County of St. Louis on June 2, 1994 by Ordinance No. 17,057, is hereby adopted as the Explosives Code of the City of Creve Coeur as if fully set out herein.

7. Cross References — Building code, §500.020; mechanical code, §500.410; dangerous and unsafe structures, ch. 510; demolition and moving of buildings, ch. 505 art. I; electrical code, §500.390; plumbing code, §500.400. Editor's Note — The city council authorized the execution of a contract with St. Louis County, providing for inspection services in connection with the code adopted in this article, by ord. no. 996, adopted July 27, 1981.

ARTICLE VIII
Weights and Measures Code

Section 500.900. County Code Adopted. [R.O. 2008 § 15-256; Ord. No. 995 § 1, 6-22-1981 ; Ord. No. 1168 § 1, 9-29-1986 ; Ord. No. 1735 § 1, 9-11-1995]

The St. Louis County Weights and Measures Code, as amended, one (1) copy of which is filed with the City Clerk, which was adopted and amended by the County of St. Louis on May 27, 1963, April 4, 1966, February 5, 1968 and October 18, 1971 by Ordinance Numbers 2,924, 3,911, 4,600 and 6,023 respectively and known as Chapter 618, is hereby adopted as the Weights and Measures Code of the City of Creve Coeur, Missouri, as if fully set out herein.

ARTICLE IX
Property Maintenance Code

Section 500.910. Adopted. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

A certain document, a copy of which is on file in the office of the City Clerk; such copy being marked and designated as the "International Property Maintenance Code, 2021 Edition," as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Creve Coeur, Missouri, for the control of property, building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Property Maintenance Code, 2015 Edition, are hereby referred to, adopted and made a part thereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

Section 500.920. Jurisdictional Titles. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

Throughout the International Property Maintenance Code, 2021 Edition, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri." Likewise, wherever the terms "department of building inspection" or "department of property maintenance inspection" appear, it shall be deemed to mean "Creve Coeur Building Division." Wherever the term "code" appears, it shall mean the International Property Maintenance Code, 2021 Edition, as amended in this Article.

Section 500.930. Amendments to Chapter 1 International Property Maintenance Code — Chapter 1 — Scope and Administration. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5209 § 1, 8-22-2011 ; Ord. No. 5693, 4-13-2020]

A. Chapter 1 of the International Property Maintenance Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **101.1 Title.** These regulations shall be known as the Property Maintenance Code for the City of Creve Coeur, Missouri, hereinafter referred to as "this code."
2. **101.2 Scope.** The provisions of this code shall apply to all existing residential and non-residential structures and premises in addition to the provisions of the codes that were in effect when the existing residential and non-residential structures and premises were built. Where differences occur between the provisions of this code and the provisions of the building, mechanical, electrical and plumbing codes that were in effect when the existing residential and non-residential structures and premises were built, the provisions of the codes that were in effect shall apply. The provisions of this code shall constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

Exception: Existing detached single-family dwellings or owner-occupied dwelling units are subject only to the provisions of Section 404 Occupancy Limitations. No other provisions of this code shall apply to existing detached single-family dwellings or owner-occupied dwelling units.

3. **102.3 Application of other codes.** The Building, Mechanical, Electrical, Plumbing, Fuel Gas and Zoning Codes referenced in this code and listed in Chapter 8 of this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes, the provisions of this code shall apply. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Zoning Code, Building Codes, Mechanical Code, Electrical Code, Plumbing Code and Fuel Gas Code as adopted by the City of Creve Coeur.
4. **104.1 Fees.** The fees for making inspections, working overtime, issuing certificates of occupancy, penalties and other administrative enforcement activities performed by the building division shall be paid in accordance with the fees established in Appendix B, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.
5. **104.1.1 Building Code Board of Appeals filing fee.** A filing fee of one hundred fifty dollars (\$150.00) shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the Building Official as set forth in Section 111. The filing fee shall be refunded to the applicant if the Board reverses the decision of the Building Official.

SECTION 107

MEANS OF APPEAL

6. **107.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Code Official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.
7. **107.2 Limitations on authority.** Any person shall have a right to appeal a decision of the Code Official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction shall be allowed to be used. The board shall have no authority to waive

requirements of this code.

8. **107.3 Time limitation and filing procedure.** All appeals shall be filed in writing with the Code Official. A written appeal may not be filed more than thirty (30) days after the affected individuals are notified of the Code Official's decision.
9. **107.3.1 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 104.1.1. Said filing fee shall be refunded to the applicant if the board reverses the decision of the Code Official.
10. **107.4 Membership of board.** The Building Code Board of Appeals shall consist of five (5) regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.
11. **107.4.1 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by the Board of Appeals.
12. **107.4.2 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the City Administrator.
13. **107.4.3 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.
14. **107.4.4 Code of Ethics for members.** All members shall be subject to the City's Code of Ethics.
15. **107.5 Notice Of Meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within five (5) calendar days of the filing of a written appeal with the Code Official, or at stated periodic meetings.
16. **107.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the Code Official, and any person whose interests are affected shall be given the opportunity to be heard.
17. **107.6.1 Procedure.** The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
18. **107.7 Quorum.** Three (3) members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.
19. **107.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the code official by a majority vote of the quorum present and voting. Otherwise,

the decision shall be deemed to be upheld.

20. **107.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the Building Official of the decision in writing.
21. **107.8.2 Administration.** The Code Official shall take immediate action in accordance with the decision of the board.
22. **107.9 Court review.** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.
23. **109.4 Violation penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. [**Ord. No. 5836, 4-24-2023**]
24. **110.4 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section 109.4.
25. **112.2 Temporary safeguards.** When, in the opinion of the Code Official, there is eminent danger due to an unsafe condition, the Code Official may cause the necessary work to be done in an effort to render such structure temporarily safe, whether or not legal procedure described herein has been instituted. Neither the City or the Code Official or any other City employee shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.
26. **112.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the City on approval from the Code Official. The City Attorney shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

SECTION 114

CERTIFICATE OF OCCUPANCY

27. **114.1 Use and occupancy.** It shall be unlawful for any person, owner or agent thereof to reoccupy or re-use, or to permit any person to re-occupy or re-use any existing building, structure, tenant space or dwelling unit for any purpose, including the movement of any furniture, equipment or other personal property into said building, structure, tenant space or dwelling unit, until the Code Official has issued a certificate of occupancy therefor as provided herein.

Exceptions: Detached single-family dwellings, owner-occupied dwelling units and sleeping rooms within hotels, motels or dormitories may be re-occupied or re-used without the issuance of a certificate of occupancy.

28. **114.2 Application.** Upon written request from the owner or prospective tenant of an existing building, structure, tenant space or dwelling unit, the Code Official shall issue a certificate of occupancy, provided that there are not violations of this code or orders of the Code Official

pending which are found to exist upon an inspection of the building, structure, tenant space or dwelling unit, and it has been established after inspection and investigation that the proposed occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City.

29. **114.3 Certificate issued.** After the Code Official inspects the existing building, structure, tenant space or dwelling unit and finds no violations of the provisions of this code or other City laws, the Code Official shall issue a certificate of occupancy that contains the following:

1. The date of issuance.
2. The address of the building, structure, tenant space or dwelling unit.
3. The name and address of the owner.
4. Type of use.

- | | |
|----|----------------------------|
| 5. | Description of occupancy. |
| 6. | Name of the Code Official. |
30. **114.4 Required certificate of occupancy.** Failure of the owner or tenant of a building, structure, tenant space or dwelling unit to obtain a certificate of occupancy as required by Section 113.1 shall be deemed a violation of this code and shall subject said owner or penalties as set forth in Section 106.4 and/or fees as set forth in Section 103.5.
 31. **114.5 Suspension of the certificate of occupancy for buildings, structures, and tenant spaces.** Any certificate of occupancy shall become invalid if the occupation of the building, structure or tenant space is not commenced within three (3) months or if said occupation is terminated.
 32. **114.6 Suspension of the certificate of occupancy for dwelling units.** Any certificate of occupancy for a dwelling unit shall become invalid after one (1) year of the date of issuance or after said occupation is terminated, whichever is longer.
 33. **114.7 Revocation of the certificate of occupancy.** The certificate of occupancy shall always be subject to this code and other laws enforced by the Code Official. Non-compliance with the regulations of this code and other laws enforced by the Code Official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the Code Official shall be empowered to revoke the certificate of occupancy issued for the building, structure, tenant space or dwelling unit in question, until such time as the violations are corrected and the building, structure, tenant space or dwelling unit is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.

Section 115

UTILITY COMPANY NOTIFICATION

34. **115.1 Notification.** For any month when there is a change of user of residential rate (rate 001) or non-residential rate (rate 043) electric service within the City, Ameren Missouri Company shall notify the Chief Building Official of the changes, indicating the address and apartment number or unit number in whose name the service is connected or billed.

Section 500.940. Amendments to Chapter 2 International Property Maintenance Code — Chapter 2 — Definitions. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

- A. Chapter 2 of the International Property Maintenance Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
 1. **201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the City of Creve Coeur Building Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code and City of Creve Coeur Zoning Ordinance, such terms shall have the meanings ascribed to them as in those codes.

Section 500.950. Amendments to Chapter 3 International Property Maintenance Code — Chapter

3 — General Requirements. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

- A. Chapter 3 of the International Property Maintenance Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set forth below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **302.4 Weeds.** Insert: "seven (7) inches."
2. **304.14 Insect screens.** Insert: "April 15 to November 15."

Section 500.960. Amendments to Chapter 4 International Property Maintenance Code — Chapter 4 — Light, Ventilation and Occupancy Limitations. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

Chapter 4 of the International Property Maintenance Code, 2021 Edition, is adopted without modification.

Section 500.970. Amendments to Chapter 5 International Property Maintenance Code — Chapter 5 — Plumbing Facilities and Fixture Requirements. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

- A. Chapter 5 of the International Property Maintenance Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **504.1 General.** Add: "Accordion type plastic or other flexible materials are not allowed on any drains or traps."
2. **505.3 Supply.** Add: "Supply lines to the hot and cold-water valves at the sink shall be metal or metal braid composition. Plastic is not permitted."

Section 500.980. Amendments to Chapter 6 International Property Maintenance Code — Chapter 6 — Mechanical and Electrical Requirements. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

- A. Chapter 6 of the International Property Maintenance Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **602.3 Heat supply.** Insert: "October 1 to May 15."

Exception 1: Change last sentence to read: "The winter outdoor design temperature for the City of Creve Coeur shall be as indicated in the Residential Building Code as adopted by the City."

Exception 2: Delete.

2. **602.4 Occupiable work spaces.** Insert: "October 1 to May 15."

3. **605.2 Receptacles.** Every habitable space in a dwelling unit shall contain at least two (2) separate and remote receptacle outlets. Every laundry area shall contain at least one (1) grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one (1) receptacle. All receptacles in a bathroom shall be GFCI protected. All receptacles intended to serve the kitchen countertop shall be GFCI protected. All receptacles installed outdoors shall be GFCI protected. All receptacle outlets shall have the appropriate faceplate cover for the location.

Section 500.990. Amendments to Chapter 7 International Property Maintenance Code — Chapter 7 — Fire Safety Requirements. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

Chapter 7 of the International Property Maintenance Code, 2021 Edition, is adopted without modification.

Section 500.1000. Amendments to Chapter 8 International Property Maintenance Code — Chapter 8 — Referenced Standards. [Ord. No. 5196 § 1, 6-27-2011 ; Ord. No. 5693, 4-13-2020]

- A. Chapter 8 of the International Property Maintenance Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
- B. This Chapter lists the standards that are referenced in various Sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the Section or Sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.8.

ICC - International Code Council

500 New Jersey Ave., NW

6th Floor

Washington, DC 20001

Standard reference number	Title	Referenced in Code Section number
Delete: IMC-15	International Mechanical Code	
Add: Mechanical Code	St. Louis County Mechanical Code	No changes made.
Delete: IPC-15	International Plumbing Code	
Add: Plumbing Code	St. Louis County Plumbing Code	No changes made.
Delete: IZC-15	International Zoning Code	
Add: Zoning Code	City of Creve Coeur Zoning Code	No changes made.

NFPA - National Fire Protection Association

1 Batterymarch Park

Quincy, MA 02269

Standard reference number	Title	Referenced in Code Section number
Delete: 70-14	National Electrical Code	
Add: Electrical Code	St. Louis County Electrical Code	No changes made.

ARTICLE X
Energy Conservation Code

Section 500.1010. Adopted. [Ord. No. 5692, 4-13-2020 ⁸]

A certain document, one (1) copy of which is on file in the office of the City Clerk; such copy being marked and designated as the International Energy Conservation Code, 2015, Seventh Edition, is hereby adopted as the Energy Conservation Code of the City of Creve Coeur, Missouri, for the regulation of the design and construction of residential and commercial buildings for the effective use of energy as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Energy Conservation Code, 2015, Seventh Edition, are hereby referred to, adopted and made a part thereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

Section 500.1020. Jurisdictional Titles. [Ord. No. 5692, 4-13-2020]

Throughout the International Energy Conservation Code, 2015, Seventh Edition, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri." Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division." Wherever the term "code" appears, it shall mean the International Energy Conservation Code, 2015, Seventh Edition, as amended in this Article.

Section 500.1030. Amendments To Chapter 1 Of The International Energy Conservation Code — Commercial Provisions — Chapter 1 — Scope And Administration.

A. Chapter 1 of the International Energy Conservation Code — Commercial Provisions, 2015, Seventh Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.

1. **101.1 Title.** This code shall be known as the Energy Conservation Code of the City of Creve Coeur and shall be cited as such. It is referred to herein as "this code."

SECTION C109
BOARD OF APPEALS

2. **C109.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.
3. **C109.2 Limitations on authority.** Any person shall have a right to appeal a decision of the Building Official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction shall be allowed to be used. The board shall have no authority to waive requirements of this code.
4. **C109.3 Time limitation and filing procedure.** All appeals shall be filed in writing with the

8. Editor's Note: Former Article X, containing Sections 500.1010 through 500.1080, was repealed 4-13-2020 by Ord. No. 5692.

Building Official. A written appeal may not be filed more than thirty (30) days after the affected individuals are notified of the Building Official's decision.

5. **C109.3.1 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee of one hundred fifty (\$150.00). Said filing fee shall be refunded to the applicant if the board reverses the decision of the Building Official.
6. **C109.4 Membership of board.** The Building Code Board of Appeals shall consist of five (5) regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.
7. **C109.4.1 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.
8. **C109.4.2 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the City Administrator.
9. **C109.4.3 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.
10. **C109.4.4 Code of Ethics for members.** All members shall be subject to the City's Code of Ethics.
11. **C109.5 Notice of meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within five (5) calendar days of the filing of a written appeal with the Building Official, or at stated periodic meetings.
12. **C109.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the Code Official, and any person whose interests are affected shall be given the opportunity to be heard.
13. **C109.6.1 Procedure.** The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
14. **C109.7 Quorum.** Three (3) members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.
15. **C109.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the Code Official by a majority vote of the quorum present and voting. Otherwise, the decision shall be deemed to be upheld.

16. **C109.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the Building Official of the decision in writing.
17. **C109.8.2 Administration.** The Building Official shall take immediate action in accordance with the decision of the board.
18. **C109.9 Court review.** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

Section 500.1040. Amendments To Chapter 2 Of The International Energy Conservation Code — Commercial Provisions — Chapter 2 — Definitions. [Ord. No. 5692, 4-13-2020]

Chapter 2 of the International Energy Conservation Code — Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1050. Amendments To Chapter 3 Of The International Energy Conservation Code — Commercial Provisions — Chapter 3 — General Requirements. [Ord. No. 5692, 4-13-2020]

Chapter 3 of the International Energy Conservation Code — Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1060. Amendments To Chapter 4 Of The International Energy Conservation Code — Commercial Provisions — Chapter 4 — Commercial Energy Efficiency. [Ord. No. 5692, 4-13-2020]

Chapter 4 of the International Energy Conservation Code — Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1070. Amendments To Chapter 5 Of The International Energy Conservation Code — Commercial Provisions — Chapter 5 — Existing Buildings. [Ord. No. 5692, 4-13-2020]

Chapter 5 of the International Energy Conservation Code — Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1080. Amendments To Chapter 6 Of The International Energy Conservation Code — Commercial Provisions — Chapter 6 — Referenced Standards.

- A. Chapter 6 of the International Energy Conservation Code — Commercial Provisions, 2015, Seventh Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number is hereby enacted and added thereto.
- B. This Chapter lists the standards that are referenced in various Sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the Section or Sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section C106.

ICC - International Code Council

500 New Jersey Ave., NW

6th Floor

Washington, DC 20001

Standard reference number	Title	Referenced in Code Section number
Delete: IMC-15	International Mechanical Code	
Add: Mechanical Code	St. Louis County Mechanical Code	No changes made.
Delete: IPC-15	International Plumbing Code	
Add: Plumbing Code	St. Louis County Plumbing Code	No changes made.

NFPA - National Fire Protection Association

1 Batterymarch Park

Quincy, MA 02269

Standard reference number	Title	Referenced in Code Section number
Delete: 70-14	National Electrical Code	
Add: Electrical Code	St. Louis County Electrical Code	No changes made.

Section 500.1090. Amendments To Chapter 1 Of The International Energy Conservation Code — Residential Provisions — Chapter 1 — Scope And Administration. [Ord. No. 5692, 4-13-2020]

- A. Chapter 1 of the International Energy Conservation Code — Residential Provisions, 2015, Seventh Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.
- R101.1 Title.** This code shall be known as the Energy Conservation Code of the City of Creve Coeur and shall be cited as such. It is referred to herein as "this code."

SECTION R109**BOARD OF APPEALS**

- R109.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.

3. **R109.2 Limitations on authority.** Any person shall have a right to appeal a decision of the Building Official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction shall be allowed to be used. The board shall have no authority to waive requirements of this code.
4. **R109.3 Time limitation and filing procedure.** All appeals shall be filed in writing with the Building Official. A written appeal may not be filed more than thirty (30) days after the affected individuals are notified of the Building Official's decision.
5. **R109.3.1 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee of one hundred fifty (\$150.00). Said filing fee shall be refunded to the applicant if the board reverses the decision of the Building Official.
6. **R109.4 Membership of board.** The Building Code Board of Appeals shall consist of five (5) regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.
7. **R109.4.1 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.
8. **R109.4.2 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the City Administrator.
9. **R109.4.3 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.
10. **R109.4.4 Code of Ethics for members.** All members shall be subject to the City's Code of Ethics.
11. **R109.5 Notice of meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within five (5) calendar days of the filing of a written appeal with the Building Official, or at stated periodic meetings.
12. **R109.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given the opportunity to be heard.
13. **R109.6.1 Procedure.** The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be

received.

14. **R109.7 Quorum.** Three (3) members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.
15. **R109.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the Code Official by a majority vote of the quorum present and voting. Otherwise, the decision shall be deemed to be upheld.
16. **R109.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the Building Official of the decision in writing.
17. **R109.8.2 Administration.** The Building Official shall take immediate action in accordance with the decision of the board.
18. **R109.9 Court review.** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

Section 500.1100. Amendments To Chapter 2 Of The International Energy Conservation Code — Residential Provisions — Chapter 2 — Definitions. [Ord. No. 5692, 4-13-2020]

Chapter 2 of the International Energy Conservation Code — Residential Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1120. Amendments To Chapter 3 Of The International Energy Conservation Code — Residential Provisions — Chapter 3 — General Requirements. [Ord. No. 5692, 4-13-2020]

Chapter 3 of the International Energy Conservation Code — Residential Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1130. Amendments To Chapter 4 Of The International Energy Conservation Code — Residential Provisions — Chapter 4 — Residential Energy Efficiency. [Ord. No. 5692, 4-13-2020]

Chapter 4 of the International Energy Conservation Code — Residential Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1140. Amendments To Chapter 5 Of The International Energy Conservation Code — Residential Provisions — Chapter 5 — Existing Buildings. [Ord. No. 5692, 4-13-2020]

Chapter 5 of the International Energy Conservation Code — Residential Provisions, 2015, Seventh Edition, is adopted without modification.

Section 500.1150. Amendments To Chapter 6 Of The International Energy Conservation Code — Residential Provisions — Chapter 6 — Referenced Standards. [Ord. No. 5692, 4-13-2020]

- A. Chapter 6 of the International Energy Conservation Code — Residential Provisions, 2015, Seventh Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted and amended to read as set forth below. Each provision set out below without a corresponding

Section, Subsection, or clause number in the code is hereby enacted and added thereto.

- B. This Chapter lists the standards that are referenced in various Sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the Section or Sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section R106.

ICC - International Code Council

500 New Jersey Ave., NW

6th Floor

Washington, DC 20001

Standard reference number	Title	Referenced in Code Section number
DELETE: IPC - 15	International Plumbing Code	
ADD: Plumbing Code -	St. Louis County Plumbing Code	No changes made.

NFPA - National Fire Protection Association

1 Batterymarch Park

Quincy, MA 02269

Standard reference number	Title	Referenced in Code Section number
DELETE: 70-14	National Electrical Code	
ADD: Electrical Code -	St. Louis County Electrical Code	No changes made.

ARTICLE XI
Swimming Pool And Spa Code

Section 500.1160. Adopted. [Ord. No. 5694, 4-13-2020]

A certain document, one (1) copy of which is on file in the office of the City Clerk, such copy being marked and designated as the International Swimming Pool And Spa Code, 2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the Swimming Pool and Spa Code of the City of Creve Coeur, Missouri, for regulating and governing the construction, alteration, movement, enlargement, replacement, renovation, repair, equipment, maintenance and demolition of aquatic recreation facilities, pools and spas as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Swimming Pool And Spa Code, 2021 Edition, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

Section 500.1170. Jurisdictional Titles. [Ord. No. 5694, 4-13-2020]

Throughout the International Swimming Pool And Spa Code, 2021 Edition, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri." Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division." Wherever the term "code" appears, it shall mean the International Swimming Pool and Spa Code, 2021 Edition, as hereby amended.

Section 500.1180. Amendments To Chapter 1 Of The International Swimming Pool And Spa Code — Chapter 1 — Scope And Administration. [Ord. No. 5694, 4-13-2020]

- A. Chapter 1 of the International Swimming Pool and Spa Code, 2021 Edition, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.
1. **101.1 Title.** Insert "City of Creve Coeur."
 2. **104.6.1 Interference with Building Official.** No person shall hinder, obstruct, resist, fail to provide entry at reasonable times, or otherwise interfere with the Code Official in the performance of his/her official duties.
 3. **104.13 Rule-making authority.** The Building Official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural requirements or proper operation of existing or proposed systems specifically provided for in this code or of violating accepted engineering practice involving public safety.
 4. **105.4.3 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one-hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one-hundred eighty (180) days after the time the work is commenced, or after one (1) year from the date of issuance

- if the permit has not otherwise expired. The Building Official is authorized to grant, in writing, one (1) or more extensions of time, for periods not to exceed ninety (90) days each. An extension shall be requested in writing and justifiable cause must be demonstrated.
5. **105.4.3.1 Expiration of demolition permits.** Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The Building Official may, after receiving a written request from the applicant, grant one (1) or more thirty-day extensions to this permit if the applicant presents evidence of justifiable cause.
 6. **105.5.1 Work commencing before permit issuance.** Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to five hundred dollars (\$500.00) may be charged by the Building Official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.
 7. **105.5.2 Schedule of fees.** The fees for plan examinations, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the building department shall be paid in accordance with the fees established in Appendix B, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.
 8. **105.5.2.1 Building Code Board of Appeals filing fee.** A filing fee of one hundred fifty dollars (\$150.00) shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the Building Official as set forth in Section 108. The filing fee shall be refunded to the applicant if the board reverses the decision of the Building Official.
 9. **105.5.3 Fee refunds.** In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.
 10. **105.6 Placement of permit and inspection placard.** The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site in accordance with Section 106.1.1 of this code.
 11. **105.7 Compliance with permit.** All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved amendments to the approved application or the approved construction documents.
 12. **105.8 Compliance with codes and ordinances.** Neither the granting of a permit, nor the approval of the construction documents, nor inspections made by the Building Official, or his/her authorized representative, during the erection of the building, structure, or any alteration or addition thereto, shall in any way relieve the owner or tenant of such building, structure, or property from complying with the requirements of this code, the Creve Coeur Zoning Code or any other governing law or ordinance.
 13. **106.1.1 Inspection placard.** Work requiring a permit shall not commence until the permittee or

his/her agent posts an inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the code. Absence of the inspection placard shall result in the imposition of a penalty fee as set forth in Section 105.5.2.

14. **110.4.1 Electrical rough-in inspection.** An electrical rough-in inspection shall be made to verify that all pool equipment, diving boards, ladders, light fixtures, reinforcement, etc., have been properly bonded and/or grounded in accordance with the St. Louis County Electrical Code. None of this electrical work shall be concealed until this inspection has been made and approved by the St. Louis County electrical inspector.
15. **110.4.2 Excavation inspection.** An excavation inspection shall be made to verify the correct location of the swimming pool; that soil conditions are acceptable; that the reinforcing steel has been cleaned and tied in place and the circulation piping has been installed. No concrete shall be placed until this inspection has been approved by the City Inspector.
16. **110.4.3 Pool deck inspection.** A pool deck inspection shall be made to verify the thickness of the rock base and concrete slab, and that the reinforcement steel has been installed. No concrete shall be placed until this inspection has been approved by the City Inspector.
17. **110.4.4 Pool heater gas piping inspection.** This inspection shall be made to verify the type and depth of the pool heater gas piping. This piping shall not be concealed until this inspection has been approved by the City Inspector.
18. **110.4.5 Rough grading inspection.** A rough grading inspection shall be made after the site has been graded to the elevations and contours shown on the City-approved plans. No ground cover shall be planted or placed until this inspection has been approved by the City Inspector.
19. **110.4.6 Electrical final inspection.** Upon completion of all electrical work, an electrical final inspection shall be made and approved by the St. Louis County electrical inspector.
20. **110.4.7 Final grading inspection.** A final grading inspection shall be made by the City Inspector after ground cover has been established and erosion of soil will no longer occur from the site.
21. **110.4.8 Final building inspection.** A final building inspection shall be made by the City Inspector after all other required inspections have been approved by the appropriate inspectors.
22. **110.5.1 Duty to request a final inspection and obtain final approval.** Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the Swimming Pool and Spa Code, shall subject the permit holder to penalties as set forth in Section 113.4, and shall result in forfeiture to the City of any funds deposited in escrow in connection with the permit if the failure continues after thirty (30) days' written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The Building Official shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow

deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.

SECTION 108

MEANS OF APPEAL

23. **111.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.
24. **111.2 Limitations on authority.** Any person shall have a right to appeal a decision of the Building Official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction should be allowed to be used. The board shall have no authority to waive requirements of this code.
25. **111.3 Time limitation and filing procedure.** All appeals shall be filed in writing with the Building Official. A written appeal may not be filed more than thirty (30) days after the affected individuals are notified of the Building Official's decision.

26. **111.3.1 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 105.5.2.1. Said filing fee shall be refunded to the applicant if the board reverses the decision of the Building Official.
27. **111.4 Membership of board.** The Building Code Board of Appeals shall consist of five (5) regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.
28. **111.4.1 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by members of the Building Code Board of Appeals.
29. **111.4.2 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the City Administrator.
30. **111.4.3 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.
31. **111.4.4 Code of Ethics for members.** All members shall be subject to the City's Code of Ethics.
32. **111.5 Notice of meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within five (5) calendar days of the filing of a written appeal with the Building Official, or at stated periodic meetings.
33. **111.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the Building Official, and any person whose interests are affected shall be given the opportunity to be heard.
34. **111.6.1 Procedure.** The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
35. **111.7 Quorum.** Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.
36. **111.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the Building Official by a majority vote of the quorum present and voting. Otherwise, the decision of the Building Official shall be deemed to be upheld.
37. **111.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the Building Official of the decision in writing.
38. **111.8.2 Administration.** The Building Official shall take immediate action in accordance with

the decision of the board.

39. **111.9 Court review.** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.
40. **113.4 Violation, penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. [**Ord. No. 5836, 4-24-2023**]
41. **114.4 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section R113.4.
42. **114.4.1 Mud, debris or an excessive amount of surface water on streets and adjacent properties.** After a verbal warning to the owner or contractor, the Building Official shall have the authority to issue a stop work order to any project which is causing mud, debris or an excessive amount of surface water to be transferred to any street or adjacent property.
43. **114.4.2 Housekeeping.** All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the City's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to do so shall result in the Building Official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the Building Official.

Section 500.1190. Amendments To Chapter 2 Of The International Swimming Pool And Spa Code — Chapter 2 — Definitions. [Ord. No. 5694, 4-13-2020]

- A. Chapter 2 of the International Swimming Pool and Spa Code, 2021 Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
 1. **201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, International Fire Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

Section 500.1200. Amendments To Chapter 3 Of The International Swimming Pool And Spa Code — Chapter 3 — General Compliance. [Ord. No. 5694, 4-13-2020]

- A. Chapter 3 of the International Swimming Pool and Spa Code, 2021 Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
 1. **302.1 Electrical.** Electrical requirements for aquatic facilities shall be in accordance with the St. Louis County Electrical Code.

2. **302.5 Backflow protection.** Water supplies for pools and spas shall be protected against backflow in accordance with the St. Louis County Plumbing Code.
3. **302.6 Waste-water discharge.** Where waste water from pools and spas, backwash from filters and water from deck drains discharge to the building drainage system, such installation shall be in accordance with the St. Louis County Plumbing Code.
4. **305.1.2 Location of the barrier for residential swimming pools and spas.** The barrier for residential swimming pools and spas shall be located directly around the swimming pool and spa in such a manner so as to separate the swimming pool and spa area from any children's play area.
5. **305.2.4 Mesh fence as a barrier.** Delete this Section in its entirety.
6. **305.5 On-ground residential pool structure as a barrier.** An on-ground residential pool wall structure or a barrier mounted on top of an on-ground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. No changes made.
 2. No changes made.
 3. Ladders or steps used as a means of access to the pool are surrounded by a barrier that meets the requirements of Section 305.
 4. Delete this condition.
 5. Re-number condition 5 to 4.
7. **306.9.1 Hose bibbs.** Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the St. Louis County Plumbing Code.
 8. **316.4.2 Barrier around pool heaters.** Pool heaters shall be surrounded by a barrier to prevent accidental contact by children. Said barrier shall be constructed in accordance with Section 305.
 9. **318.2 Protection of potable water supply.** Potable water supply systems shall be designed, installed and maintained in accordance with the St. Louis County Plumbing Code.
 10. **320.1 Backwash water or draining water.** Backwash water and draining water shall be discharged in accordance with the St. Louis County Plumbing Code.

Exception: Residential swimming pools shall be equipped to be completely emptied of water and the equipment shall be equipped to be properly flushed. Any discharged or flushed water shall be disposed of onto an adjacent street, into storm sewers or in an approved manner that will not create a nuisance to adjoining property.
 11. **321.4 Residential pool and deck illumination.** Where lighting is installed for, and in, residential pools and permanent residential spas, such lighting shall be installed in accordance with the St. Louis County Electrical Code.
 12. **324.4 Electrical** – All electrical wiring shall be installed in accordance with the St. Louis County Electrical Code.
 13. **325.1 General** – Indoor public pool and spa air-handling system design, construction, and installation shall comply with the St. Louis County Mechanical Code or ASHRAE 62.1.

Section 500.1210. Amendments To Chapter 4 Of The International Swimming Pool And Spa Code — Chapter 4 — Public Swimming Pools. [Ord. No. 5694, 4-13-2020]

- A. Chapter 4 of the International Swimming Pool and Spa Code, 2021 Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
 1. **402.2 Manufactured and fabricated diving equipment.** Manufactured and fabricated diving equipment shall be in accordance with this Chapter and Section 808 and shall be designed for swimming pool use.
 2. **405.1 Wading pools.** Class F wading pools shall be separate pools with an independent circulation system, shall be physically separated from other classes of pools by a minimum distance of fifteen (15) feet or by a barrier constructed in accordance with Section 305 and shall be constructed in accordance with Sections 405.2 through 405.6.

3. **410.1 Dressing and sanitary facilities.** Dressing and sanitary facilities shall be provided for all Classes of pools as required by the International Building Code and the St. Louis County Plumbing Code.

Section 500.1220. Amendments To Chapter 5 Of The International Swimming Pool And Spa Code — Chapter 5 — Public Spas And Public Exercise Spas. [Ord. No. 5694, 4-13-2020]

Chapter 5 of the International Swimming Pool and Spa Code, 2021 Edition, is adopted without modification.

Section 500.1230. Amendments To Chapter 6 Of The International Swimming Pool And Spa Code — Chapter 6 — Aquatic Recreation Facilities. [Ord. No. 5694, 4-13-2020]

Chapter 6 of the International Swimming Pool and Spa Code, 2021 Edition, is adopted without modification.

Section 500.1240. Amendments To Chapter 7 Of The International Swimming Pool And Spa Code — Chapter 7 — Onground Storable Residential Swimming Pools. [Ord. No. 5694, 4-13-2020]

Chapter 7 of the International Swimming Pool and Spa Code, 2021 Edition, is adopted without modification.

Section 500.1250. Amendments To Chapter 8 Of The International Swimming Pool And Spa Code — Chapter 8 — Permanent Inground Residential Swimming Pools. [Ord. No. 5694, 4-13-2020]

- A. Chapter 8 of the International Swimming Pool and Spa Code, 2021 Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.

1. **801.2 General.** In addition to the requirements of this Chapter, permanent in-ground residential swimming pools shall comply with the requirements of Chapter 3.

Section 500.1260. Amendments To Chapter 9 Of The International Swimming Pool And Spa Code — Chapter 9 — Permanent Residential Spas And Permanent Residential Exercise Spas. [Ord. No. 5694, 4-13-2020]

Chapter 9 of the International Swimming Pool and Spa Code, 2021 Edition, is adopted without modification.

Section 500.1270. Amendments To Chapter 10 Of The International Swimming Pool And Spa Code — Chapter 10 — Portable Residential Spas And Portable Residential Exercise Spas. [Ord. No. 5694, 4-13-2020]

Chapter 10 of the International Swimming Pool and Spa Code, 2021 Edition, is adopted without modification.

Section 500.1280. Amendments To Chapter 11 Of The International Swimming Pool And Spa Code — Chapter 11 — Referenced Standards. [Ord. No. 5694, 4-13-2020]

- A. Chapter 11 of the International Swimming Pool and Spa Code, 2021 Edition, is amended as set forth below. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, and amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection, or clause number in the code is hereby enacted and added thereto.
- B. This Chapter lists the standards that are referenced in various Sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the Section or Sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ICC - International Code Council

500 New Jersey Ave., NW

6th Floor

Washington, DC 20001

Standard reference number	Title	Referenced in Code Section number
DELETE: IPC - 15	International Plumbing Code	
ADD: Plumbing Code-	St. Louis County Plumbing Code	No changes made.

NFPA - National Fire Protection Association

1 Batterymarch Park

Quincy, MA 02269

Standard reference number	Title	Referenced in Code Section number
DELETE: 70-14	National Electrical Code	
ADD: Electrical Code-	St. Louis County Electrical Code	No changes made

Article XII
Existing Building Code

Section 500.1300. Adopted

A certain document, a copy of which is on file in the office of the City Clerk, such copy being marked and designated as the "International Existing Building Code, 2021, as published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of Creve Coeur, Missouri, for the control of existing buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Existing Building Code, 2021, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

Section 500.1310 Jurisdictional Titles

Throughout the International Existing Building Code, 2021, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri." Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division." Wherever the term "code" appears, it shall mean the International Existing Building Code, 2021, as amended in this Article

Section 500.1320. Amendments to Chapter 1 of International Existing Building Code, 2021- Chapter 1 Scope and Administration

- A. Chapter 1 of the International Existing Building Code, 2021, is amended as set forth herein. Each Section, Subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or clause number in the code is hereby enacted and added thereto.
1. **101.1 Title** Insert "City of Creve Coeur Missouri" as name of Jurisdiction.
 2. **103.1 Code Compliance Agency** Insert "City of Creve Coeur Building Division"
 3. **108.2 Schedule of Permit Fees** The fees for plan reviews, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the Building Department shall be paid in accordance with the fees established in Appendix B to Title IV, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.
 4. **108.3 Permit Valuations** The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or registered design professional fees. If, in the opinion of the Building Official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

5. **108.3.1 Building Code Board of Appeals filing fee.** A filing fee of one hundred fifty dollars (\$150.00) shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the Building Official as set forth in Section 113 of the International Building Code. The filing fee shall be refunded to the applicant if the Board reverses the decision of the Building Official.
6. **108.4 Work commencing before permit issuance.** Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to five hundred dollars (\$500.00) may be charged by the Building Official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.
7. **108.6 Refunds.** In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued, and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.
8. **110.1.1 Use and occupancy for existing buildings.** Upon written request from the owner or prospective tenant of an existing building or structure, the Code Official shall issue a certificate of occupancy, provided that there are not violations of law, or this code, or orders of the Code Official pending, or which are found to exist upon an inspection of the building, and it has been established after inspection and investigation that the alleged occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. This code shall not require the removal, alteration, or abandonment of, or prevent the continuance of, the occupancy of a lawfully existing building or structure, unless such use is deemed to endanger public safety and welfare. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
9. **110.4 Revocation of the certificate of occupancy.** The certificate of occupancy shall always be subject to this code and other laws enforced by the Building Official. Non-compliance with the regulations of this code and other laws enforced by the Building Official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the Building Official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such time as the violations are corrected and the building is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.
10. **111.5 Permanent address numbers.** Every dwelling unit or business structure within the City of Creve Coeur shall have the correct street number(s) permanently affixed on said dwelling unit or business structure so as to be clearly visible from the street in front of the property. The street number(s) shall be a minimum of four (4) inches in height when displayed on a dwelling unit and a minimum of six (6) inches in height when displayed on a business structure. Said street numbers shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit or a business structure prior to the issuance of a certificate of occupancy.

**Section 112
Board of Appeals**

11. **112.1 General** The entirety of this section shall be applied as per the entirety of Section 113 Board of Appeals of the 2021 International Building Code as modified and adopted by The City of Creve Coeur.

**Section 116
Emergency Measures**

12. **Emergency Measures** The entirety of this section shall be applied as per the entirety of Section 117 of the 2021 International Building Code as adopted by The City of Creve Coeur.

Section 500.1330 Amendments to Chapter 2 International Existing Building Code – Chapter 2 Definitions

Chapter 2 of the International Existing Building Code is adopted without modification.

Section 500.1340 Amendments to Chapter 3 International Existing Building Code - Chapter 3 Provisions for all Compliance Methods

Chapter 3 of The International Existing Building Code is adopted without modification

Section 500.1350 Amendments to Chapter 4 International Existing Building Code - Chapter 4 Repairs

Chapter 4 of the International Existing Building Code is adopted without modification

Section 500.1360 Amendments to Chapter 5 International Existing Building Code – Chapter 5 Prescriptive Compliance Method

Chapter 5 of the International Existing Building Code is adopted without modification

Section 500.1370 Amendments to Chapter 6 International Existing Building Code – Chapter 6 Classification of Work

Chapter 6 of the International Existing Building Code is adopted without modification

Section 500.1380 Amendments to Chapter 7 International Existing Building Code – Chapter 7 Alterations – Level 1

Chapter 7 of the International Existing Building Code is adopted without modification

Section 500.1390 Amendments to Chapter 8 International Existing Building Code – Chapter 8 Alterations – Level 2

Chapter 8 of the International Existing Building Code is adopted without modification

Section 500.1400 Amendments to Chapter 9 International Existing Building Code – Chapter 9 Alterations – Level 3

Chapter 9 of the International Existing Building Code is adopted without modification

Section 500.1410 Amendments to Chapter 10 International Existing Building Code – Chapter 10 Change of Use

Chapter 10 of the International Existing Building Code is adopted without modification

Section 500.1420 Amendments to Chapter 11 International Existing Building Code – Chapter 11 Additions

Chapter 11 of the International Existing Building Code is adopted without modification

Section 500.1430 Amendments to Chapter 12 International Existing Building Code – Chapter 12 Historic Buildings

Chapter 12 of the International Existing Building Code is adopted without modification

Section 500.1440 Amendments to Chapter 13 International Existing Building Code – Chapter 13 Performance Compliance Methods

Chapter 13 of the International Existing Building Code is adopted without modification

Section 500.1450 Amendments to Chapter 14 International Existing Building Code – Chapter 14 Relocated or Moved Buildings

Chapter 14 of the International Existing Building Code is adopted without modification

Section 500.1460 Amendments to Chapter 15 International Existing Building Code – Chapter 15 Construction Safeguards

Chapter 15 of the International Existing Building Code is adopted without modification

Section 500.1470 Amendments to Chapter 16 International Existing Building Code – Chapter 16 Referenced Standards

Chapter 16 of the International Existing Building Code is adopted without modification

Chapter 505

GENERAL BUILDING REGULATIONS

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**Section 505.190. Owner's Responsibility —
Multi-Family Dwellings.**

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Responsibility — Single-Family
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**Section 505.210. Occupant Responsibility—
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Section 505.220. Enforcement.

**Section 505.230. Written Notice, Complaint and
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Section 505.250. Interpretation.

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Property Assessed Clean Energy

**Section 505.260. Participation in Show Me
PACE and Missouri Clean
Energy District.**

ARTICLE I
Demolition and Moving of Buildings⁹

Section 505.010. Demolition Permit. [R.O. 2008 §6-106; Ord. No. 335 §1, 8-27-1962 ; Ord. No. 973 §12, 11-1-1980 ; Ord. No. 1941 §1, 6-8-1998]

Any person, firm, company or corporation desiring to demolish, wreck, raze, dismantle or otherwise destroy any structure or building within the City shall obtain a permit from the Department of Community Development authorizing the work to be performed, which permit shall be valid for a period of sixty (60) days and no demolition, wrecking, razing or dismantling shall take place unless such permit be valid. A fee as specified in Appendix B to Title IV shall be paid to the City for each such permit and each separate structure or building shall require a permit. Such person, firm, company or corporation shall be further required to post, for each such permit, a cash bond or a bond, with sureties approved by the City Attorney, in an amount not less than one thousand five hundred dollars (\$1,500.00) or a greater amount, as determined by the Director of Community Development, with such amount sufficient to insure that all clearing, filling, backfilling and removal of debris, returning the site elevations to the original contour levels, seeding and/or sodding of bare dirt, stormwater and siltation controls can be properly completed or installed. Complete restoration of the site including the planting of grass seed or sodding shall occur within ninety (90) days of the completion of the demolition of the structure or building unless within such ninety (90) days a building permit for the construction of a new structure or building on the same site has been obtained from the Department of Community Development and construction commenced. The Director of community development may grant extensions to this time, not to exceed an additional sixty (60) days, based on inclement weather or some other undue hardship on the applicant, provided such hardship is not self-imposed. The above required bond shall be held, without interest, and shall not be released by the City until such restoration is complete or construction of a replacement structure or building has commenced.

Section 505.020. Moving Permit. [R.O. 2008 §6-107; Ord. No. 335 §2, 8-27-1962 ; Ord. No. 973 §12, 11-1-1980]

No person shall move any structure or building from its present location to any other location within the City unless a permit therefor is first obtained from the City. The fee for such permit shall be in an amount as specified in Appendix B to Title IV for each building or structure to be moved. Such person, firm, company or corporation shall further be required to post a bond in an amount as specified in Appendix B to Title IV, in cash or with sureties approved by the City Council, assuring the City that all rules, regulations and ordinances shall be observed and all damage or injury to streets and property as a result of such move shall be properly replaced and repaired. No such removal of any structure or building shall be permitted unless the City is notified at least seven (7) days in advance of the day and time of such proposed move, so that all utilities that may be affected may make proper arrangements.

9. Cross Reference — Licenses, permits and miscellaneous business regulations, ch. 605.

ARTICLE II

Minimum Standards For The Maintenance of Non-Residential Buildings**Section 505.030. Purpose. [R.O. 2008 §6-113; Ord. No. 1231 §1, 6-22-1987]**

- A. The general purpose of this Article is to protect, provide for and promote the public safety, health, convenience, comfort, morals, prosperity and general welfare of the residents of the City of Creve Coeur, Missouri, to include all persons having occasion to be on or within non-residential property within the City of Creve Coeur. These general objectives include, among others, the following specific purposes:
1. To protect the character and stability of all non-residential property within the City.
 2. To provide minimum standards for the exterior maintenance of non-residential buildings and land within the City.
 3. To prevent the creation of any blighting conditions by preventing the deterioration of non-residential property and thereby to preserve the value of land and buildings throughout the City.
 4. To provide the means for the administration and enforcement of the provisions of this Article to ensure that the above purposes are accomplished.

Section 505.040. Applicability. [R.O. 2008 §6-114; Ord. No. 1231 §1, 6-22-1987]

Every non-residential building within the City, whatever the nature of its use, whether vacant or occupied, whether existing or hereafter constructed, shall be maintained in accordance with the requirements of this Article and every non-residential parcel of land, whether improved or unimproved, shall be maintained in accordance with the applicable requirements of this Article. In any case where a provision of any zoning, building, fire, safety or health code of the municipality existing on the effective date of this Article or hereafter established is in the conflict with the provision contained herein, the provision which establishes the more restrictive standard shall prevail.

Section 505.050. Definitions. [R.O. 2008 §6-115; Ord. No. 1231 §1, 6-22-1987]

As used in this Article, the following terms shall have the respective meanings ascribed to them:

ACCESSORY STRUCTURE — A detached structure subordinate to the main or principal structure and located on the same lot, the use of which is customarily incidental to the main building.

BASEMENT — A portion of a building located partly underground, but having less than one-half (½) of its clear floor-to-ceiling height below the average grade of adjoining ground.

BUILDING CODE — The Building Code officially adopted by the Creve Coeur City Council or such other ordinances as may be officially designated by the Council for the regulation of construction, alteration, addition, repair, removal, demolition, use, location and maintenance of buildings and structures.

BUILDING OFFICIAL — The Chief Building Official of the City of Creve Coeur or his/her designee.

CELLAR — A portion of a building located partly or wholly underground and having one-half (½) or more of its clear floor-to-ceiling height below the average grade of the adjoining ground.

CITY ADMINISTRATOR — The City Administrator of the City of Creve Coeur or his/her authorized agent.

CONDOMINIUM — Property as described in Chapter 448, RSMo., 1969, and all amendments thereto.

(See definition of owner.)

DETERIORATION — The condition or appearance of a building or part thereof characterized by evidence of physical decay, neglect or lack of maintenance.

FIXTURES — An element or feature present on the exterior or exterior premises of a building, including such objects as flagpoles, light fixtures and other semi-permanently fixed structures.

GARBAGE — The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

INFESTATION — The presence within or around a building of any insects, rodents or other pests.

OCCUPANT — The person, firm, partnership or corporation that has possession of any part of the space within the building.

OPERATOR — Any person who has charge, care or control of a building or part thereof.

OWNER — Any person, firm, partnership or corporation who, alone, jointly or severally with others, shall be in actual possession of or have charge, care or control of any building or part of a building within the City. When the owner is represented by an employee, agent, trustee, guardian of the estate or person of the title holder, such person shall be bound to comply with the provisions of this Article to the same extent as the owner. In all cases of condominiums, the board of managers shall be responsible for complying with all provisions of this Article, if within the common elements, as defined by the specific declaration and bylaws.

PERSON — A corporation, firm, partnership, association, organization and any other group acting as a unit as well as any individual. It shall also include an executor, administrator, trustee, receiver or other representative appointed according to law. Whenever the word "*person*" is used in any Section of this Article prescribing a penalty or fine as to partnerships or associations, the word shall include the partners or members thereof and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such Section.

PREMISES — A lot, plot or parcel of land or any part thereof, including the buildings or structures thereon.

REFUSE — Combustible and non-combustible waste materials and garbage and the term shall include the residue from the burning of coal, wood or coke; or other combustible material, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust.

REPAIR — To restore to a good and acceptable state of operation, appearance or serviceability and free from defect or decay. Repairs shall be expected to last approximately as long as would replacement by new items.

REPLACEMENT — To remove an existing item or portion of an item that cannot be restored to a good and acceptable state of operation, appearance or serviceability and that is free from decay or defect and to construct or install any item or improved quality or of similar quality as the existing item when new. Replacement will ordinarily take place when the item is not repairable.

STRUCTURE — Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground including, but without limiting the generality of the foregoing, pergolas, radio towers, memorials and ornamental structures. The word "*structure*" includes the word "*building*" in addition to the foregoing.

Section 505.060. Minimum Exterior Standards. [R.O. 2008 §6-116; Ord. No. 1231 §1, 6-22-1987]

- A. *General.* The exterior of a building shall be maintained in a structurally sound and sanitary condition, including any exterior light fixtures mounted on the building, so as not to pose a threat to the health and safety of the occupants and so as to protect the occupants from the environment.
- B. *Structural Members.* All supporting structural members of a structure shall be kept in a structurally sound condition, free of deterioration and maintained in such manner as to be capable of safely bearing the dead and live loads imposed upon them.
- C. *Exterior Surfaces (Foundations, Walls And Roof).* The foundation, exterior walls and roof shall be substantially water-tight, weather-tight and protected against rodents and shall be kept in sound condition and repair.
- D. *Foundation Walls.* All foundation walls shall be maintained so as to be plumb and to carry the safe design and operating dead and live loads.
- E. *Exterior Walls.* Every exterior structural or architectural wall shall be free of holes, breaks, loose or rotting boards or timbers or any other condition which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface materials, including wood, composition or metal siding, shall be maintained weather-proof and shall be properly surface coated to prevent deterioration.
- F. *Roofs.* Every roof shall be structurally sound, tight and have no defects which might admit rain. Roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building. All equipment located on the roof shall be screened and said screening properly maintained. Gutters and downspouts shall be maintained in a good working order.
- G. *Decorative Features.* All cornices, moldings, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in safe condition.
- H. *Canopies, Marquees, Awnings And Overhangs.* All canopies, marquees, awnings and any overhead extension shall be maintained in good repair and be properly anchored, shall be protected from the elements and against decay and rust by the periodic application of weather-coating materials such as paint or other protective treatment.
- I. *Stairs, Porches, Railings.* Every stairway, porch and handrail shall be kept in safe condition and good repair. Every rail and balustrade shall be firmly fastened and maintained in good condition. No porch shall have rotting, loose or deteriorating supports. All stairs, porches and handrails shall be maintained in such a manner as to be capable of supporting the design load for which it was intended.
- J. *Chimneys.* All chimneys, smokestacks, cooling towers and similar appurtenances shall be maintained in a structurally safe and sound condition and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay and rust by the periodic application of weather-coating material such as paint or other protective treatment.
- K. *Windows And Door Frames.* Every window, exterior door and frame shall be substantially tight and kept in sound condition and repair. Every window shall be fully supplied with windowpanes which are without open cracks or holes. Every window sash shall be fully supplied with approved glazing materials which are without open cracks or holes and shall comply with the requirements of the City's Building Code. Screens, if installed, shall be kept in good repair.
- L. *Door Hardware.* Every exterior door, door hinge and door latch shall be maintained in good condition and all exit door hardware shall comply with the requirements of the City's Building Code.

- M. *Basement Hatchways.* Every basement or cellar hatchway shall be constructed and maintained as to prevent the entrance of rodents, rain or surface drainage into the building.

Section 505.070. Minimum Standards For Non-Residential Parcels of Land, Whether Improved or Unimproved. [R.O. 2008 §6-117; Ord. No. 1231 §1, 6-22-1987 ; Ord. No. 2080 §1, 9-11-2000]

- A. *General.* All lots shall be maintained in a clean, safe and sanitary condition free from any accumulation of rubbish or garbage. The grass on such property shall be maintained and cut in accordance with Chapter 220 of the City Code.
- B. *Grading And Drainage.* All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon or within any structure located on such premises.
- C. *Sidewalks, Steps, Driveways And Parking Spaces.* All private sidewalks, steps, driveways, parking spaces and other paved areas shall be maintained in good repair, free of safety hazards, cracked or broken asphalt and clear of snow, ice, mud, vegetation, trees, shrubs or debris. The required parking lot striping shall be maintained in accordance with approved site plans.
- D. *Yards.* All non-paved areas, which are not covered by grass or vegetation, shall be treated to prevent dust or the blowing or scattering of dust particles into the air. All trees, bushes or vegetation located on private property which overhang a street shall be properly trimmed to avoid obstruction of the view of traffic. All landscaping and planting required under any City ordinance shall be properly maintained and all dead trees and shrubs shall be promptly removed and replaced with like quality and size plant material. The grass in such yards shall be mowed and maintained to a height as specified in Chapter 220 of the City Code.
- E. *Fences.* Fences shall be maintained in a safe and substantial condition and in good repair.
- F. *Accessory Buildings, Structures Or Appurtenances.* All accessory buildings and structures and exterior areas shall be subject to all requirements of this Article including, but not limited to, trash enclosures, retaining walls, tie walls, exterior lighting fixtures and stormwater facilities. The areas in and around trash enclosures and dumpsters shall be kept free from debris and blowing trash which would litter the landscaped area and parking lot areas of the property.

Section 505.080. Minimum Interior Standards. [R.O. 2008 §6-118; Ord. No. 1231 §1, 6-22-1987]

- A. The following requirements shall apply to all non-residential buildings within the City, whether vacant or occupied:
1. *General.* The interior of a building shall be maintained in a structurally sound and sanitary condition.
 2. *Structural members.* All supporting structural members shall be kept in a structurally sound condition, free of deterioration and maintained in such manner as to be capable of safely bearing the design and live loads for which they were intended to support.
 3. *Interior surfaces.* Floors, walls, including windows and doors, ceilings and other interior surfaces shall be maintained in a sound, clean and sanitary condition.
 4. *Insect and rodent control.* All buildings shall be free of insect and rodent infestation. When any such infestation exists within a common area, including hallways, stairwells or any other shared or public areas of the building, the owner shall be responsible for the proper extermination and the taking of all precautions necessary to prevent reinfestation.

5. *Exit facilities.* All interior stairs, railings and other exit facilities shall be maintained in sound condition and good repair and any treads or risers which evidence excessive wear or are broken, warped or loose shall be replaced. Every inside stair shall be so constructed and maintained as to be safe to use and capable of supporting anticipated loads.
6. *Handrails.* Every flight of stairs, which is more than three (3) risers high, shall have handrails located as required by the City Building Code and every open portion of a stair, porch, landing and balcony which is more than thirty (30) inches above the floor or grade below shall have guardrails. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition.
7. *Light and ventilation.* All spaces shall be provided with lighting and ventilation as specified in the City's Building and Mechanical Codes.
8. *Heating and mechanical equipment.* All heating and mechanical equipment shall be provided and maintained in compliance with the City's Mechanical Code.
9. *Electrical service.* All electrical equipment, wiring and appliances shall be installed and maintained in compliance with the City's Electrical Code.
10. *Plumbing system and equipment.* All plumbing systems and equipment shall be provided and maintained in compliance with the City's Plumbing Code.
11. *Fire safety requirements.*
 - a. All exit signs shall be maintained, illuminated and visible.
 - b. Floors, walls, ceilings and other elements and components required to develop a fire-resistance rating shall be maintained so that the respective fire-resistance rating of the enclosure, separation or construction is preserved.
 - c. Fire suppression systems shall be maintained in good condition, free from mechanical defect. Sprinkler heads shall be maintained clean, free of corrosion and paint and shall not be bent or damaged.
 - d. Hose stations shall be identified and accessible and the hose shall be in proper position, ready for operation, dry and free of deterioration and shall be equipped with proper nozzles.
 - e. All portable fire extinguishers shall be visible and accessible and maintained in an efficient, safe operating condition. The type and number of fire extinguishers shall be designated by the Fire Marshall.

Section 505.090. Responsibility For Compliance. [R.O. 2008 §6-119; Ord. No. 1231 §1, 6-22-1987]

- A. The owner and occupant(s) of property shall be responsible for compliance with the provisions of this Article, provided that it shall be the sole responsibility of the owner to comply with the provisions of this Article which relate to common areas or shared areas of a building. For the purpose of this Article, the term "*owner*" shall mean the record owner of property and any person having the responsibility for care and control of such property as agent of the owner.
- B. Nothing herein shall preclude any person charged with violation of this Article from defending said charge on the ground that such person had no control or right of control over the area in which the

violation was located.

Section 505.100. Enforcement. [R.O. 2008 §6-120; Ord. No. 1231 §1, 6-22-1987 ; Ord. No. 3098 §§1 — 2, 12-12-2005 ; Ord. No. 5492 §4, 8-22-2016]

- A. It shall be the duty and responsibility of the Building Official and his/her delegated representatives to enforce the provisions of this Article.
- B. Enforcement personnel are authorized and directed to make inspections to determine whether all property subject hereto conforms to the requirements of this Article. For the purpose of making such inspections, the enforcement personnel are hereby authorized to enter the publicly accessible portions of all non-residential property within the City at any reasonable hour.
- C. Whenever the enforcement personnel find evidence of a violation of any provision of this Article, written notice thereof shall be given to the responsible party (owner and/or occupant as the case may be). Such notice shall be in writing and shall include:
 - 1. A statement of the provisions being violated, together with a designation of the remedial action to be taken;
 - 2. The period of time within which such remedial action shall be completed, which time shall be a reasonable period of time under all of the circumstances;
 - 3. A notice of the penalty for failure to timely remove or abate the violation, including that a summons will be issued for hearing before the Municipal Court; and
 - 4. A statement that if the violation reoccurs within a period of twelve (12) months after the aforesaid date by which the violation shall be removed or abated, a summons may be issued without further notice. Such notice shall be served by the enforcement personnel by delivering a copy to the responsible party or by sending a copy of the notice by registered or certified mail with return receipt requested to the last known address or if the address of the responsible party is unknown, by posting a copy of such notice in a conspicuous place in or about the property affected by the notice. The notice shall be deemed served on the date delivered or received or ten (10) days after posting.
- D. The responsible party shall remedy the conditions specified in such notice within the time designated therein, provided that the enforcement personnel may, for good cause, extend the time for compliance with any such notice.
- E. Once notice has been given to a person regarding a violation, if the same violation recurs in or on the same lot or tract of land or land adjacent thereto within twelve (12) months after the date stated in the notice as the deadline to remove or abate the violation, no further notice shall be required, and the same person may be summoned into Municipal Court regarding the recurring violation.
- F. If a warning notice is given as provided in Subsection (C) and if, after the time for removal or abatement has lapsed, the property is reinspected and the inspector finds and determines that the violation has not been removed or abated, the inspector may fill out and sign as the complainant a complaint directed by name to the occupant, owner and/or person in charge of the property showing the address or legal description of the property on which the violation is located and such other information as may be available to the inspector and setting forth in general the nature of the violation. If a notice is not required under Subsection (E), the inspector who finds and determines that a violation has recurred may fill out and sign as the complainant a complaint as provided above. The

City's prosecuting attorney or assistant prosecuting attorney shall, if he or she determines action to be appropriate, sign the complaint as an information and it shall then be forwarded to the Clerk of the Municipal Court for issuance of summons and inclusion on the court's docket for the date shown on the summons. If the violation is corrected prior to the court date, the inspector may request the prosecuting attorney to dismiss the matter. If the matter is dismissed, notice of dismissal shall be promptly provided to the summoned party.

- G. The Clerk shall mail a copy of the summons by ordinary mail, postage prepaid, to the person(s) named therein at the address shown on the summons or at such other address as the person(s) charged therewith may be found or shall be known to reside. If the mail is duly addressed to the person(s) named in the summons at the address as provided above and is not returned to the City, it shall be deemed to have been delivered and received by the person(s) to whom addressed.

Section 505.110. (Reserved)¹⁰

Section 505.120. Interpretation. [R.O. 2008 §6-122; Ord. No. 1231 §1, 6-22-1987]

- A. This Article establishes minimum standards for non-residential property and does not replace or modify the requirements of any other ordinance of the City of Creve Coeur. In any case where a provision of this Article is found to be in conflict with a provision of any other ordinance of the City, the provision which establishes the higher standard shall prevail.
- B. If any Section, Subsection, paragraph, sentence, clause or phrase of this Article shall be declared invalid for any reason whatsoever by a court in a final judgment, such determination shall not affect the remaining portions of this Article and such remaining portions shall remain in full force and effect.

Section 505.130. Prosecution For Violation. [R.O. 2008 §6-123; Ord. No. 1231 §1, 6-22-1987]

- A. Any person, firm or corporation who shall violate any provision of this Article shall, upon conviction thereof, be subject to the penalties and provisions of Section 100.090 of the Municipal Code.
- B. In addition to prosecution as authorized under Subsection (A) hereof, the enforcement personnel may request the City Attorney to institute an appropriate action at law or equity against the responsible party, either to restrain, correct or remove any violation hereof.

10. Editor's Note — Ord. no. 5165 §3, adopted December 13, 2010, repealed sections 505.110 "occupancy permit requirement" in its entirety. Former section 505.110 derived from R.O. 2008 §6-121; ord. no. 1231 §1, 6-22-1987.

ARTICLE III

Minimum Standards For The Exterior Maintenance of Residential Structures**Section 505.140. Purpose. [R.O. 2008 §6-130; Ord. No. 1232 §1, 6-22-1987]**

- A. To protect, provide for and promote the public safety, health, convenience, comfort, morals, prosperity and general welfare of the residents of the City of Creve Coeur, Missouri, by establishing minimum requirements for safe and sanitary exterior maintenance of dwellings, yards, landscaping and accessory structures. These general objectives include, among others, the following specific purposes.
1. To protect the character and stability of all residential property within the City.
 2. To provide minimum standards for the exterior maintenance of residential buildings and land within the City.
 3. To prevent the creation of any blighting conditions by preventing the deterioration of residential property and thereby to preserve the value of land and buildings throughout the City.
 4. To provide the means for the administration and enforcement of the provision of this Article to ensure that the above purposes are accomplished.

Section 505.150. Applicability. [R.O. 2008 §6-131; Ord. No. 1232 §1, 6-22-1987]

Every residential building within the City, whatever the nature of its use, whether vacant or occupied, whether existing or hereafter constructed, shall be maintained in accordance with the requirements of this Article and every residential parcel of land, whether improved or unimproved, shall be maintained in accordance with the applicable requirements of this Article. In any case where a provision of any zoning, building, fire, safety or health code of the municipality existing on the effective date of this Article or hereafter established is found to be in conflict with the provisions contained herein, the provision which establishes the more restrictive standard shall prevail.

Section 505.160. Definitions. [R.O. 2008 §6-132; Ord. No. 1232 §1, 6-22-1987]

As used in this Article, the following terms shall have the respective meanings ascribed to them:

ACCESSORY BUILDING — A detached subordinate building located on the same lot as the main building. Where a part of the wall of an accessory building is a part of a main building or where an accessory building is attached to a main building by a roof, such accessory building shall be considered as part of the main building. The use of said building is customarily incidental to the main building.

APARTMENT — A building or portion thereof designed for or occupied by more than two (2) families, which is not a condominium.

APPROVED — Approved as applied to a material, device or method of construction shall mean approved by the Building Code adopted by the City or approved by other authority designated by law to give approval in the matter in question.

BASEMENT — A portion of a building located partly underground, but having less than one-half (½) of its clear floor-to-ceiling height below the average grade of adjoining ground.

BUILDING CODE — The Building Code officially adopted by the Creve Coeur City Council or such other ordinances as may be officially designated by the Council for the regulation of construction, alteration, addition, repair, removal, demolition, use, location and maintenance of buildings and structures.

BUILDING OFFICIAL — The Chief Building Official of the City of Creve Coeur or his/her designee.

CELLAR — A portion of a building located partly or wholly underground and having one-half ($\frac{1}{2}$) or more of its clear floor-to-ceiling height below the average grade of the adjoining ground.

CONDOMINIUM — Property as described in Chapter 448, RSMo., 1969, and all amendments thereto. (See definition of owner.)

DETERIORATION — The condition or appearance of a building or part thereof characterized by evidence of physical decay, neglect or lack of maintenance.

DWELLING — Any building or portion thereof which is designed or used or intended to be used for living or sleeping for human occupants.

DWELLING UNIT — A self-sufficient living area for one (1) family having its own permanently installed cooking and sanitary facilities.

FIXTURES — An element or feature present on the exterior or exterior premises of a building, including such objects as flagpoles, lamps and other semi-permanently fixed structures.

GARBAGE — The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

INFESTATION — The presence within or around a dwelling of any insects, rodents or other pests.

OCCUPANT — Any person living in, sleeping in or having actual possession of a dwelling unit.

OPERATOR — Any person who has charge, care or control of a building or part thereof in which dwelling units are let.

OWNER — Any person, firm or corporation who, alone, jointly or severally with others, shall be in actual possession of or have charge, care or control of any dwelling unit within the City. When the owner is represented by an employee, agent, trustee, guardian of the estate or person of the title holder, such person shall be bound to comply with the provisions of this Article to the same extent as the owner. In all cases of condominiums, the board of managers shall be responsible for complying with all provisions of this Article, if within the common elements, as defined by the specific declaration and by laws.

PERSON — A corporation, firm, partnership, association, organization and any other group acting as a unit as well as any individual. It shall also include an executor, administrator, trustee, receiver or other representative appointed according to law. Whenever the word "*person*" is used in any Section of this Article prescribing a penalty or fine as to partnerships or associations, the word shall include the partners or members thereof and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such Section.

PREMISES — A lot, plot or parcel of land or any part thereof, including the buildings or structures thereon.

PROVIDED — Any material furnished, supplied, paid for or under the control of the owner.

REPAIR — To restore to a good and acceptable state of operation, appearance or serviceability and free from defect or decay. Repairs shall be expected to last approximately as long as would replacement by new items.

RUBBISH — Combustible and non-combustible waste materials and garbage and the term shall include the residue from the burning of coal, wood or coke; or other combustible material, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust.

STRUCTURE — Anything constructed or erected, the use of which requires permanent location on the

ground or attached to something having a permanent location on the ground including, but without limiting the generality of the foregoing, pergolas, radio towers, memorials and ornamental structures. The word "*structure*" includes the word "*building*" in addition to the foregoing.

SYSTEMATIC CODE INSPECTION PROGRAM — Regularly scheduled visual inspections.

YARD — An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

Section 505.170. Minimum Exterior Standards. [R.O. 2008 §6-133; Ord. No. 1232 §1, 6-22-1987 ; Ord. No. 2080 §2, 9-11-2000]

- A. *Walls.* Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers or any other condition which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface material shall be kept in good repair.
- B. *Foundations.* Every foundation shall be reasonably weather-tight and rodent-proof and shall be kept in good repair. The foundation elements shall adequately support the building at all points.
- C. *Roofs.* The roof shall be sufficiently weather-tight, weather-proof so as to contain no defects which might admit rain or dampness. All exterior surface materials shall be kept in good repair.
- D. *Stairs, Porches, Railings.* No porch, stairway or railing shall have rotting, loose or deteriorating supports. All stairs, porches and handrails shall be maintained in such a manner as to be capable of supporting the load for which it was intended.
- E. *Windows, Doors And Screens.* Every window and door shall be substantially tight and shall be kept in good condition and repair. Every window shall be fully supplied with panes or a rigid translucent substitute which is free of cracks or holes. Such panes shall fit reasonably tight within the frames and shall be kept in good repair. Screens, if installed, shall be kept in good repair.
- F. *Protection Of Wood Surfaces, Gutters And Downspouts.* All exterior wood surfaces, gutters and downspouts shall be protected from the elements and against decay or rust by paint or other approved protective coating applied in a workmanlike fashion.
- G. *Hardware And Fixtures.* All exterior hardware and fixtures shall be maintained in good condition and repair.
- H. *Driveways And Sidewalks.* Driveways and sidewalks shall be maintained in such a manner as to remain free of safety hazards. It is the responsibility of the adjacent property owner to keep the sidewalk and/or driveway clear of snow, ice, mud, vegetation, trees, shrubs or debris.
- I. *Yards Or Lawn Areas.* Lawn areas and landscaping shall be properly maintained by the owner. The Building Official may also require screening or additional planting around refuse containers to assure the desirable residential character of the premises from the street. All trees, bushes or vegetation which overhang a public thoroughfare shall be properly trimmed to avoid obstruction of the view and movement of vehicles and pedestrians. Dead trees and shrubs shall be promptly removed.
- J. *Fences.* Every fence shall be kept in a reasonably good state of maintenance and repair or shall be removed or replaced.
- K. *Grading And Drainage.* Grading and drainage shall be so maintained as to provide that water shall not stagnate and cause a public hazard or a hazard to the structure.

- L. *Accessory Buildings, Structures Or Appurtenances.* All accessory buildings or structures shall be subject to all requirements of this Article including, but not limited to, tie walls, retaining walls, antennae, towers, etc.

Section 505.180. Owner's Responsibility — Single-Family Dwelling. [R.O. 2008 §6-134; Ord. No. 1232 §1, 6-22-1987]

A. Every owner of a dwelling shall:

1. Maintain in a clean, sanitary and proper condition all exterior areas including stairwells, porches, yards, lawns, asphalt areas and any other exterior areas of the building and premises.
2. Keep premises and building rodent free by rat stopping buildings and prohibiting and alleviating conditions around buildings and yards conducive to rats.
3. Provide at least one (1) refuse container, unless additional containers or other methods are deemed necessary by the Building Official, for proper and sanitary storage of refuse.
4. *Infestation.* Extermination shall be the responsibility of the owner where infestation has occurred as a result of the owner's failure to maintain the dwelling in a reasonably rat-proof or insect-proof condition.

Section 505.190. Owner's Responsibility — Multi-Family Dwellings. [R.O. 2008 §6-135; Ord. No. 1232 §1, 6-22-1987]

A. Every owner of a multiple dwelling shall:

1. Maintain in a clean, sanitary and proper condition all interior and exterior common areas including hallways, stairwells, basements, yards, lawns and any other shared or public areas of the building and premises.
2. Keep premises and building rodent free by rat stopping buildings and prohibiting and alleviating conditions around buildings and yards conducive to rats.
3. Provide refuse containers as defined and required in Section 235.050 of the City Code.
4. *Infestation.* Extermination shall be the responsibility of the owner in dwelling units where infestation has occurred as a result of the owner's failure to maintain dwelling in a reasonably rat-proof or insect-proof condition or where infestation has occurred in two (2) or more dwelling units or in the shared or public areas of the building.
5. *Temporary discontinuance of facility.* No owner, operator or occupant shall cause any service facility, equipment or utility which is required under this Chapter to be removed or shut off from or discontinued for any occupied dwelling let or occupied by him/her, except for such temporary interruption as may be necessary while actual repairs or alterations are in process or during temporary emergencies when discontinuance of service is approved by the Director.
6. Every multiple-dwelling shall have posted in a conspicuous location, in a common area in the building, the name, address and telephone number of the owner, managing agent or maintenance personnel who can be notified in case of emergency.

Section 505.200. Occupant Lessee or Tenant Responsibility — Single-Family Dwellings. [R.O. 2008 §6-136; Ord. No. 1232 §1, 6-22-1987]

- A. The occupants, lessee or tenants of single-family dwelling units shall be:
1. Obligated to keep and use the dwelling unit and that portion of the dwelling under his/her control in a clean and sanitary condition.
 2. Obligated to dispose of garbage, trash or rubbish in an approved container. Such container is to be kept in a clean and sanitary condition.

Section 505.210. Occupant Responsibility — Multiple-Family Dwellings. [R.O. 2008 §6-137; Ord. No. 1232 §1, 6-22-1987]

- A. The occupants, tenants or lessees of all units in multiple-dwellings shall be:
1. Obligated to keep and use the dwelling unit and that portion of the dwelling under his/her control in a clean and sanitary condition.
 2. Dispose of all garbage and refuse in approved containers provided by the owner. The user shall maintain individual refuse containers in a clean and sanitary condition. The level of the contents shall be kept at least four (4) inches from the top. Care shall be exercised by the user to avoid spillage and if it occurs, he/she shall clean it promptly and restore the premises to a clean and sanitary condition.

Section 505.220. Enforcement. [R.O. 2008 §6-138; Ord. No. 1232 §1, 6-22-1987]

- A. *Building Official.* It shall be the duty and responsibility of the Building Official to enforce the provisions of this Article.
- B. *Systematic Code Inspection Program.* The Building Official is authorized and directed to make inspections for the purpose of administering the provisions of this Article and such inspections are restricted exclusively to the exterior of the dwelling unit. The owner or occupant of every dwelling, dwelling unit or accessory structure shall allow the Building Official access to those portions of the property required to adequately enforce the provisions of this Article. Such access shall be only after reasonable notice has been given as to the intent of the inspection. Notices of inspection shall be issued in accordance with a planned program of systematic code enforcement in which the City shall be divided into priority areas and inspected on a rotating basis.
- C. Inspections shall be initiated only under any one (1) of the following conditions:
1. As part of the aforementioned program of systematic code inspection.
 2. When the Building Official has reasonable evidence to believe that a dwelling or dwelling unit is in violation of this Chapter or the City's Building Code and, as such, constitutes a health or safety hazard.

Section 505.230. Written Notice, Complaint and Summons. [R.O. 2008 §6-139; Ord. No. 1232 §1, 6-22-1987 ; Ord. No. 3098 §3, 12-12-2005 ; Ord. No. 5492 §4, 8-22-2016]

- A. Whenever the Building Official determines that there are reasonable grounds to believe that there has been a violation of any provision of this Article, the official shall give written notice of such alleged violation to the persons responsible therefor as hereinafter provided. Such notice shall:
1. Include a statement of the reasons for it being issued.

2. Allow a reasonable time, up to a specific date, for the performance of any act it requires.
 3. Include a notice of the penalty for failure to timely remove or abate the violation, including that a summons will be issued for hearing before the Municipal Court, and a statement that if the violation reoccurs within a period of twelve (12) months after the aforesaid date by which the violation shall be removed or abated, a summons may be issued without further notice.
 4. Be served upon the owner or the owner's agent or the lessee, tenant or the occupant, as the case may require, provided that such notice shall be deemed to be properly served upon such owner or agent or upon such lessee, tenant, occupant, if a copy thereof is served upon them personally; or if a copy thereof is sent by certified mail, return receipt requested, to the last known address; or if a copy thereof is posted in a conspicuous place in or about the structure or premises affected by the notice.
- B. Once notice has been given to a person regarding a violation, if the same violation recurs in or on the same lot or tract of land or land adjacent thereto within twelve (12) months after the date stated in the notice as the deadline to remove or abate the violation, no further notice shall be required, and the same person may be summoned into Municipal Court regarding the recurring violation.
- C. If a warning notice is given as provided in Subsection (A) and if, after the time for removal or abatement has lapsed, the property is reinspected and the inspector finds and determines that the violation has not been removed or abated, the inspector may fill out and sign as the complainant a complaint directed by name to the occupant, owner and/or person in charge of the property showing the address or legal description of the property on which the violation is located and such other information as may be available to the inspector and setting forth in general the nature of the violation. If a notice is not required under Subsection (B), the inspector who finds and determines that a violation has recurred may fill out and sign as the complainant a complaint as provided above the City's prosecuting attorney or assistant prosecuting attorney shall, if he or she determines that action is appropriate, sign the complaint as an information and it shall then be forwarded to the Clerk of the Municipal Court for issuance of summons and inclusion on the court's docket for the date shown on the summons. If the violation is corrected prior to the court date, the inspector may request the prosecuting attorney to dismiss the matter. If the matter is dismissed, notice of dismissal shall be promptly provided to the summoned party.
- D. The Clerk shall mail a copy of the summons by ordinary mail, postage prepaid, to the person(s) named therein at the address shown on the summons or at such other address as the person(s) charged therewith may be found or shall be known to reside. If the mail is duly addressed to the person(s) named in the summons at the address as provided above and is not returned to the City, it shall be deemed to have been delivered and received by the person(s) to whom addressed.

Section 505.240. Prosecution For Violation. [R.O. 2008 §6-140; Ord. No. 1232 §1, 6-22-1987]

- A. Any person, firm or corporation who shall violate any provision of this Chapter shall, upon conviction thereof, be subject to the penalties and provisions of Section 100.090 of the Municipal Code.
- B. In addition to prosecution as authorized under Subsection (A) hereof, the enforcement personnel may request the City Attorney to institute an appropriate action at law or equity against the responsible party, either to restrain, correct or remove any violation hereof.

Section 505.250. Interpretation. [R.O. 2008 §6-141; Ord. No. 1232 §1, 6-22-1987]

- A. This Article establishes minimum standards for residential property and does not replace or modify

the requirements of any other ordinance of the City of Creve Coeur. In any case where a provision of this Article is found to be in conflict with a provision of any other ordinance of the City, the provision which establishes the higher standard shall prevail.

- B. If any Section, Subsection, paragraph, sentence, clause or phrase of this Chapter shall be declared invalid for any reason whatsoever by a court in a final judgment, such determination shall not affect the remaining portions of this Chapter and such remaining portions shall remain in full force and effect.

ARTICLE IV
Property Assessed Clean Energy

Section 505.260. Participation in Show Me PACE and Missouri Clean Energy District. [Ord. No. 5506 § 1, 11-28-2016]

A. Title And Definitions.

1. Title. This Section shall be known and may be cited as "The City of Creve Coeur, Missouri Property Assessed Clean Energy Ordinance."
2. Definitions. Except as specifically defined below, words and phrases used in this Section shall have their customary meanings. Words and phrases defined in Section 67.2800.2, RSMo., as amended, shall have their defined meanings when used in this Section. As used in this Section, the following words and phrases shall have the meanings indicated.

DISTRICTS — Both Show Me PACE and Missouri Clean Energy District.

MCED — The Missouri Clean Energy District.

PACE ASSESSMENT — A special assessment made against qualifying property in consideration of PACE funding.

PACE FUNDING — Funds provided to the owner(s) of qualifying property by the district for an energy efficiency or renewable energy improvement.

QUALIFYING PROPERTY — Real property located in the City of Creve Coeur, Missouri, that satisfies the criteria set forth in the PACE Act.

SHOW ME PACE — The Show Me PACE District.

B. Program Administration. Eligible Creve Coeur Property owners may independently select either Show Me PACE or MCED to serve as program administrator on a project-by-project basis. Both districts shall each independently administer the functions of a PACE program for their projects within the City by:

1. Providing property owners with an application to apply for PACE funding;
2. Developing standards for the approval of projects submitted by qualifying property owners;
3. Reviewing applications and selecting qualified projects;
4. Entering into assessment contracts with qualifying property owners;
5. Providing a copy of each executed notice of assessment to the County Assessor and causing a copy of each such notice of assessment to be recorded in the real estate records of the Recorder of Deeds for the County;
6. Authorizing and disbursing PACE funding to the qualifying property owners;
7. Receiving the PACE assessment from the County Collector;
8. Recording any lien, if needed, due to non-payment of a PACE assessment; and
9. Exercising all powers granted by Section 67.2810.2, RSMo., as amended, including, but not limited to, the power to levy and collect the PACE assessment pursuant to an assessment contract with a qualifying property owner.

- C. **Liability Of City Officials; Liability Of City.** Notwithstanding any other provision of law to the contrary, the City and St. Louis County and their employees, officers and elected and appointed officials shall not be liable to a district or any other person or entity for claims, of whatever kind or nature, under or related to the City's participation in the PACE program, including, without limitation, claims for or related to uncollected PACE assessments. The City of Creve Coeur, Missouri, has no liability to a property owner for or related to energy savings improvements funded under a PACE Program. The districts shall for all purposes be considered independent entities and shall not be considered to be political subdivisions of the City of Creve Coeur, Missouri.
- D. **Existing Laws Not Superseded.** Any project or improvement at any qualifying property which is funded in whole or in part by PACE funding shall be subject to all laws, ordinances, rules and regulations in effect at that time.
- E. **City As A Non-Party.** The City of Creve Coeur, Missouri, shall not be a party to any PACE funding agreement, loan, or other commitment, however denominated, executed between either of the districts and the owner(s) (or their representatives, together with any successors and assigns) of any qualifying property.

DANGEROUS AND UNSAFE STRUCTURES

Chapter 510

DANGEROUS AND UNSAFE STRUCTURES

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ARTICLE I

Generally**Section 510.010. Purpose and Scope. [R.O. 2008 §6-85; Ord. No. 1546 §1, 10-12-1992]**

It is the purpose of this Article to provide a just, equitable and practical method for the repairing, vacation or demolition of buildings or structures which are detrimental to the health, safety or welfare of the occupants of such buildings or to the general public. This Article shall apply to all dangerous buildings as herein defined which are now in existence or which may hereafter exist in the City. No enforcement of this Article shall be made on structures which have been or will be designated as significant historical structures by the Creve Coeur City Council unless and until the City Council reviews and approves all notices and repair orders required by this Article which affect such designated building.

Section 510.020. "Dangerous Buildings" Defined. [R.O. 2008 §6-86; Ord. No. 1546 §1, 10-12-1992]

- A. Any building or structure which has one (1) or more of the following defects shall be deemed a dangerous and unsafe building and shall be declared a public nuisance:
1. Bearing wall, earth retaining wall, column or other vertical structural member which leans or buckles to such an extent that it is likely to partially or completely collapse and injure the occupants or members of the public.
 2. Those which, exclusive of the foundation, show thirty-three percent (33%) or more of damage or the deterioration of the supporting member or members or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or coverings.
 3. Those which have unevenly distributed loads upon the floor or roof or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
 4. Those which have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the City.
 5. Those which are so dilapidated, decayed, unsafe, unsanitary or would ordinarily fail to provide the amenities essential to sanitary and healthful living that they are unfit for human habitation or likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such buildings.
 6. Those having light, air and sanitary facilities which are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
 7. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of access.
 8. Those which have parts thereof which are so attached that they may fall or injure members of the public or property.
 9. Those which, because of their condition, are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this City.
 10. Those which are vacant or unoccupied and are open at door and/or window.
 11. Those which have never been lawfully occupied and for which a certificate of use and occupancy could not be granted by reason of incompleteness, where construction has been

substantially abandoned for more than one (1) year.

Section 510.030. Declared Nuisance — Action To Be Taken. [R.O. 2008 §6-87; Ord. No. 1546 §1, 10-12-1992]

All dangerous buildings are hereby declared to be public nuisances and shall be repaired, vacated or demolished as provided in this Article.

Section 510.040. Emergencies. [R.O. 2008 §6-88; Ord. No. 1546 §1, 10-12-1992]

In cases where it reasonably appears that there is immediate danger to the health, life or safety of any person, the Code Official or his/her designated representative may take emergency measures to vacate and repair or demolish such dangerous building or structure and the cost of such shall be collected in the same manner as provided in Section 510.080.

ARTICLE II
Enforcement

Section 510.050. Duties of Code Official. [R.O. 2008 §6-91; Ord. No. 1546 §1, 10-12-1992]

A. The Code Official or his/her designated representative shall have the duty under this Article to:

1. *Inspection, generally.* Inspect or cause to be inspected, as often as may be necessary, all residential, institutional, assembly, commercial, industrial, garages, special or miscellaneous occupancy buildings for the purpose of determining whether any defects exist which render such building a dangerous building when he/she has reasonable grounds to believe that any such building is dangerous.
2. *Inspection upon complaints.* Inspect any building, wall or structure about which complaints are filed by any person to the effect that a building, wall or structure is or may be existing in violation of this Article and shall determine if there are reasonable grounds to determine that such building, wall or structure is dangerous.
3. *Inspection upon reports by a public agency.* Inspect any building, wall or structure reported by the police, fire or other public agency as probably existing in violation of this Article.
4. *Declaration of nuisance.* Declare that any building or structure found to be dangerous is a nuisance.
5. *Notification of declaration.* Notify in writing, either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of these modes of service, publication two (2) times for two (2) successive weeks in a newspaper qualified to publish legal notices, the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in such building as shown by the records of the St. Louis County Recorder of Deeds of any building found by him/her to be a dangerous building within the standards set forth in this Article.
6. *Calling of hearing.* Upon failure to commence the required work or demolition within the time specified or upon failure to proceed continuously with the required work without unnecessary delay, the Code Official or his/her designated representative shall call and have a full and adequate hearing upon the matter, giving the affected parties at least twenty-one (21) days' written notice of the hearing. Such hearing shall be conducted by the Director of Public Works. Any party may be represented by counsel and all parties shall have an opportunity to be heard. After the hearing, if evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Director of Public Works shall issue a post-hearing order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to the health, safety or welfare of the residents of the City. If the findings of fact do not support a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, no order shall be issued to demolish, repair or remove such building. If the findings of fact show that such building is a nuisance and subject to the provisions of this Article, the Director of Public Works shall order the structure to be demolished, removed or repaired, whichever is necessary according to the findings of fact. The post-hearing order shall be served in the same manner as the notice of declaration of nuisance and pre-hearing order. The post-hearing order shall contain a date certain for completion of the required action.
7. *Posting of declaration.* If the building or structure is declared to be a nuisance, such building

shall be marked or posted with a written notice of such finding.

Section 510.060. Notice To Repair, Vacate or Demolish, Etc. [R.O. 2008 §6-92; Ord. No. 1546 §1, 10-12-1992]

- A. The required notice to repair, vacate or demolish shall state that:
1. The owner must repair or vacate and repair or vacate and demolish such building in accordance with the terms of the notice in this Article;
 2. The occupant must vacate such building or the building must be repaired in accordance with the notice and the occupant may "remain in possession";
 3. The mortgagee, agent or other persons having an interest in such building as shown by the records of the St. Louis County Recorder of Deeds may, at their own risk, repair, vacate or demolish or have such work done; provided that, any person notified under this Section to repair, vacate or demolish any building shall be given such reasonable time not exceeding thirty (30) days to commence the required work unless, in the judgment of the Code Official, it is determined to be necessary to extend such time to commence the required work;
 4. The required work shall not commence until a proper permit has been issued by the Building Division and the inspections required by such permits shall be made in proper sequence.
- B. The notice provided for in this Section shall include a description of the building or structure deemed hazardous, a statement of the particulars which make the building or structure a dangerous building and an order requiring that the designated work to be commenced within a specified period of time or an extension thereof as provided for in Subsection (A) of this Section. The notice shall be substantially in the following form:

Notice of Declaration of Nuisance and Pre-hearing Order

The structure or structures described below have been declared a nuisance.

(Insert address or other adequate description of the building or structure.)

(Use one (1) or two (2) of the following three (3) paragraphs.)

No person may occupy this building or any part thereof after _____, 20_. After such date, no person shall occupy, enter, refuse to leave or remain in this building or any part thereof, except persons directly employed in securing, repairing or removing such building.

This structure must be repaired to cure the following defects:

Work must begin on or before _____, 20____ and proceed continuously without unnecessary delay to completion. This order may be obeyed by demolition and removal of this structure. Upon failure to repair as herein required, the Code Official may, after hearing, order repairs to be made and the cost charged to the owner of this property as a special tax lien. This structure must be demolished and removed from the premises no later than _____, 20____. If demolition is not begun and carried forth promptly, the Code Official may, after a hearing, order the same demolished and the cost assessed against the property as a special tax lien. Upon presentation of adequate plans, the Code Official may allow repair instead of demolition.

Section 510.070. Standards For Order To Repair, Vacate or Demolish, Etc.. [R.O. 2008 §6-93; Ord. No. 1546 §1, 10-12-1992]

- A. The following standards shall be followed by the Code Official in ordering repair, vacation or demolition of any dangerous buildings:
1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Article, it shall be ordered repaired.
 2. If the dangerous building is in such condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
 3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Article, it shall be demolished.
 4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Article or any other ordinance of this City or Statute of the State, it shall be repaired or demolished.

Section 510.080. Upon Failure To Obey Post-Hearing Order. [R.O. 2008 §6-94; Ord. No. 1546 §1, 10-12-1992]

If any post-hearing order of the Chief Building Official is not obeyed within thirty (30) days after its issuance and if appeal of any post-hearing order is not made to the Circuit Court as provided for in this Article within thirty (30) days after issuance of any such order, the Chief Building Official shall cause such structure to be vacated and repaired or demolished as provided in his/her post-hearing order. The Chief Building Official shall certify the cost for such action, including all administrative costs, to the Director of Finance who shall cause a special tax bill against the property to be prepared, filed and collected. Said tax bill shall be a lien upon said property, said lien shall bear interest at the rate set by the Missouri Division of Finance on the date the lien is filed. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years, plus interest as allowed by law.

Section 510.090. Appeal. [R.O. 2008 §6-95; Ord. No. 1546 §1, 10-12-1992]

Within thirty (30) days from the receipt of a post-hearing order, any affected party may appeal to the Circuit Court from any post-hearing order of the Code Official in the manner provided by law for judicial review of decisions of administrative agencies. In any appeal as provided by this Section, any person who owns or occupies property located within one thousand two hundred (1,200) feet of the perimeter of the building or structure which is the subject of the suit shall be allowed to present evidence to the court on behalf of the City, Town, Village or County having a Charter form of government of the condition of the building or structure, whether or not such person presented such evidence at the hearing provided by Section 510.050 of this Article. The appellant before the court shall have the opportunity to cross-examine any such person presenting evidence to the court.

Section 510.100. Searches. [R.O. 2008 §6-96; Ord. No. 1546 §1, 10-12-1992]

Any owner, occupant, lessee, mortgagee, agent or any other person having an interest in an alleged dangerous building shall allow the Building Inspector to inspect such building. Upon failure to allow inspection, the Code Official may apply to the Municipal Judge for a search warrant if reasonable grounds exist to believe that such a building is a dangerous building.

Section 510.110. Withholding Insurance Proceeds. [R.O. 2008 §6-97; Ord. No. 1546 §1, 10-12-1992]

- A. As to damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss, if an order is issued by the Code Official or his/her designee as provided in Section 510.080 of this Article and a special tax bill or assessment is issued against the property, it shall be deemed a personal debt against the property owner. If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss, this Section establishes a procedure for the payment of up to twenty-five percent (25%) of the insurance proceeds as set forth in Subsections (1) through (7) of this Section. This Section shall apply only to a covered claim payment which is in excess of fifty percent (50%) of the face value of the policy covering a building or other structure:
1. The insurer shall withhold from the covered claim payment up to twenty-five percent (25%) of the covered claim payment and shall pay such monies to the City to deposit into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Section.
 2. The City shall release the proceeds and any interest which has accrued on such proceeds received under Subsection (1) of this Section to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under the provisions of Section 510.080 of this Article. If the City has proceeded under the provisions of Section 510.080 of this Article, all monies in excess of that necessary to comply with the provisions of Section 510.080 of this Article for the removal of the building or structure, less salvage value, shall be paid to the insured.
 3. If there are no proceeds of any insurance policy as set forth in Subsection (2) of this Section, at the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years, plus interest as allowed by law. The tax bill from date of its issuance shall be a lien on the property until paid.

4. This Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and structures.
5. This Section does not make the City or County a party of any insurance contract and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.
6. The Finance Director shall notify the Director of Insurance within fourteen (14) days after the adoption of this Section in accordance with Section 67.410, RSMo. The Director of Insurance shall, in turn, notify insurance companies which issue policies insuring buildings and other structures against fire, explosion or other casualty loss within fourteen (14) days after such notification. Insurance companies shall have sixty (60) days after the Director of Insurance notifies them of the adoption of this Section to establish procedures within this City to carry out the provisions of Section 67.410, RSMo.
7. The City may certify that in lieu of payment of all or part of the covered claim payment under Section 67.410, RSMo., it has obtained satisfactory proof that the insured has or will remove debris and repair, rebuild or otherwise make the premises safe and secure. In this event, the City shall issue a certificate within thirty (30) days after receipt of proof to permit covered claim payment to the insured without deduction pursuant to Section 67.410, RSMo. It shall be the obligation of the insured or other person making claim to provide the insurance company with the written certificate provided for in this Subsection.

Section 510.120. Liability of The City. [R.O. 2008 §6-98; Ord. No. 1546 §1, 10-12-1992]

The City shall not be liable to any affected party for any damage or injury to any structure caused by the enforcement of this Section when such enforcement is carried out in accordance with the procedures herein provided.

Section 510.130. Liability of Employees. [R.O. 2008 §6-99; Ord. No. 1546 §1, 10-12-1992]

Neither the Code Official nor any inspector, officer, employee or agent of the City shall be liable for any damage that may accrue to the persons or property as a result of any act required or permitted pursuant to this Section. Any suit brought against the Code Official, any inspector, officer, employee or agent of the City as a result of any act required or permitted pursuant to this Section shall be defended by the City Attorney.

Section 510.140. Unlawful Acts. [R.O. 2008 §6-100; Ord. No. 1546 §1, 10-12-1992]

- A. It shall be unlawful for any person to deface or remove any notice without the prior authorization of the Code Official or of a court having jurisdiction. It shall be unlawful for any person to enter or occupy a structure or portion thereof in violation of posted notice or in violation of a notice service on such person.
- B. It shall be unlawful to fail to comply with the notice of declaration of nuisance within a reasonable time or upon failure to proceed continuously without unreasonable delay as specified in the Building Commissioner's order. Such unlawful acts shall be punishable by fine and imprisonment as specified for offenses in the Municipal Court of the City.

**AN ORDINANCE REGULATING ELECTRIC VEHICLE CHARGING AND AMENDING
SECTION 405.1080.B.2.A, SECTION 405.120 DEFINITIONS, SECTION 405.210
TABLE A, SECTION 405.460 ACCESSORY USES AND STRUCTURES, SECTION
405.470 CONDITIONAL USES, AND REPLACING SECTION 405.860 RESERVED OF
THE ZONING ORDINANCE**

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend various sections of the zoning code including Section 405.120 Definitions, Section 405.210 Table A, Section 405.460 Accessory Uses and Structures, Section 405.470 Conditional Uses and Replacing Section 405.860 Reserved with a new section titled Electric Vehicle Charging Requirements in order to regulate Electric Vehicle Charging; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such regulations in the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, November 18, 2024 and Monday, December 2, 2024 and beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 5-0 recommended approval of the subject amendments as set forth herein at its meeting on Monday, December 2, 2024; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 405.1080.B.2.a of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended (with the remainder of Section 405.1080 being unchanged) as follows:

A site development plan shall be required for:

- a. Any conditional use that involves site changes.
- b. Any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed.
- c. Any development that is adding more than five thousand (5,000) square feet of new impermeable surface to a site, and
- d. Any development which will add less than five thousand (5,000) square feet of new impermeable surface to a site where such site has previously received one (1) or more minor site plan approvals and the sum total of the impermeable surface added and proposed to be added to the site exceeds five thousand (5,000) square feet.

SECTION 2: Section 405.120 of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding the following definitions:

Electric Vehicle (EV)

A vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. An EV includes both a vehicle that can only be powered by an electric motor that draws electricity from a battery (all-electric vehicle) and a vehicle that can be powered by an electric motor that draws electricity from a battery and by an internal combustion engine (plug-in hybrid electric vehicle).

Electric Vehicle Chargers

Level 1 equipment provides charging through a common residential 120-volt AC (alternating current) outlet. Level 2 equipment provides charging at a higher AC charging rate through 240-volt or 208-volt electrical service, and is common for home, workplace, and public charging. Direct current fast charging (DCFC), also referred to as Level 3, equipment offers rapid charging and includes larger equipment.

Direct Current Fast Charging (DCFC) Station

Large scale standalone use for fast charging similar to a gas station.

Electric Vehicle Supply Equipment (EVSE)

The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment

plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

EV Ready

All required infrastructure is installed, including wiring and circuit breakers. Everything needed to power an EV charger without the charger itself installed.

EVSE Installed

All required infrastructure required to charge an electric vehicle is installed, including the charger.

SECTION 3: Section 405.210 Table A of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding an additional item as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC447190	Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations, as defined under Section 405.120 and when not accessory to a primary use.										C	C	C	C	C

SECTION 4: Section 405.460.B.of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding a new subsection as follows:

22. Electric Vehicle Chargers

- a. Level 1 and 2 Electric Vehicle Charging Spaces—administrative approval may be granted when located in the “CB”, “GC”, “PO”, “RO”, “MX”, “AR”, “PC”, “HE”, “PH”, “LI” Zoning Districts, Planned Zoning Districts, and when an allowed institutional use within residential zoning districts, subject to the following standards:
 - 1) Any EV charging space must be located in a parking structure or in a parking lot that serves a principal use.
 - 2) All EV spaces and equipment shall be located so as not to interfere or impede any vehicle, bike, or pedestrian circulation and shall not block any fire lanes or access into the site.

- 3) In multi-family residential developments, EV charging spaces shall be located in parking structures, when available. When no parking garage is available on site, EV charging spaces may be located in the parking lot.
- 4) In developments that meet or exceed current off street parking requirements and that provide on-site or shared parking spaces for the existing uses, parking spaces used for electric vehicle charging will not be deducted from the overall available parking spaces.
- 5) EVSE shall not be located within the first ten (10) feet of the front yard setback from the right-of-way.
- 6) EV spaces shall include signage designating the spaces for EV charging use.
- 7) Canopies are not allowed in association with EV charging spaces when permitted as an accessory use.
- 8) All EV charging spaces shall include vehicle impact protections in order to protect the equipment and vehicles using the equipment.

If the above standards cannot be met, the applicant may seek Planning and Zoning Commission approval as a site development plan per Section 405.1080.

- b. Direct Current Fast Charging (DCFC) Electric Vehicle Charging Spaces—Planning and Zoning Commission approval may be granted when located in the “CB”, “GC”, “MX”, “PC” “PH” “HE” “PO” “RO”, and “LI” Zoning Districts and Planned Zoning Districts, following the Site Development Plan procedures in Section 405.1080. The Planning and Zoning Commission shall review the application taking into consideration the following standards:
 - 1) EVSE shall be located in an area within the site that limits the visual impact of the equipment.
 - 2) EVSE shall not be located in any required buffer yard.
 - 3) EVSE shall not be located within the first ten (10) feet of the front yard setback from the right-of-way or within any required interior landscaped area within the parking lot.
 - 4) All DCFC ground mounted equipment locations shall include a landscaping plan and shall be landscaped and screened as deemed appropriate by the Planning and Zoning Commission.
 - 5) All DCFC ground mounted equipment shall be included in the site coverage calculation.
 - 6) All lighting shall meet existing lighting standards outlined in Section 405.680.

- 7) All EV charging spaces shall include vehicle impact protections in order to protect the equipment and vehicles using the equipment.
- 8) EV spaces shall include signage designating the spaces for EV charging use.

SECTION 5: Section 405.470.A. of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding a new subsection as follows:

38. Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations (CC447190) (conditional use in the "CB", "GC", "MX", "PC" and "LI" Districts)

- a. *Setbacks.* All EVSE shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect charging vehicles.
- b. *Buffer.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
- c. *Fences.* The site shall be fenced with a six (6) foot solid fence or wall of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
- d. *Equipment.* All large DCFC ground mounted equipment associated with the charging station shall be screened with landscaping per the associated landscaping plan in order to reduce the visual impact.

SECTION 6: New Section 405.860 of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be added as follows:

Section 405.860 Electric Vehicle Charging Requirements

- A.** Any new parking facility or substantial alteration to an existing parking facility or building containing the primary use (except religious institutions and non-profit organizations) shall provide electric vehicle charging stations (EVSE Installed) or provide electric vehicle ready (EV Ready) charging stations. For the purposes of this Section, substantial alteration shall include renovation of the building or site that requires Site Development Plan approval per Section 405.1080.B.1. The following requirements apply:
1. A parking facility for any non-residential use, including commercial, office, or light industrial uses must have three (3) percent or a minimum of one (1) of the required parking spaces, whichever is greater, installed with charging stations or ready to be converted to a station for charging of electric vehicles.

2. A parking facility provided for any multi-family use must have a minimum of five (5) percent or a minimum of one (1) of the required parking spaces, whichever is greater, installed with charging stations or ready to be converted to a station for charging of elected vehicles.
3. In the case of a mixed-use residential and commercial building, the required number of electric vehicle charging parking spaces shall be computed separately for each use.
4. For the purposes of this section, the required number of electric vehicle charging parking spaces shall be determined by rounding to the nearest whole number.
5. The number of required EV charging spaces shall be based on the minimum number of parking spaces required by this Chapter, however, if additional parking spaces are provided in excess of the minimum requirement, EV charging spaces shall be required based on the actual spaces provided on site.
6. Required electric vehicle charging parking spaces are inclusive of the total required number of parking spaces.

SECTION 7: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-032: TEXT AMENDMENT TO THE ZONING CODE TO ESTABLISH
ELECTRIC VEHICLE CHARGING STATION DEFINITIONS AND
REGULATIONS**

FOR THE MEETING OF: Monday, December 2, 2024, 6:00 P.M.

LOCATION: All Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to establish electric vehicle (EV) charging station zoning regulations and provide associated terminology. The proposed amendments would allow Level 1 and Level 2 charging stations as permitted accessory uses subject to certain criteria within Section 405.460 of the zoning code. Direct Current Fast Charging (DCFC) stations, as accessory uses, would require a site plan with Planning and Zoning Commission approval subject to specific standards being met. Stand-alone Direct Current Fast Charging (DCFC) stations would be added as a new conditional use with regulations established within Section 405.470 for Planning and Zoning Commission and City Council approval. A new Section 405.860 would be created to require EV charging stations or EV-ready infrastructure for newly constructed and major modifications to commercial and multi-family uses with associated parking facilities.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council. This item was continued from the November 18, 2024 meeting.

APPLICANT: Jason Jaggi
Director of Community Development
300 N. New Ballas Road
St. Louis, MO, 63141

REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: November 27, 2024
ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.460: Accessory Uses and Structures
- Section 405.470: Conditional Uses
- Section 405.860: Reserved

SUMMARY OF CHANGES TO DRAFT ORDINANCE

After the draft ordinance was discussed at the November 18, 2024 Planning and Zoning Commission meeting, Staff incorporated some of the feedback provided into the draft ordinance including providing parameters for when redevelopments will be required to install EV spaces, i.e. when a site development plan is required according to the criteria outlined in Section 405.1080. B.2.

A site development plan shall be required for:

- a.** Any conditional use.
- b.** Any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed.
- c.** Any development that is adding more than five thousand (5,000) square feet of new impermeable surface to a site, and
- d.** Any development which will add less than five thousand (5,000) square feet of new impermeable surface to a site where such site has previously received one (1) or more minor site plan approvals and the sum total of the impermeable surface added and proposed to be added to the site exceeds five thousand (5,000) square feet.

Additional feedback which was not directly incorporated into the draft ordinance includes condo renovation projects not being required to install EV charging spaces and clarifying that a new CUP would be required if an existing gas station use were to switch to an EV charging station use. Staff did not feel that these concerns needed to be directly incorporated into the draft ordinance. Due to the ownership structure of condominium developments requiring a percentage of the provided parking spaces, which are owned by individual condo owners, to contain EV charging equipment is not feasible. Any existing use which requires a CUP is required to receive a new CUP if the use/NAICS code changes and these changes are currently handled that way already so Staff did not feel it was necessary to codify this.

Staff created the following table in order to provide examples of what these requirements would look like when applied to recent developments and redevelopments throughout the city, all of which would be captured as part of a project that requires a site development plan per the revisions made to the draft ordinance.

REQUIRED EV SPACES DEVELOPMENT AND REDEVELOPMENT EXAMPLES

Use	Address	Parking Configuration	Required/Provided Total Parking	Formula	Required/Provided EV Parking
Little Sunshine Daycare	515 N Lindbergh	Surface	21/24	3% of Parking Spaces/1 space min.	1/1
M1 Bank	11557 Olive	Surface	25/50	3% of Parking Spaces/1 space min.	1/2
BJC West County Hospital Building	12634 Olive	Surface	410	3% of Parking Spaces/1 space min.	12
First Bank HQ	11901 Olive	Surface/Structured	281/286	3% of Parking Spaces/1 space min.	8/9
Edge@BRDG	1001 N Warson	Surface	330	3% of Parking	10

				Spaces/1 space min.	
Edge@WES T	12645 Olive Blvd.	Surface/Structure d	256	3% of Parking Spaces/1 space min.	8
Vanguard Heights Creve Coeur	10362 Old Olive	Structured/Limite d Surface	299	5% of Parking Spaces/1 space min.	15
The VUE	1001 Old Olive Way	Surface/Individu al Residential Garages and Carports	Residential: 311 Retail: 19 Total: 330	5% of Residential Parking Spaces/1 space min. Commertia l: 3% of Parking Spaces	1 Commercial 16 Residential
Mercy Performance Medicine Building	701 South New Ballas Road	Surface/Structure d	1028	3% of Parking Spaces/1 space min	31

CONCLUSION AND ACTION

The proposed amendments have been submitted to address the demand for EV charging spaces throughout the city. As these proposed regulations would apply to all zoning districts except single-family residential uses in single-family residential zoning districts and condos, the regulations would provide requirements that must be met in order to install any EV charging equipment within a site. Depending on the type of EV charging installed, Level 1, Level 2, DCFC fast charging, or a larger scale charging station similar to a gas station, standards must be met in order for the use to be approved either at staff level or through Planning and Zoning Commission and City Council approval. For new developments or redevelopments which require a site development plan, EV charging spaces will be required on a 3% or 5% basis depending on time of use.

Staff requests that the Commission consider the revisions that have been made to address when these requirements apply to existing properties that apply for substantial alterations and provide any additional direction.

MOTION

If the Planning and Zoning Commission believes these amendments are appropriate, the following would be a suitable motion for this application:

“I move to recommend approval to the City Council of the draft text amendment ordinance to amend the Zoning Code to regulate Electric Vehicle Charging Stations as described in the attached draft ordinance as part of Application 24-032 as prepared for the December 2, 2024 meeting” (conditions may be added, eliminated, or modified by proceeding 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.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: September 29, 2022

Subject: Electric Vehicle Charging Stations Work Session

Prepared by: Bethany L. Moore, City Planner

Meeting Date: October 3, 2022

Attachments: Fairfax, Virginia EV Charging Memo, Ameren Missouri EV Charging Guide for Business, Electrek-Charging Standard and How They Differ, Summary of Best Practices in Electric Vehicle Ordinances pg. 9-12 and 19-21 and Planning for Electric Vehicle Charging Facilities

Electric vehicle charging stations are becoming more common and all over the country municipalities are determining how to regulate this new use. The number of publicly available fast electric vehicle chargers worldwide jumped from 1,740 in 2012 to 563,910 in 2021. Creve Coeur has several single stall charging stations throughout the city and recently had the first application for a larger, multi-stall installation of chargers via EV Go at the Plaza Shops. The application included installation of Level 2 and Level 3 chargers and came before the Commission as a minor site plan in order to review the use's impacts on the site and surrounding area. The application was ultimately denied after lengthy discussion with the applicant. This application was undoubtedly the first of many that Creve Coeur will see as the popularity of electric vehicles grow and the charging infrastructure across the country expands. With these considerations in mind, it is imperative that the City establish the appropriate regulations to prepare for future requests.

St. Louis County and St. Louis City both have fairly new regulations for electric vehicle charging. The goal of those ordinances is focused on providing the infrastructure necessary to support the installation of electric vehicle charging stations. Very little information is available from surrounding municipalities as to the regulation of the use. Staff's goal for the discussion of EV charging regulations is to create requirements for this use that allow the public to take advantage of these technologies that are quickly becoming necessary while also protecting the aesthetic qualities of existing sites and mitigating the potential impacts on surrounding uses.

Background on EV Charging

According to Global EV Outlook 2022's Data Explorer, "Sales of electric vehicles (EVs) doubled in 2021 from the previous year to a new record of 6.6 million. In 2012, just 120 000 electric cars were sold worldwide. In 2021, more than that many are sold each week. Nearly 10% of global car sales were electric in 2021, four times the market share in 2019. This brought the total number of electric cars on the world's roads to about 16.5 million, triple the amount in 2018. Global sales of electric cars have kept rising strongly in 2022, with 2 million sold in the first quarter, up 75% from the same period in 2021." The rising demand for electric vehicles also leads to a rising demand for publicly available charging stations. Charging stations are popping up on commercial sites for public use either free to patrons of the primary use where the chargers are located or more commonly, at a cost via companies such as EV Go.

Many businesses and offices see the chargers as an incentive; either for employees or business patrons. EV charging stations can be free standing pedestals or wall mounted. Both require additional equipment and power connections with the size of such utilities dependent on the type of charging station.

There are currently 3 common types of charges on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging does allow most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips.

Framework for New Regulations

Staff seeks to regulate EV charging stations as an Accessory Use. Per Section 405.460, an Accessory Use is only permitted in connection with a principal use, both uses must be permitted in the district and is subject to the established Use Limitation and Location requirements for all accessory uses and structures. As a permitted accessory use, EV charging stations would be able to be approved at a staff level without the need for Planning and Zoning Commission approval of each project if the requirements for such a use were met. This would also avoid having lots used only for EV Charging without a principal building and give the Commission the ability to regulate which zoning districts allow EV charging stations. Any EV charging station project that does not meet the requirements would come before the Commission as a Minor Site Plan.

The following are areas for discussion that staff is seeking the Commission's feedback on in order to create a set of draft regulations for further discussion at a later work session:

- **Zoning districts in which the use is allowed.** Staff suggests allowing charging stations in all commercial and light industrial districts. Single chargers for personal, residential use would be allowed.
- **Site location.** Staff suggests creating placement requirements for the chargers and their equipment to mitigate any site traffic issues and negative impacts on the streetscape or surrounding uses. Example: No charging stations shall be placed in the first row of parking stalls adjacent to a street.
- **Screening.** Screening should be a requirement for all EV charging stations and is a key component in the integration of the chargers into the site. The charging stations themselves should include landscaping elements around and between them in some way in order to help them to blend in to the site. The equipment associated with charging stations, especially Level 3 charging stations, is of the utmost concern as they tend to be large and bulky. Screening these elements in some way, either with fencing or landscaping or some combination of both is ideal.
- **Quantity and Parking.** Each EV charging station requires a parking space in order to be used. Each parking space could be occupied for several hours as the vehicle charges. This takes available parking spaces away from the principal use. Limiting the number of charging stations allowed per site or tying the number of charging stations to the size of the lot, number of available parking spaces or some other factor can help to regulate the amount of available parking spaces used for this use on any given site. Since EV charging is something that staff and the country as a whole is trying to encourage, counting the required parking spaces as a fraction instead of a 1:1 basis is also suggested as an incentive.

- **Signage.** EV Charging stations can include a large amount of signage on the charging stations, on the parking spaces and with free standing signage. This is an area worth considering in order to prevent visual clutter.
- **Site Coverage.** EV charging stations would count towards site coverage if they are placed within existing non-paved areas. To encourage their use, EV charging stations and related equipment could either be eliminated completely from the site overage requirement or be counted as a fraction of the total area.

In addition to these zoning considerations, staff would also like the Commission to provide input on the desirability to require electric car charging facilities as part of new commercial and/or residential construction. After P&Z review at this work session, staff will incorporate any comments or suggestions into draft guidelines for discussion at a subsequent work session. After discussion on the draft guidelines with P&Z, staff will take the guidelines to a discussion with City Council before scheduling a public hearing for formal review by the public and the Commission.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: April 28, 2024

Subject: **Electric Vehicle Charging Stations Work Session**

Prepared by: Bethany L. Moore, AICP, City Planner

Meeting Date: April 1, 2024

Attachments: Fairfax, Virginia EV Charging Memo, Preparing for the Electric Vehicle Surge in *Zoning Practice* October 2022, Vol 39, No. 10, EV Zoning Regulations Draft Outline

Background on EV Charging

There are currently 3 common types of chargers on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging allows most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips. The state of Missouri has been given \$98.9 million from the National Electric Vehicle Infrastructure (NEVI) Formula Program which will cover 80% of eligible project costs for the state to deploy electric vehicle charging infrastructure along public roads to establish an interconnected network across the state to join a nationwide effort to increase electric vehicle infrastructure.

EV Charging Ordinance Background

In October of 2022 Staff held a work session with the Planning and Zoning Commission to discuss regulations for Electric Vehicle (EV) charging infrastructure. At that time, Staff discussed examples of the types of regulations that Creve Coeur could put in place and what issues the Commission would like to see the Ordinance focus on. The takeaways from that work session were that the biggest concerns were the large equipment that came with Direct Current Fast Charging (DCFC) or Level 3 charging stations, the locations of EV charging stations, and that the Planning and Zoning Commission were generally in favor of EV charging stations as an allowed use in Creve Coeur. Staff has since done more research into EV charging ordinances in other states and municipalities in order to produce draft regulations for Creve Coeur that will be discussed at the work session on April 1st. The draft that will be discussed includes definitions of terms associated with EV charging, requirements for EV charging as an accessory use,

requirements for EV charging as a conditional use, and when EV chargers are required as part of new projects in the City.

Framework for New Regulations

Staff has developed draft regulations for review. Staff seeks to regulate EV chargers as an Accessory Use and larger Standalone use DCFC stations would require a Conditional Use Permit similar to gas stations.

Per Section 405.460, an Accessory Use is only permitted in connection with a principal use, both uses must be permitted in the district and would be subject to the established standards for the accessory use as established in the ordinance. As a permitted accessory use, Level 1 and 2 EV charging stations would be able to be approved at a staff level without the need for Planning and Zoning Commission approval of each project if the requirements for such a use were met. DCFC stations (Level 3) would require approval by the Planning and Zoning Commission as a minor site plan. Standalone DCFC stations, as a Conditional Use, would still come before the Planning and Zoning Commission for recommendation to the City Council as all other CUPs must.

A few areas that Staff is looking for feedback from the Commission include:

- Standards for Level 1 and Level 2 EV charging spaces including allowed locations on site, quantity of spaces allowed/parking count totals and associated site coverage.
- Standards for DCFC/Level 3 including all of the above and screening equipment.
- Conditional Use requirements for standalone DCFC charging stations.
- Provide input on the desirability to require electric car charging facilities as part of new commercial and/or residential construction.

After discussion at the work session, Staff will also hold a work session with the Energy and Environment Committee on April 17th and City Council at a date to be determined after the meeting with E&E. Staff will then bring a Text Amendment before the Planning and Zoning Commission for a vote.



MEMO TO THE MAYOR AND CITY COUNCIL

Date: September 5, 2024

Subject: **Electric Vehicle Charging Stations Work Session**

Prepared by: Bethany L. Moore, AICP, City Planner

Meeting Date: September 9, 2024

Attachments: Electric Vehicle Zoning Regulations Draft Outline

Background on EV Charging

There are currently 3 common types of chargers on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging allows most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips. The state of Missouri has been given \$98.9 million from the National Electric Vehicle Infrastructure (NEVI) Formula Program which will cover 80% of eligible project costs for the state to deploy electric vehicle charging infrastructure along public roads to establish an interconnected network across the state to join a nationwide effort to increase electric vehicle infrastructure.

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terms associated with EV charging, requirements for EV charging as an accessory use, requirements for EV charging as a conditional use, and when EV chargers are required as part of new projects in the City.

Framework for New Regulations

Staff has developed draft regulations for review. Staff seeks to regulate EV chargers as an Accessory Use and larger standalone use DCFC stations would require a Conditional Use Permit similar to gas stations.

Per Section 405.460, an Accessory Use is only permitted in connection with a principal use, both uses must be permitted in the district and would be subject to the established standards for the accessory use as established in the ordinance. As a permitted accessory use, Level 1 and 2 EV charging stations would be able to be approved at a staff level without the need for Planning and Zoning Commission approval of each project if the requirements for such a use were met. DCFC stations (Level 3) would require approval by the Planning and Zoning Commission as a minor site plan. Standalone DCFC stations, as a Conditional Use, would still come before the Planning and Zoning Commission for recommendation to the City Council as all other CUPs must.

A few areas that Staff is looking for feedback from Council on include:

- Standards for Level 1 and Level 2 EV charging spaces including allowed locations on site, quantity of spaces allowed/parking count totals and associated site coverage.
- Standards for DCFC/Level 3 including all of the above and screening equipment.
- Conditional Use requirements for standalone DCFC charging stations.
- Provide input on the desirability to require electric car charging facilities as part of new commercial and/or residential construction.

After discussion with City Council, Staff will re-evaluate the draft outline, taking into consideration all comments received, and produce a text amendment application for the draft ordinance for Planning and Zoning Commission review and City Council approval.

Development Examples

Use	Address	Parking Configuration	Required/Provided Total Parking	Formula	Required/Provided EV Parking
Little Sunshine Daycare	515 N Lindbergh	Surface	21/24	3% of Parking Spaces/1 space min.	1/1
M1 Bank	11557 Olive	Surface	25/50	3% of Parking Spaces/1 space min.	1/2
BJC West County Hospital Building	12634 Olive	Surface	410	3% of Parking Spaces/1 space min.	12
First Bank HQ	11901 Olive	Surface/Structured	281/286	3% of Parking Spaces/1 space min.	8/9
Edge@BRDG	1001 N Warson	Surface	330	3% of Parking Spaces/1 space min.	10
Edge@WEST	12645 Olive Blvd.	Surface/Structured	256	3% of Parking Spaces/1 space min.	8
Vanguard Heights Creve Coeur	10362 Old Olive	Structured/Limited Surface	299	5% of Parking Spaces/1 space min.	15
The VUE	1001 Old Olive Way	Surface/Individual Residential Garages and Carports	Residential: 311 Retail: 19 Total: 330	5% of Residential Parking Spaces/1 space min. Commercial: 3% of Parking Spaces	1 Commercial 16 Residential
Mercy Performance Medicine Building	701 South New Ballas Road	Surface/Structured	1028	3% of Parking Spaces/1 space min	31

Page 1 1 PLANNING AND ZONING COMMISSION MEETING 2 CITY OF CREVE COEUR, MISSOURI 3 300 NORTH NEW BALLAS ROAD 4 MONDAY, DECEMBER 2, 2024 5 6:00 P.M. 6 7 PUBLIC HEARING 8 APPLICATION NO. 24-032 9 CONTINUED FROM LAST MEETING AND CONCLUDED 10 11 THOSE IN ATTENDANCE: 12 Ms. Julie LaBonte, Chair 13 Mr. AJ Wang 14 Mr. Thomas Buelter 15 Ms. Marjorie Richter 16 Mr. Stephan Tomlinson 17 Mr. Carl Lumley, City Attorney 18 Mr. Jason Jaggi, Director of Community Development 19 Ms. Bethany L. Moore, City Planner 20 Ms. Megan Waller Administrative Supervisor/Recording Secretary 21 22 McLaughlin Court Reporting Services, Inc. 23 Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR 24 4772 Gatesbury Drive 25 St. Louis, MO 63128 (314) 974-1199	Page 3 1 forward to be sworn in. 2 (The speakers were sworn in by the court 3 reporter.) 4 MS. MOORE: All right. Bethany Moore, City 5 Planner. 6 So, we are back before you again with the text 7 amendment to the Zoning Code to establish electric vehicle 8 charging stations with definitions and regulations. 9 So, this was continued from the last meeting to 10 discuss some of the commentary that we received, and so we 11 are bringing it back to you with the recommendations that 12 we've made based on that commentary. 13 So, our background is, like I said, it was 14 discussed at the November 18, 2024 P&Z meeting and we did 15 receive the following comments. 16 Additional information was needed for 17 requirements for when a redevelopment project is 18 considered substantial enough to require EV charging 19 spaces as part of the project; concerns about condominium 20 developments and the EV charging space requirements for 21 new developments or redevelopments when they are 22 condominiums, and then clarity on when a new CUP is 23 required for gas stations which would be converting to EV 24 charging stations. 25 So, the revisions that were made since the last
Page 2 1 CHAIRMAN LABONTE: We'll call the meeting to 2 order at six o'clock with roll call. 3 Mr. Buelter? 4 MR. BUELTER: Here. 5 CHAIRMAN LABONTE: Ms. O'Brien is absent. 6 Mr. Potashnick is absent. 7 Ms. Richter? 8 MS. RICHTER: Here. 9 CHAIRMAN LABONTE: Mr. Tomlinson? 10 MR. TOMLINSON: Here. 11 CHAIRMAN LABONTE: Mr. Wang? 12 MR. WANG: Here. 13 CHAIRMAN LABONTE: Mr. Lumley? 14 MR. LUMLEY: Here. 15 CHAIRMAN LABONTE: Mr. Jaggi? 16 MR. JAGGI: Here. 17 CHAIRMAN LABONTE: Ms. Moore? 18 MS. MOORE: Here. 19 CHAIRMAN LABONTE: And, Ms. Bollinger? 20 MS. BOLLINGER: Here. 21 CHAIRMAN LABONTE: All right. Now we'll move to 22 the Unfinished Business. Public Hearing 240-32: Text 23 Amendment to the Zoning Code to Establish Electric Vehicle 24 Charging Station Definitions and Regulations. 25 Anyone is speaking, if you could please come	Page 4 1 meeting is that Jason and I amended the draft ordinance to 2 reflect requirements for when a redevelopment project 3 would be considered substantial enough to require EV 4 charging spaces be installed. 5 Last time when we brought this to you we did not 6 have any requirements for when a redevelopment is 7 considered substantial enough to require EV, so we did go 8 back and take a look at that. 9 We reviewed the Zoning Code to try and figure 10 out is there something that we can help tie that to to 11 make it clear when those redevelopments would be required 12 to have EV charging spaces. 13 And so what we determined was the best process 14 was to tie it to the site -- when a site development plan 15 is required. 16 So, for our bigger projects, they require site 17 development plans, and a site development plan requirement 18 has four criteria for when it's required. 19 And so we did tie redevelopments that require 20 site development plan would then be required to install EV 21 charging spaces. 22 And there are four criteria for when a site 23 development plan is required. And so I just wanted to go 24 over that with you. 25 So, here's our criteria. It's listed in Section

Page 5 1 405.1080B2. A site development plan is required for any 2 conditional use. Any project which includes a development 3 that contains no buildings or for which existing buildings 4 are to be removed and a new building constructed, any 5 development that is adding more than 5,000 square feet of 6 new and permeable surface, and any development which adds 7 less than 5,000 square feet, but includes more than one 8 minor site development plan. 9 And, so, those are the requirements for when a 10 redevelopment would require a site development plan, which 11 would then mean that they would require the EV spaces the 12 same as a new development. 13 So, this is more substantial than, say, if 14 they're just adding lighting, that would be minor; if they 15 are just doing exterior changes but no changes to the 16 site, again, that would be minor, cause they're not doing 17 a new building. 18 But I did have an example. So this was -- this 19 is the table that we've been looking at for when projects 20 would require EV charging spaces, and so the ones that 21 I've highlighted, Little Sunshine Daycare -- sorry. 22 MI Bank was a redevelopment, and it was -- they 23 did a lot of site changes, they did changes to the parking 24 lot, and then they did changes to the building, and so 25 that required a site development plan. It's also a	Page 7 1 CHAIRMAN LABONTE: That wouldn't. Okay. 2 MS. MOORE: But when a site development plan is 3 required, a CUP is an example of when it could be 4 required. 5 CHAIRMAN LABONTE: Okay. 6 MS. MOORE: So, it wouldn't be for every small 7 project like that. That wasn't the intention. 8 It would be for larger changes whenever the site 9 development plan is required. 10 CHAIRMAN LABONTE: But the way it's worded it 11 says a site development plan shall be required for any 12 conditional use. 13 MS. MOORE: It does say that, but when we have 14 restaurants we don't always have a site development plan 15 because they're not -- 16 CHAIRMAN LABONTE: But it needs a conditional 17 use permit, right? 18 MS. MOORE: Correct. It needs a conditional use 19 permit, so doesn't require a site development plan. 20 So I think our -- with this we were -- 21 MS. RICHTER: Can't you fix that by just 22 changing it to conditional -- conditional use permit that 23 requires a site development plan? 24 MS. MOORE: We can. 25 CHAIRMAN LABONTE: Yeah.
Page 6 1 conditional use, so it required a site development plan. 2 So that's -- it would fall under when EV parking 3 spaces would be required. 4 I thought we had another one. Little Sunshine 5 Daycare was new, so it would still fall under this. 6 I thought we had another one that was a 7 redevelopment. 8 Am I missing one? 9 MR. JAGGI: I think Drury Hotels. 10 MS. MOORE: Drury. 11 MR. JAGGI: Uh-huh. 12 MS. MOORE: Yes. So Drury was another one that 13 we were discussing because they had an amendment to the 14 CUP, so they had a CUP that was required. 15 CHAIRMAN LABONTE: What about if it's a 16 conditional use permit within a shopping plaza, right, 17 like one of the businesses? 18 MS. MOORE: So, we -- if it didn't require a 19 site development plan, cause not every single CUP requires 20 a site development plan -- 21 CHAIRMAN LABONTE: Uh-huh. 22 MS. MOORE: -- so like for those restaurants -- 23 CHAIRMAN LABONTE: Yeah. 24 MS. MOORE: -- that CUP doesn't require a site 25 development plan.	Page 8 1 MS. MOORE: I think our language, though, that 2 we tied it to is -- so here's the changes that we made. 3 For the purpose of this section substantial 4 alteration shall include renovation of the building or 5 site that requires site development plan approval. 6 So that kind of clears that up a little bit. 7 It would be renovation of the building or site 8 that requires site development plan approval. 9 Just a CUP doesn't always require site 10 development plan. 11 CHAIRMAN LABONTE: Okay. 12 So it's just confusing because it's in 13 this section -- 14 MS. MOORE: Yes. 15 CHAIRMAN LABONTE: -- not that section. 16 MS. MOORE: And we refer back to that section, 17 but, like I said, it says require site development plan 18 approval for the building or site. 19 CHAIRMAN LABONTE: Okay. 20 MR. JAGGI: I would, just to add a little bit, 21 this is a -- was a -- turned out to be a very difficult 22 exercise, actually. 23 CHAIRMAN LABONTE: Yeah. 24 MR. JAGGI: Trying to determine what -- what 25 sorts of renovations would trigger this and which would

Page 9 1 not. 2 I don't know if that this was a perfect 3 solution, but it's the best one that we can come up with 4 now that ties it to some -- some other requirement. 5 And, basically, we're looking at an expansion. 6 So this -- you know, we have minor site development plans 7 also. That's another category. We have site concept 8 plans. So there's three different variations of a site -- 9 site plan. 10 This is the one that speaks about, you know, 11 it's tied to a conditional use when -- when a site plan's 12 required, but also if they're expanding the site. So, to 13 us, that seemed like a logical tie-in if they're adding 14 more permeable surface, if they're doing something greater 15 than what's there now, then that -- then that would 16 require the provision for EV charging stations. 17 CHAIRMAN LABONTE: Uh-huh. 18 MR. JAGGI: But I'm just -- I'm just telling you 19 it's probably not going to capture everything, and it was 20 really difficult for us to try to pin that down and define 21 it. 22 You know, we can -- we can go forward with, you 23 know, any new construction, that's very simple and 24 clear -- 25 CHAIRMAN LABONTE: Right.	Page 11 1 CHAIRMAN LABONTE: Uh-huh. 2 MS. MOORE: -- and since we already have 3 requirements for a site development plan that just seemed 4 to make the most sense for us because that would be -- 5 it's a bigger project -- 6 CHAIRMAN LABONTE: Uh-huh. 7 MS. MOORE: -- than minor site development plan. 8 CHAIRMAN LABONTE: Okay. 9 MS. MOORE: And so these are the requirements 10 for that. 11 CHAIRMAN LABONTE: Yeah, cause in the ordinance 12 it makes -- it makes sense. 13 MS. MOORE: I -- I agree. I think it's more 14 clear here than what I showed. But it's referring back to 15 that section and that process. But it clarifies, for 16 purposes of this section, substantial alteration shall 17 include renovation of the building or site that requires 18 site development plan. 19 And so those are -- this is the -- the change 20 that we've made in the draft ordinance hoping to clarify 21 that process, so that we know that we can capture larger 22 redevelopments because previously we just had wording in 23 there that said, and substantial redevelopments, with no 24 requirements for what that meant, and so this is us trying 25 to tie it to how to capture those and what the
Page 10 1 MR. JAGGI: -- but when we're talking about what 2 type of redevelopment would trigger this, it becomes very 3 difficult to codify, so -- 4 CHAIRMAN LABONTE: Uh-huh. 5 MR. JAGGI: -- I just want to put that out there 6 just so the Commission understands that it's -- it's a 7 difficult task. 8 CHAIRMAN LABONTE: Yeah. I agree with 9 Marjorie's comment, though. On this one it should say any 10 conditional use that requires a site development plan, 11 cause then I think it would -- I think that would make it 12 clear here. 13 MS. MOORE: This is not included in the 14 ordinance. This is just the requirements under Section 15 405.1080, so this is what it refers back to, but our 16 ordinance has this language. 17 CHAIRMAN LABONTE: So that won't -- the other 18 slide won't be anywhere? 19 MS. MOORE: No. 20 CHAIRMAN LABONTE: Okay. 21 MS. MOORE: That was just to -- to show you guys 22 what the requirements are for a site development plan. 23 CHAIRMAN LABONTE: Okay. 24 MS. MOORE: Just -- like Jason said, we were 25 having a hard time tying it to something --	Page 12 1 requirements are for those. 2 CHAIRMAN LABONTE: But where is it then like the 3 5,000 and all of that, where is that? 4 MS. MOORE: That's here under Section 5 405.1080B1, so it refers back to that section, and this is 6 part of the existing Zoning Code. 7 This is not in the draft ordinance. This is 8 just part of our existing Zoning Code that it refers back 9 to -- 10 CHAIRMAN LABONTE: The -- 11 MS. MOORE: -- in the new draft ordinance. 12 CHAIRMAN LABONTE: Okay. Now I think I'm 13 confused. 14 MS. MOORE: Okay. 15 CHAIRMAN LABONTE: Cause we're adding the 16 section, the 405 -- 17 MS. MOORE: Yes. 18 CHAIRMAN LABONTE: -- 1080. 19 Yeah? 20 MS. MOORE: No. No. So, Section 405.1080 is 21 already existing. But this part -- 22 CHAIRMAN LABONTE: Where are we putting the -- 23 these -- so we already say that this -- 24 MS. MOORE: Yes. 25 CHAIRMAN LABONTE: -- says 5,000 square feet?

Page 13 1 MS. MOORE: This is our current requirements for 2 site development plans already existing in the Zoning 3 Code. 4 CHAIRMAN LABONTE: Okay. 5 So none of this is changing? 6 MS. MOORE: Correct. None of this is changing, 7 and it's not going in our ordinance except for referring 8 back to it. 9 CHAIRMAN LABONTE: Oh, okay. 10 MR. BUELTER: Now that says B.1 and -- 11 MS. MOORE: Yeah, I caught that too. 12 MR. TOMLINSON: Okay. 13 MS. MOORE: We'll have to -- it might -- I'll 14 have to check and see which one that is. 15 CHAIRMAN LABONTE: Okay. 16 MS. MOORE: If I got this wrong or if it's wrong 17 in the ordinance, but it's referring back to that section. 18 MR. LUMLEY: I think we're going to need to 19 change 1080 while we're doing this. 20 MS. MOORE: Make an amendment to 1080? 21 MR. LUMLEY: It is -- it is Section 2, but it 22 says any conditional use. If that's not what we're doing, 23 we need to change that. 24 MR. JAGGI: Yeah, I think -- and that's been in 25 the Code a long time and it's, you know, a site	Page 15 1 MR. BUELTER: Okay. That's why I was looking. 2 I thought it was any one. 3 MR. JAGGI: It is. 4 MR. BUELTER: A in there. Again, I'm going, the 5 small business guy comes in there -- 6 MR. JAGGI: Yeah. 7 MR. BUELTER: -- comes in there and all of a 8 sudden owns some chargers. 9 MS. MOORE: Right. And that's -- 10 MR. BUELTER: But now -- 11 MS. MOORE: -- not our intention. 12 MR. BUELTER: -- the question is is it better to 13 leave that in there? 14 My opinion is it better to leave it in there, 15 and then if they want an exception, come to us and we'll 16 vote an exception or do we even want to tackle that 17 whole -- 18 CHAIRMAN LABONTE: I would rather, if we -- if 19 that's not what we want, we get it to say what we want on 20 that first one. 21 So should it say any conditional use that does 22 not require? 23 MR. LUMLEY: I think it's probably something 24 along the lines of any conditional use that involves site 25 changes, cause we're not doing it if all they're doing is
Page 14 1 development plan, we require a site, but in terms of where 2 is the conditional use located on the site, but it's not a 3 full-fledge site plan review per se, so, yeah, we could -- 4 we could probably -- could stand to be clarified. 5 MR. BUELTER: That's why I was being the devil's 6 advocate. It says any conditional use, and we have a 7 small business that wants to move in and they have a 8 conditional use, they automatically now they own 9 chargers -- 10 MS. MOORE: Right. And that was not our 11 intention. Out intent -- 12 MR. JAGGI: Yeah, so the coffee shop that moves 13 into a tenant space in a -- in a shopping center -- 14 MS. MOORE: Yeah. 15 MR. JAGGI: -- you know, those don't require a 16 full-fledge site development plan, but we do look at 17 parking, we do present, you know, a drawing of where -- 18 where it is located on the site, you know, it's within 19 this section of the shopping center -- 20 MR. TOMLINSON: Is that where -- 21 MR. JAGGI: -- but that's about the extent of 22 it. 23 MR. BUELTER: Is it all four of those factors 24 have to be present or any one of those factors? 25 MR. JAGGI: It's really any -- any one of those.	Page 16 1 moving in to an existing -- 2 CHAIRMAN LABONTE: Okay. 3 MR. LUMLEY: -- tenant space. 4 MR. JAGGI: I -- I think that's -- that's a 5 really good -- yeah, that involves site changes -- 6 CHAIRMAN LABONTE: Okay. 7 MR. JAGGI: -- as part of the conditional use. 8 And that is -- that -- in practice that's what 9 we do. 10 CHAIRMAN LABONTE: Okay. 11 MS. MOORE: Uh-huh. 12 MR. JAGGI: But this does not account for 13 those -- those conditional use requests that don't involve 14 site changes, and that's where I think this could be 15 cleaned up. 16 CHAIRMAN LABONTE: Okay. 17 MS. MOORE: And you're talking about changes to 18 405.1080B2? 19 MR. LUMLEY: Correct. 20 MS. MOORE: Okay. 21 CHAIRMAN LABONTE: For the A? 22 MS. MOORE: Yeah. 23 You have another question or a statement? 24 MS. RICHTER: I have a comment. 25 I think the work you all have done on this EV is

Page 17 1 great. 2 I don't think at this time any of us are going 3 to be able to make a ordinance that isn't going to require 4 some change down the road. There's no way we're going to 5 come up with everything that's going to -- 6 CHAIRMAN LABONTE: Uh-huh. 7 MS. RICHTER: -- come to us, so I thank you for 8 your efforts. 9 CHAIRMAN LABONTE: Yeah. 10 MR. JAGGI: Yeah, I would completely agree with 11 you. This is sort of a best practice. We've done a lot 12 of research, and this seems to be kind of a good -- a good 13 starting point really -- 14 CHAIRMAN LABONTE: Uh-huh. 15 MR. JAGGI: -- so we can regulate it to some 16 degree. 17 MS. RICHTER: Yes. 18 MR. JAGGI: Yeah, but I agree, I think we're 19 going to have to -- this will evolve as time goes on. 20 MS. RICHTER: Unless you have a crystal ball, 21 I'm unaware of. 22 MR. JAGGI: Right. 23 And if you've noticed, you know, we try to build 24 in, you know, in these codes, you know, if these can't be 25 met, you know, to give you a little bit of flexibility in	Page 19 1 already, so it would require a new CUP because it's a 2 different use, even though it's a similar use, it's a 3 different use, and so that requires a new conditional use 4 permit. 5 MR. LUMLEY: Do EV stations have their own code? 6 MS. MOORE: They do. In our -- in our draft 7 regulations, they do. We created a new code for them, for 8 the stations, which is similar to a gas station. 9 MR. LUMLEY: But where -- I thought you had 10 indicated there's at least one in town that has 11 charging -- 12 MS. MOORE: Yes, so they do that -- they have -- 13 it's a gas station that still serves gas, has gas, but 14 then also has an EV charger, and so that we would see as 15 just an extension of the CUP or maybe an amendment to the 16 CUP, but this would be for if the gas station wanted to 17 switch over to just being EV. 18 And so I think it was Larry's question, is would 19 we require a new CUP for that, and the answer is yes 20 because it's a new code, it's a new use. 21 MR. LUMLEY: So we would require an amendment 22 even for them to change one pump out? 23 MS. MOORE: I don't think we would require -- 24 that's a good question. I don't -- we haven't had that 25 question yet.
Page 18 1 some of this because of that. 2 MS. RICHTER: Well, and you've tied it to the 3 conditions in existing ordinances which -- 4 MS. MOORE: Yes. That was supposed to be easier 5 to understand. 6 Okay. Well, I have that. 7 Let me just continue. 8 So, again, these are the changes that we 9 actually have made since last time, and I did mention 10 previously that we had three comments. 11 So, we didn't address every single comment in 12 the draft ordinance, and so I just wanted to explain a 13 little bit as to why. 14 So the concern with the condominiums, we didn't 15 codify that because due to the ownership structure, 16 requiring a percentage of the provided parking spaces, 17 which are owned by individual condo owners, to contain EV 18 charging equipment is not feasible, so we just didn't 19 write that in there that it's excluding condos cause 20 there's just no way for us to require them to do it 21 anyway, so it doesn't apply to condos. 22 But then also clarity on when a CUP is required 23 for gas stations converting to EV charging stations. 24 Any time we have a change of use or a change of 25 NAICS Code, that requires a new conditional use permit	Page 20 1 The one that we had was before -- 2 MR. LUMLEY: Was part of the original 3 development. 4 MS. MOORE: Yeah. 5 MR. LUMLEY: Yeah. 6 MR. JAGGI: I would think so. 7 MR. LUMLEY: Okay. 8 MR. JAGGI: Because it's a -- it's now two 9 different distinct uses -- 10 MR. LUMLEY: Uh-huh. 11 MR. JAGGI: -- so I think -- yeah, I think we 12 would. 13 MS. MOORE: It would be an amendment -- 14 MR. JAGGI: Uh-huh. 15 MS. MOORE: -- to the CUP? Okay. 16 MR. JAGGI: To allow CC4 or 47190 as an 17 additional conditional use on the property, so, yeah. 18 MR. LUMLEY: And the National Standard, they 19 haven't revised it to incorporate electric into gas 20 stations yet? 21 MR. JAGGI: No. Correct. Yeah. 22 MS. RICHTER: We didn't wait. 23 MS. MOORE: Oh, no, that's okay. I think -- 24 And then if you have any other questions, I do 25 have the other slides from the previous time if you had

Page 21 1 any other questions about the ordinance. 2 But, again, the only thing that we've changed 3 since last time would be this section here trying to 4 clarify when redevelopments would be required to install 5 EV spaces. 6 CHAIRMAN LABONTE: Any other questions? 7 MR. BUELTER: Time -- 8 MR. WANG: Go ahead. 9 MR. BUELTER: Go ahead, please. 10 MR. WANG: Any height restrictions or anything 11 on the equipment? 12 I know that's the reason why we shot down the -- 13 the one outside Oishi Sushi Plaza. 14 MS. MOORE: Well, there were a lot of concerns 15 with that one, one of which being location. 16 MR. WANG: Uh-huh. 17 MS. MOORE: But then also screening. But that 18 is a level three, which would require Planning and Zoning 19 Commission approval. 20 But, no, we don't have height restrictions on it 21 because they can come in different heights, and we didn't 22 want to limit them in terms of what they could -- how they 23 come, so we didn't put a height restriction on it. 24 And from all the research that we did, that was 25 something that a lot of the articles said to stay away	Page 23 1 MS. MOORE: The next step would be City Council, 2 and it does have two readings there. 3 MR. BUELTER: Okay. 4 MS. MOORE: If we need to make changes in 5 between, it may not be on the next meeting, but normally 6 it goes from here, if you have a positive recommendation, 7 it goes to the next reading at City Council. 8 MR. BUELTER: So, ideally, spring we could be 9 good in implementing this? 10 MS. MOORE: Say that again. 11 MR. BUELTER: Around spring we could be good to 12 implement this with two readings -- 13 MS. MOORE: Well, if it -- it only requires two 14 readings, so it would be -- 15 MR. BUELTER: So, like the second and the fourth 16 Mondays? 17 MR. JAGGI: It'd be January. 18 MS. MOORE: Yeah. 19 MR. BUELTER: Okay. That quick? 20 MR. JAGGI: Uh-huh. 21 MR. BUELTER: Okay. 22 MS. MOORE: I believe they have two meetings in 23 January or do they only have one? 24 MR. JAGGI: They only have one in December -- 25 MS. MOORE: One in --
Page 22 1 from because it could mess up the industry and put a 2 hardship on the industry if we limited height, so we don't 3 have height requirements. We just have -- 4 MR. WANG: I always thought -- oh, go ahead. 5 MS. MOORE: I was just going to say we have 6 location requirements and screening. 7 MR. WANG: Yeah, I think back on how we handled 8 that, you know, you know, heavy traffic intersection, 9 there's the control boxes for the -- for the streetlights, 10 and oftentimes instead of one big huge box it's three of 11 them, so sometimes more, and I often think that they're 12 just transformers and circuit breakers and all inside of 13 it, so are we concerned about height? I mean for feel of 14 vision type issues, but -- 15 MS. MOORE: We are -- we are not. It's not in 16 -- it's not in our requirements currently to limit height, 17 no. 18 MR. WANG: All right. Thank you. 19 MS. MOORE: Uh-huh. 20 MR. BUELTER: Had a question about timing. 21 We're comfortable with this going forward, does 22 this go to the Council for two readings? I just didn't 23 know when this actually gets implemented if everybody's 24 happy along the way, it doesn't get kicked back or 25 something, so the --	Page 24 1 MR. JAGGI: -- so next Monday is their last 2 meeting in December, and then they'll have two regular 3 meetings in January, so, yeah. 4 MS. MOORE: Any other questions? 5 CHAIRMAN LABONTE: No. 6 Okay. 7 MR. LUMLEY: In the motion, I'd suggest you 8 include the recommendation that 405.1080B2 be revised as 9 well, cause Council needs your recommendation to act on 10 that, and then we can include it in the ordinance. 11 MR. JAGGI: We need to close the public hearing? 12 MR. LUMLEY: Yeah, we do. 13 CHAIRMAN LABONTE: Oh. Oh. There's no public 14 to speak. 15 MR. LUMLEY: Ready for me? 16 I offer the following -- offer the following 17 exhibits into the record of this Public Hearing: 18 Documentation in possession of the City Clerk reflecting 19 the public notice that's been provided, the staff reports, 20 the presentation materials, PowerPoints, the City Code of 21 Ordinances and Charter, the City Comprehensive Plan and 22 the public file regarding this application. 23 (The Public Hearing was concluded at 6:43 p.m.) 24 25

1 STATE OF MISSOURI)
2 COUNTY OF ST. LOUIS) SS

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4 I, Deborah K. McLaughlin, Missouri Certified
5 Court Reporter, Illinois Certified Shorthand Reporter and
6 Kansas Certified Court Reporter, do hereby certify that I
7 reported the Planning and Zoning Public Hearing
8 stenographically and later reduced to typewriting; and
9 that this is a true and accurate transcript of the public
10 hearing.

11

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13 Deborah McLaughlin IL-CSR, KS-CCR

14 Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

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CHAIRMAN LABONTE: [54] MR. BUELTER: [18] 2/4 13/10 14/5 14/23 15/1 15/4 15/7 15/10 15/12 21/7 21/9 22/20 23/3 23/8 23/11 23/15 23/19 23/21 MR. JAGGI: [33] MR. LUMLEY: [17] 2/14 13/18 13/21 15/23 16/3 16/19 19/5 19/9 19/21 20/2 20/5 20/7 20/10 20/18 24/7 24/12 24/15 MR. TOMLINSON: [3] 2/10 13/12 14/20 MR. WANG: [7] 2/12 21/8 21/10 21/16 22/4 22/7 22/18 MS. BOLLINGER: [1] 2/20 MS. MOORE: [64] MS. RICHTER: [8] 2/8 7/21 16/24 17/7 17/17 17/20 18/2 20/22	5 5,000 [1] 12/3 5,000 square [3] 5/5 5/7 12/25 6 63128 [1] 1/24 6:00 [1] 1/5 6:43 p.m [1] 24/23 9 974-1199 [1] 1/24 A able [1] 17/3 about [9] 3/19 6/15 9/10 10/1 14/21 16/17 21/1 22/13 22/20 absent [2] 2/5 2/6 account [1] 16/12 accurate [1] 25/9 act [1] 24/9 actually [3] 8/22 18/9 22/23 add [1] 8/20 adding [4] 5/5 5/14 9/13 12/15 additional [2] 3/16 20/17 address [1] 18/11 adds [1] 5/6 Administrative [1] 1/16 advocate [1] 14/6 again [6] 3/6 5/16 15/4 18/8 21/2 23/10 agree [4] 10/8 11/13 17/10 17/18 ahead [3] 21/8 21/9 22/4 AJ [1] 1/12 all [10] 2/21 3/4 12/3 14/23 15/7 15/25 16/25 21/24 22/12 22/18 allow [1] 20/16 along [2] 15/24 22/24 already [5] 11/2 12/21 12/23 13/2 19/1 also [6] 5/25 9/7 9/12 18/22 19/14 21/17 alteration [2]	8/4 11/16 always [3] 7/14 8/9 22/4 Am [1] 6/8 amended [1] 4/1 amendment [7] 2/23 3/7 6/13 13/20 19/15 19/21 20/13 another [5] 6/4 6/6 6/12 9/7 16/23 answer [1] 19/19 any [23] 4/6 5/1 5/2 5/4 5/6 7/11 9/23 10/9 13/22 14/6 14/24 14/25 14/25 15/2 15/21 15/24 17/2 18/24 20/24 21/1 21/6 21/10 24/4 Anyone [1] 2/25 anything [1] 21/10 anyway [1] 18/21 anywhere [1] 10/18 application [2] 1/8 24/22 apply [1] 18/21 approval [4] 8/5 8/8 8/18 21/19 are [18] 3/6 3/11 3/21 4/22 5/4 5/9 5/15 10/22 11/9 11/19 12/1 12/22 17/2 18/8 18/17 22/13 22/15 22/15 are to [1] 5/4 Around [1] 23/11 articles [1] 21/25 as [8] 3/19 5/12 16/7 17/19 18/13 19/14 20/16 24/8 at [10] 2/2 3/14 4/8 5/19 9/5 14/16 17/2 19/10 23/7 24/23 ATTENDANCE [1] 1/11 Attorney [1] 1/14 automatically [1] 14/8 away [1] 21/25 B B.1 [1] 13/10 back [12] 3/6 3/11 4/8 8/16 10/15 11/14 12/5 12/8 13/8 13/17 22/7 22/24 background [1] 3/13	ball [1] 17/20 BALLAS [1] 1/3 Bank [1] 5/22 based [1] 3/12 basically [1] 9/5 be [36] be good [1] 23/11 because [12] 6/13 7/15 8/12 11/4 11/22 18/1 18/15 19/1 19/20 20/8 21/21 22/1 becomes [1] 10/2 been [3] 5/19 13/24 24/19 before [2] 3/6 20/1 being [3] 14/5 19/17 21/15 believe [1] 23/22 best [3] 4/13 9/3 17/11 Bethany [2] 1/15 3/4 better [2] 15/12 15/14 between [1] 23/5 big [1] 22/10 bigger [2] 4/16 11/5 bit [4] 8/6 8/20 17/25 18/13 Bollinger [1] 2/19 box [1] 22/10 boxes [1] 22/9 breakers [1] 22/12 bringing [1] 3/11 brought [1] 4/5 Buelter [2] 1/13 2/3 build [1] 17/23 building [7] 5/4 5/17 5/24 8/4 8/7 8/18 11/17 buildings [2] 5/3 5/3 business [3] 2/22 14/7 15/5 businesses [1] 6/17 but [36] C call [2] 2/1 2/2 can [9] 4/10 7/24 9/3 9/22 9/22 11/21 17/15 21/21 24/10 can't [2] 7/21 17/24 capture [3] 9/19	11/21 11/25 Carl [1] 1/14 category [1] 9/7 caught [1] 13/11 cause [8] 5/16 6/19 10/11 11/11 12/15 15/25 18/19 24/9 CC4 [1] 20/16 CCR [6] 1/23 1/23 25/13 25/13 25/14 25/14 center [2] 14/13 14/19 Certified [3] 25/4 25/5 25/6 certify [1] 25/6 Chair [1] 1/12 change [7] 11/19 13/19 13/23 17/4 18/24 18/24 19/22 changed [1] 21/2 changes [13] 5/15 5/15 5/23 5/23 5/24 7/8 8/2 15/25 16/5 16/14 16/17 18/8 23/4 changing [3] 7/22 13/5 13/6 charger [1] 19/14 chargers [2] 14/9 15/8 charging [13] 2/24 3/8 3/18 3/20 3/24 4/4 4/12 4/21 5/20 9/16 18/18 18/23 19/11 Charter [1] 24/21 check [1] 13/14 circuit [1] 22/12 CITY [9] 1/2 1/14 1/15 3/4 23/1 23/7 24/18 24/20 24/21 clarified [1] 14/4 clarifies [1] 11/15 clarify [2] 11/20 21/4 clarity [2] 3/22 18/22 cleaned [1] 16/15 clear [4] 4/11 9/24 10/12 11/14 clears [1] 8/6 Clerk [1] 24/18 close [1] 24/11 code [12] 2/23 3/7 4/9 12/6
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RESOLUTION NO. 1763

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF A UTILITY AGREEMENT WITH MISSOURI-AMERICAN WATER COMPANY REGARDING THE CONSTRUCTION OF THE WATER MAIN RELOCATION REQUIRED FOR THE NEW BALLAS ROAD SIDEWALK IMPROVEMENT PROJECT – PHASE 3.

WHEREAS, the City of Creve Coeur strives to provide safe and accessible infrastructure for its residents and visitors; and

WHEREAS, the City has identified the completion of continuous sidewalks along both sides of North New Ballas Road as a “first priority” in the Creve Coeur Pedestrian Plan, and

WHEREAS, the City has been awarded grant funding under the federal Transportation Alternatives Program (TAP) to assist with the cost to construct this sidewalk project and the water main relocation work necessary; and

WHEREAS, the attached Utility Agreement between the City and the Missouri-American Water Company for water main relocation conforms to 23 CFR Section 645A per EPG Section 136.7.2.6.3 Utility Relocation Agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The attached Utility Agreement between the City and the Missouri-American Water Company is hereby approved, and the City Administrator is hereby authorized and directed to enter into and execute that Agreement. The Agreement as executed shall be in substantially the form of the attached with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Agreement.

ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: November 27, 2024

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Steven Berez, P.E., City Engineer

SUBJECT: Recommendation for Utility Agreement with Missouri American Water
New Ballas Road Sidewalk Phase 3 Improvements Project

The City was awarded a federal grant to assist with the construction of sidewalk improvements at 331 & 425 New Ballas Road. The City hired Horner & Shifrin, Inc. to complete the design services required for the sidewalk and other related aspects of the project (excluding water main relocation design work).

New Ballas Road Sidewalk Phase 3 Improvements Project

The scope of work for the Phase 3 sidewalk project includes the construction of a new sidewalk along the 425 N. New Ballas property and improvements to the existing sidewalk at the Post Office at 331 N. New Ballas. Construction for this project is scheduled for Spring of 2026.

Another requirement of the project is the relocation of a 12" diameter water main to enable installation of the new sidewalk. Missouri American Water (MOAW) owns and maintains this water main. Recently MOAW completed the design, at their cost, for the relocation of the water main for this project. This water main needs to be relocated prior to the City starting the sidewalk project. It is anticipated that the water main would be relocated in the summer of 2025.

Since this project is using Federal TAP funding, Missouri Department of Transportation (MoDOT) staff has reviewed and accepted the form of the Utility Agreement between the City and MOAW. Per MoDOT, this agreement conforms to 23 CFR Section 645A per EPG Section 136.7.2.6.3 Utility Relocation Agreements, which ensures eligibility for federal reimbursement.

Contractors hired by MOAW will construct the water main relocation work. Upon completion of the water main work, MOAW will invoice the City for the actual cost of the work. The estimated construction cost for the water main is \$247,000. The City will pay MOAW with federal and local funds appropriated for the project.

Financing

Funds for this project are allocated in the Capital Improvement Program (CIP). The water main relocation work will be funded with 80% federal funds and 20% City match in accordance with the TAP grant received for this project.

Recommendation

Public Works staff recommends that the City enter into the Utility Agreement with the Missouri-American Water Company for construction costs related to the work for the 12" water main relocation along the west side of New Ballas Road.

UTILITY AGREEMENT FOR
FEDERAL AID PROJECT

THIS AGREEMENT, made in Creve Coeur, Missouri, as of this _____ day of _____, 2024, by and between Missouri-American Water Company, hereinafter referred to as "MAWC", a Missouri water utility and the City of Creve Coeur, hereinafter referred to as the "CITY", a Missouri municipality.

Whereas, the City is authorized to enter into contracts for labor and material required to construct a public works project known as 425 N. New Ballas Road Sidewalk Improvement Project; hereinafter referred to as the PROJECT; and

Whereas, the plans for said project calls for modification, adjustment or relocation of facilities owned, operated and maintained by MAWC as a private utility; and

Whereas, the cost of these modifications, adjustments and relocations are properly costs attributable to the PROJECT; and

Whereas, in the interest of efficiency and of ensuring the quality of MAWC's potable water system it is necessary that MAWC perform all design and construction with its own forces and/or contractors hired by MAWC for all of the work required for the modifications, adjustments and relocations; and

Whereas, the City Council of the City approved this Agreement by Resolution No. _____;

Now therefore the parties agree to the following terms:

1. All work under this agreement will be subject to the direction of MAWC or its designated representative.
2. MAWC shall perform the following work:
 - a. MAWC shall design and construct the water main relocation required for installation of a new retaining wall and new sidewalk pursuant to the PROJECT. This work shall include all new/relocated service connections and associated work. The work is more fully described on the plans attached as Exhibit A to this agreement, and in the cost estimate attached as Exhibit B.
3. MAWC will complete the work in such a manner as to not interfere with the progress of the CITY's contractor for the PROJECT. CITY will ensure that the CITY's contractor fully cooperates with MAWC and does not impede MAWC's work. It is anticipated that the relocation of the water main, including all associated work, would be completed prior to the CITY's contractor starting work.
4. The CITY will give the MAWC ample notice of when their work may start. No work shall be undertaken without written notice from CITY.
5. Upon completion of the work MAWC shall invoice CITY for the actual cost of work up to the estimated cost of \$247,000 as stated in the MAWC's estimate attached as Exhibit B to this agreement.

6. If the cost of the work increases due to unforeseen circumstances MAWC shall notify the CITY immediately and provide a revised estimated cost.
7. If additional work is required, MAWC shall provide a revised estimated cost.
8. MAWC recognizes that its work on this project will be partially funded by federal transportation fund and that its records will be subject to audit by MoDOT and FHWA.
9. MAWC and contractors that they hire shall perform all work in accordance with their standard work practices.
10. MAWC shall comply with all applicable laws.
11. The CITY will pay MAWC with federal and local funds appropriated for the project.
12. MAWC agrees to abide by the provisions of the Buy America requirements as found in 23 USC 313 and 23 CFR 635.410 for the PROJECT.
 - a. Buy America Compliance Certification: MAWC certifies that when determining products/materials subject to Buy America requirements to use in the performance of this Agreement, it shall use only such products/materials for which it has received a certification from its supplier, or provider of construction services that procures the product/material, certifying compliance with Buy America requirements. This does not include products/materials for which waivers have been granted pursuant to 23 CFR 635.410 or those products/materials that are excluded from compliance with Buy America requirements.
 - b. Buy America Record Retention: MAWC agrees to retain all Buy America compliance documents obtained pursuant to paragraph 12a above, for a period of time of no less than 3 years after the receipt of the final reimbursement for the project by FHWA of said PROJECT in accordance with 49 CFR 18.42 (b) and (c). All Buy America compliance documents shall be made available upon request of, and at no cost to, the Missouri Department of Transportation and/or Federal Highway Administration.

IN WITNESS WHEREOF, Missouri-American Water Company and the City of Creve Coeur, have subscribed these presents as of the day and year above written.

MISSOURI-AMERICAN WATER COMPANY:

By: _____
Its Authorized Representative

Mark Perkins
City Administrator

Attest:

Kellie Henke
City Clerk

Exhibit B - Estimate of Project Costs

Community: City of Creve Coeur & Missouri American Water

Project Title: New Ballas Sidewalk Phase 3 - Water Main Improvements

Date: 11/21/2024

Watermain Relocation Items

Item	Quantity	Unit	Unit Price	Amount
MOBILIZATION	1	LS	\$10,000.00	\$10,000.00
12" WATER MAIN	240	LF	\$450.00	\$108,000.00
12" MJ GATE VALVE & SLEEVE	1	EA	\$7,500.00	\$7,500.00
12" X 12" TAP	1	EA	\$12,000.00	\$12,000.00
AGGREGATE BACKFILL	100	TON	\$75.00	\$7,500.00
PAVEMENT REMOVAL & REPLACEMENT	350	SY	\$220.00	\$77,000.00
LANDSCAPE RESTORATION	1	LS	\$25,000.00	\$25,000.00
				\$0.00
SUBTOTAL				\$247,000.00

Construction Cost Estimate Total: \$247,000.00

RESOLUTION NO. 1764

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL AGREEMENT WITH THOUVENOT, WADE & MOERCHEN, INC. (TWM), TO PROVIDE ADDITIONAL ENGINEERING SERVICES RELATED TO THE FERNVIEW DRIVE SIDEWALK PROJECT – PHASE 1 FOR THE NOT-TO-EXCEED AMOUNT OF \$13,362.00.

WHEREAS, the City Council of Creve Coeur authorized the execution of a contract with TWM on March 25, 2024, for the professional services necessary for Fernview Drive Sidewalk Project – Phase 1, which contract was authorized by the City Council through Resolution No. 1714; and

WHEREAS, the City entered into the original agreement for the not to exceed amount of \$117,301.40, and this amendment will result in an additional not to exceed cost of \$13,362.00; and

WHEREAS, this additional work to provide a cultural resources survey for the project was required by the Missouri Department of Transportation; and

WHEREAS, Chapter 140.030 of the Municipal Code of the City of Creve Coeur requires that change orders in excess of 10% be presented to the City Council of the City of Creve Coeur for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Amendment to Owner-Engineer Agreement between **TWM** and the City of Creve Coeur, regarding additional engineering design services related to Fernview Drive Sidewalk Project – Phase 1 for the City of Creve Coeur, attached hereto as “Exhibit A”, with a **not-to-exceed contract sum of \$13,362.00**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that supplemental agreement. The supplemental agreement as executed shall be consistent with the provisions and intent of this Resolution and in the form of “Exhibit A”, with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolutions. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: November 27, 2024

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Steven Berez, City Engineer

SUBJECT: Recommendation for Supplemental Agreement to Design Contract
Fernview Drive Sidewalk Project – Phase 1

The Department of Public Works recommends that the City enter into a supplemental agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) for the additional design services required for a grant-funded project along Fernview Drive.

Description of Project

The City was awarded a federal grant for sidewalk improvements along Fernview Drive. This project involves construction of a new sidewalk along the east side of Fernview Drive from Olive Boulevard to Gallagher Road. The project will also build new sidewalks to connect to existing sidewalk on the side streets of Fernway Lane, Ferntrails Lane, Ferntop Lane, and Gallagher Road.

Design for this project is scheduled to last through 2025, with right-of-way acquisitions in 2025 and construction beginning in spring of 2026.

Fernview Sidewalk Amended Design Scope and Fee Proposal

The supplemental agreement to the engineering services contract for TWM is required based on the initial review done by the Missouri Department of Transportation (MoDOT) of the preliminary design submitted by TWM. MoDOT had a qualified professional archaeologist review the proposed project submittals and are requiring the following:

From historic aerial photographs and maps of the area, previously undisturbed land that could contain archaeological sites is within the proposed project area. According to the Missouri Archaeology Viewer, there are no previously recorded archaeological sites within or adjacent to the proposed project area, but there are archaeological sites documented in similar settings in the county. Therefore, an archaeological survey is needed for the project.

The cultural resources survey also must address the area of potential effects (APE) for the built environment. The cultural resources survey should provide photographs, descriptions, and National Register of Historic Places evaluations of any built environment resources (buildings or structures 45 years of age or older) located in the APE for the built environment. Resources less than 45 years old within the APE should be noted but do not need to be assessed. An assessment of effects must be provided for any resource that is listed or recommended eligible for listing in the National Register of Historic Places. Please submit a report of the cultural resource survey to MoDOT for review before submission to SHPO

TWM has proposed to complete these additional design tasks required by MoDOT for the not-to-exceed fee of \$13,362.00.

Financing

This project is identified in the Capital Improvement Program as being funded by the Capital Fund in FY2024-FY2026. The design costs will be paid with City funds and the federal TAP grant will fund 80% of the acquisition and construction costs of the project, up to \$700,000.

Recommendation

Public Works staff recommends that the City Council approves the amendment agreement with TWM in a not-to-exceed amount of \$13,362.00, bringing the total design not-to-exceed contract amount to \$130,663.40.

Attachment: Exhibit A

EXHIBIT A

SUPPLEMENTAL AGREEMENT NO. 1 TO ENGINEERING SERVICES CONTRACT

This Supplemental Agreement is made part of an agreement dated April 12, 2024 between the City of Creve Coeur, Missouri and Thouvenot, Wade & Moerchen, Inc. (TWM) for design of project TAP-4900(646) Fernview Drive Sidewalk Phase 1.

The purpose of this Supplemental Agreement is to Perform a Phase One Cultural Resource Survey (CRS). The CRS will identify, to the extent possible, the potential archaeological and historical impacts of the proposed project. This will be accomplished by performing field investigations, laboratory analysis and collection of artifacts, reporting, and preparation for curation of artifacts. Work will be completed according to the guidelines set forth within the Secretary of Interior's Standards and Guidelines for Historic Preservation (Federal Register 2004) and the Missouri State Historic Preservation Office (SHPO) survey guidelines. Deliverables: One (1) electronic copy of Phase 1 Archaeological Report and submittal to MoDOT LPA Cultural Resources staff and MO SHPO for concurrence with the findings therein.

These additional services shall be in an amount not to exceed thirteen thousand, three hundred sixty-two dollars (\$13,362.00) without further authorization. The total for design services shall be in an amount not to exceed one hundred and thirty thousand, six hundred and sixty-three dollars and 40 cents (\$130,663.40) including this Supplement.

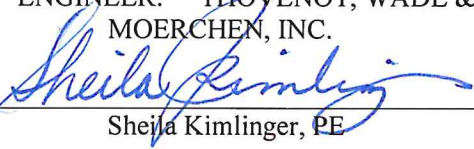
Attachment A outlines the cost breakdown for this Supplemental Agreement. Attachment B outlines the detailed scope of services from subconsultant SCI Engineering, Inc.

Supplement Agreement No. 1 accepted as defined herein:

OWNER: CITY OF CREVE COEUR,
MISSOURI

ENGINEER: THOUVENOT, WADE &
MOERCHEN, INC.

BY: _____
Mark C. Perkins

BY: 
Sheila Kimlinger, PE

TITLE: City Administrator

TITLE: Transportation Director

DATE: _____

DATE: 11/27/24

ATTEST:

BY: _____
Kellie Henke

TITLE: City Clerk

DATE: _____

Executed by the City on the ____ day of December, 2024.

**ATTACHMENT A: ESTIMATE OF COST
SUPPLEMENTAL AGREEMENT NO. 1**

Phase 1 Cultural Resource Study (CRS) - City of Creve Coeur, MO

<u>1. PROJECT MANAGEMENT</u>	<u>Rate</u>	<u>Hours</u>	<u>Cost</u>
Project Manager	\$161.00	8	\$1,288.00
Lead Project Engineer	\$126.00	0	\$0.00
<u>2. FIELD SURVEYS AND DATA COLLECTION</u>			
Project Manager	\$161.00	2	\$322.00
Lead Project Engineer	\$126.00	2	\$252.00
TWM Labor Sub-Total (PE)	12	hrs	\$1,862.00
<i>Other Direct Costs</i>			
Subconsultant: <u>SCI (Phase I CRS)</u>			\$11,500.00
Direct Cost and Subconsultant Subtotal			\$11,500.00
TOTAL SUPPLEMENTAL AGREEMENT NO. 1			\$13,362.00
SUMMARY (DESIGN SERVICES)			
Original Agreement (Design Services)			\$117,301.40
Supplemental Agreement			\$13,362.00
TOTAL FOR THOUVENOT, WADE & MOERCHEN, INC. (DESIGN SERVICES)			\$130,663.40



SCI ENGINEERING, INC.

EARTH • SCIENCE • SOLUTIONS

GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES
CONSTRUCTION SERVICES

November 20, 2024

Ryan Cerniglia, P.E.
TWM
3701 South Lindbergh Boulevard, Suite 100
St. Louis, Missouri 63127

RE: Proposal for Phase One Cultural Resource Survey
Fernview Drive Sidewalks
Creve Coeur, Missouri
SCI No. 2024-2041.40

Dear Ryan Cerniglia:

SCI Engineering, Inc. (SCI) is pleased to submit the following proposal to perform a Phase One Cultural Resource Survey (CRS) associated with the above referenced project located in Creve Coeur, Missouri. The purpose of SCI's CRS will be to identify, to the extent possible, the potential archaeological and historical impacts of the proposed project. This will be accomplished by performing field investigations, laboratory analysis of collected artifacts, reporting, and preparation for curation of artifacts. Details of these activities are presented herein.

SCI understands the proposed project includes constructing a new ADA-compliant sidewalk along Fernview Drive from Olive Boulevard to Gallagher Road as well as on the adjacent streets: Fernway Lane, Ferngate Lane, Ferntrails Lane, Ferntop Lane and Gallagher Road. The length of the project is approximately 4,200 feet. This project will not require any new right-of-way (ROW) or permanent easements. However, 0.25 acre of temporary easements and 0.01 acre of tree clearing is anticipated.

Private undertakings that involve federal permits, licenses, or funding require a CRS by the authority of the National Historic Preservation Act of 1966 (Public Law 89-665, as amended), the Archaeological Historic Preservation Act of 1974 (Executive Order 11593), and Title 36 of the Code of Federal Regulations (Part 60 through 66 and 800, as appropriate). The current study has been requested by the Missouri Department of Transportation (MoDOT), acting as the representative for the Federal Highway Administration (FHWA), the lead federal agency for this project. Our anticipated scope of services is provided below.

SCOPE OF SERVICE

Field Investigations

SCI will conduct the necessary fieldwork according to the professional standards and guidelines set forth within the Secretary of Interior's Standards and Guidelines for Archaeological and Historic Preservation (Federal Register 2004) and the Missouri State Historic Preservation Office (SHPO) survey guidelines. In addition, prior to the initiation of fieldwork, SCI will consult with MoDOT regarding the scope and methods of field investigations and reporting protocol in an effort to confirm that our proposed methods and reporting will meet the MoDOT protocols and guidelines.

Field methods will depend upon topography, ground surface visibility, and other factors. Visual inspection is employed in areas with steep slopes, within wetlands or standing water, or where there is evidence of severe erosion, scouring, or non-agricultural ground disturbance. In areas where the ground surface visibility is greater than approximately 25 percent (high visibility), a pedestrian survey will be performed. Pedestrian surveys involve walking transects across the project area at 5-meter intervals examining the surface for evidence of archaeological deposits. In areas where the ground surface visibility is less than about 25 percent (low visibility), a shovel probe survey will be performed. Shovel probe surveys entail the hand-excavation of a small hole to the base of the plowzone and screening of the resultant spoil through ¼-inch hardware cloth. SHPO has mandated that these shovel probes should be no more than 15 meters apart. Shovel probe surveys are therefore more costly as they require additional time and labor. Recent aerial photography indicates the areas to be investigated are mainly under manicured grass. Therefore, the cost estimate provided herein is for a shovel test survey. Collection protocol will require collection of diagnostic cultural materials greater than 50 years in age.

In addition, the survey will require photographs, descriptions, and National Register of Historic Places evaluations of any built environment resources (buildings or structures 45 years of age or older, including culverts) located in or within 50 feet of any areas of new ROW, permanent easement, or temporary easement. If built environment resources fall within this area of potential effects (APE), they will be documented and evaluated for National Register eligibility.

As part of the proposed scope, SCI will notify Missouri One-Call to locate public utilities. You will be responsible for locating all private utilities or structures. As such, SCI will not be responsible for damage to any unmarked or unknown utilities or structures. If you are unable to locate private utilities, SCI can perform a private utility locate for an additional fee.

Laboratory

Materials recovered from the field investigation will be washed, sorted, bagged, and prepared for curation. The artifacts will then be analyzed to establish the temporal affiliations of each site, and to interpret the activities conducted at each site by prehistoric or historic people. Recovered artifacts will be deposited at a curatorial facility approved by SHPO.

Reporting

A written report outlining the results of the survey will be prepared in accordance with state and federal guidelines. SCI can verbally report on findings of the survey to the client with the client's understanding that final results will be documented in the written report. SCI will submit a draft of the report to MoDOT for review. After addressing any comments from MoDOT, SCI will prepare a final version of the report for submittal to the SHPO.

ESTIMATED SCHEDULE

SCI can commence fieldwork within three to four weeks after receipt of the enclosed *Acceptance of Proposal for Professional Services* sheet, weather and ground conditions pending. Fieldwork is estimated to take one to two days to complete. The report of the Phase One CRS can be completed within three to four weeks following the completion of fieldwork.

SERVICE FEE

SCI will perform the Phase One CRS for a fixed fee of **\$11,000.00**. SCI's cost estimate is based upon information regarding mobilization, project size, ground cover, location, investigation requirements, and reporting requirements. Based on our previous experience, SCI anticipates MoDOT will provide comments on the draft report and may request revisions prior to the final report being submitted. The fee presented in this proposal includes the efforts necessary to address a single round of MoDOT comments on the draft report and implement them as revisions to the final report. Additional comments or modifications that are requested by MoDOT following the initial round of revisions may result in additional fees.

If SCI identifies and recovers artifacts during our Phase One CRS, it will be necessary to document and curate the collected materials. If artifact curation is necessary, a fixed fee of **\$500.00** will be applied. This fee includes the labor and materials necessary to document and curate the recovered material at a SHPO approved facility. Our fee for curation services will be included on the final project invoice. If no artifacts are recovered during the Phase One CRS, the fee will be waived. If the number of artifacts exceeds what can be curated within one museum box during the Phase One CRS, additional curation fees may be necessary.

The findings from this initial assessment may indicate the need for additional cultural resource activities (e.g., Phase Two or Phase Three investigations). SCI will contact the client as soon as possible if such activities are foreseen as necessary. Please note that any subsequent completion of Phase Two investigations will require additional effort that cannot be estimated at this time.

Additional services by SCI might involve meetings and/or extensive telephone conversations to discuss the content and recommendations provided in the report. Our charges for these additional services would be on an hourly basis.

SCI's proposed scope is intended to meet the requirements/guidelines set forth in the Missouri Department of Natural Resources *Guidelines for Phase I Archaeological Surveys and Reports* and conform to the Secretary of the Interior's guidelines for archaeological reporting. However, should MoDOT or SHPO request additional work beyond the scope described herein a supplement to the stated fees will be necessary. In addition, other agencies or Native American tribes may request surveys to be completed. Requested surveys by others often require more stringent survey guidelines than those following MoDOT or SHPO guidance. A revised scope may be necessary if a survey is requested by entities other than MoDOT or SHPO.

Unmarked human burial sites are very difficult to locate because these usually leave no ground surface indication of their presence. As such, the identification of locations of unmarked human burials is beyond the scope of this survey. If, however, human remains are located, during this investigation or during subsequent construction activities, the client will need to follow the Unmarked Human Burial Statute, Missouri Revised Statutes 196.400-410 and will contact local authorities as well as, the SHPO to initiate consultation. While the notification and consultation are in progress, no work will be permitted within a 50-foot radius of the find. If removal of these remains is required, SCI can provide an additional proposal to perform this work.

ACCEPTANCE

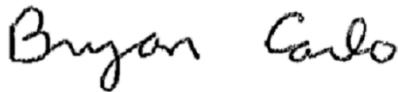
If the work order outlined herein is acceptable, please provide formal authorization to proceed by completing, signing, and returning the enclosed *Acceptance of Proposal for Professional Services* sheet. This sheet provides important information regarding report distribution and invoicing. Formal authorization is necessary prior to initiation of the activities outlined herein. SCI services will be performed

for the signatory of the enclosed form, and their lender (if applicable). Written consent must be provided by SCI should anyone other than the client (signatory) wish to excerpt, or rely on, the results of our activities. The enclosed *General Terms and Conditions* will also apply to any future services you authorize for this project. In providing services under this Agreement, SCI will endeavor to perform in a manner consistent with that degree of care and skill ordinarily considered as regionally acceptable practice.

Thank you for the opportunity to submit this proposal. If you have any questions regarding this proposal, or desire to modify the proposed scope, please do not hesitate to call at (618) 206-3048.

Respectfully,

SCI ENGINEERING, INC.



Bryan Carlo
Senior Archaeologist



Scott E. Billings
Natural and Cultural Resources Services Manager

BMC/SEB/rah

Enclosures

Acceptance of Proposal for Professional Services
General Terms and Conditions

N:\Projects\2024\2024-2041 Fernview Drive Sidewalk\Financial\242041.40 Fernview Dr Sidewalks- Phase I CRS Proposal.docx



SCI ENGINEERING, INC.
130 Point West Boulevard
St. Charles, Missouri 63301
636-949-8200
www.sciengineering.com

ACCEPTANCE OF PROPOSAL FOR PROFESSIONAL SERVICES

Project Name: Fernview Drive Sidewalks – Phase One CRS

Project Number: 2024-2041.40 / BMC

Date: November 20, 2024

Fee: Fixed Fee of \$11,000.00 (\$500.00 curation fee if necessary)

Please provide formal authorization to proceed by completing, signing, and returning this form. The attached terms and conditions will apply to the services outlined in the accompanying proposal.

Accepted By:

Name and Title: _____ Address: _____

Signature: _____ City, State, Zip: _____

Company Name: _____ Telephone: _____

Date: _____ Email: _____

Party responsible for payment: (if different than Accepted By)

Name and Title: _____ Address: _____

Signature: _____ City, State, Zip: _____

Company Name: _____ Telephone: _____

Date: _____ Email: _____

Report Distribution (Note: Additional report copies after final submittal will be billed at \$25.00 each)

Company and Contact Name:	Address (Printed) or Email (Electronic):	No. Printed Reports
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTICE TO OWNER: (FOR SITES IN MISSOURI ONLY)

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429.RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIAL TWICE.



SCI ENGINEERING, INC.
650 Pierce Boulevard
O'Fallon, Illinois 62269
618-624-6969
www.sclengineering.com

GENERAL TERMS AND CONDITIONS

1. **ACCEPTANCE OF AGREEMENT** The terms and conditions of the agreement between the client and SCI ENGINEERING, INC. (hereinafter called SCI) are detailed below and have been established to allocate risks between both. For the purposes of convenience, the client may choose to orally authorize our service, in which case the client agrees that the verbal agreement constitutes formal acceptance of the terms and conditions detailed below. Subsequent to an agreement by both parties to perform the services, modifications to the terms and conditions are prohibited.

2. **SITE ENTRY** You, the Client, will provide for right of entry of SCI or employees of firms working under the direction of SCI, and all necessary equipment, in order to perform the work. Although SCI will exercise reasonable care in performing its services, the Client understands that use of testing or other equipment may unavoidably cause some damage, the correction of which is not part of this agreement. The client agrees, to the fullest extent permitted by law, to indemnify and hold harmless SCI and its subconsultants against any damages, liabilities, or costs, arising or allegedly arising from procedures associated with testing or investigative activities to the fullest extent permitted by law. If you desire or require us to restore the site to its former condition, upon written request, we will perform such additional work as is necessary and you agree to pay all costs incurred.

3. **SUBSURFACE STRUCTURES OR UTILITIES** ~~The Client will furnish to SCI information identifying the type and location of utility lines and other man-made objects beneath the site's surface. SCI will take reasonable precautions to avoid damaging these man-made objects. You agree to waive any claim against SCI, and to defend, indemnify and hold SCI harmless from any claim or liability for injury or loss allegedly arising from SCI's damaging underground utilities or other man-made objects that were not called to SCI's attention, or which were not properly located on plans furnished to SCI.~~

4. **SAMPLES** Soil, rock, water, or other samples obtained from the project site are your property. SCI shall preserve such samples for no longer than thirty (30) calendar days after the issuance of any document that includes the data obtained from them, unless other mutually agreed arrangements are documented.

Concrete test specimens will be discarded after testing. If project specification strengths are met, "hold" cylinders will be discarded at that time.

If in SCI's opinion any of the samples collected may be affected by regulated contaminants, SCI shall package such samples in accordance with applicable law and client shall arrange for lawful disposal procedures. SCI shall not, under this agreement, arrange for or be responsible for the disposal of substances affected by regulated contaminants. Furthermore, unless detailed in a specific work scope, SCI is not responsible for any soil cuttings or produced groundwater generated for the purpose of sample collection that may be affected by regulated contaminants that are left at a job site and were generated for the collection of soil and groundwater samples. SCI will, at the client's request, help the client identify appropriate alternatives for the off-site treatment, storage, or disposal of these materials, for additional fees.

5. **GENERAL LIABILITY AND LIMITATION** SCI agrees to hold you harmless and to indemnify you on account of any liability due to bodily injury or property damage to the extent directly caused by our negligent operational acts, but such hold harmless and indemnity will be limited to that covered by our comprehensive general liability insurance. At your request, SCI will provide certificates evidencing such coverage and will purchase additional limits of liability that you may require as a separate cost item to be borne by you.

You shall not be liable to SCI and SCI shall not be liable to you for any consequential damages incurred by either due to the fault of the other, regardless of the nature of this fault, or whether it was committed by you or SCI, their employees, agents, or subcontractors. Consequential damages include, but are not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damage that any party may have incurred from any cause of action, including, but not limited to negligence, strict liability, breach of contract, or breach of warranty.

~~6. **SHARED RISK ALLOCATION** The Client and SCI agree to allocate certain of the risks so that, to the fullest extent permitted by law, SCI's total aggregate liability to the Client is limited to \$50,000.00 for any and all injuries, damages, claims, losses, expenses, or claim expenses (including attorney's and expert witness' fees) arising out of this AGREEMENT from any cause or causes. Such causes include, but are not limited to, SCI's negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability based upon contract, tort, or statute. Higher limits may be available upon request and additional negotiated fee.~~

~~Limitations on liability, waivers and indemnities in this Agreement are business understandings between the parties and shall apply to all legal theories of recovery, including breach of contract or warranty, breach of fiduciary duty, tort (including negligence), strict or statutory liability, or any other cause of action. You agree that you will not seek damages in excess of the contractually agreed-upon limitation directly or indirectly through suits against other parties who may join the Consultant as third-party defendant. None of the insurance or indemnity obligations under this agreement shall be deemed to be with a waiver of this limitation of liability provision.~~

7. **INVOICES** You will make all payments in accordance with SCI's invoices, and payment is due upon receipt of invoice. A fee of 1½ percent per month will be payable on any amounts not paid within thirty (30) days, payment thereafter to be applied first to accrued interest and then to your unpaid amount. You agree to pay invoices under these terms and to bear collection fees, court costs, or any other reasonable expense involved in the collection of amounts not paid.

8. **HAZARDOUS MATERIALS; NOTIFICATION OF AND DISCOVERY OF** When hazardous materials are known, assumed, or suspected to exist at a site, SCI is required to take appropriate precautions to protect the health and safety of its personnel, to comply with applicable laws and regulations, and to follow procedures that SCI deems prudent to help minimize physical risks to employees and the public. ~~You warrant that you have provided to SCI all available information about type and location of known and suspected hazardous materials on, under, or adjacent to the project site.~~

The discovery of unanticipated hazardous or suspected hazardous materials will constitute a changed condition mandating termination of services if SCI and you are unable to renegotiate the scope of service in a timely manner. SCI will notify you as soon as practically possible should SCI encounter unanticipated hazardous or suspected hazardous materials.

The discovery of unanticipated hazardous or suspected hazardous materials may make it necessary for SCI to take measures that in SCI's professional opinion are needed to help preserve and protect the health and safety of SCI's personnel and of the public, and/or to preserve and protect the environment. ~~As a condition precedent to the provision of service for this project, you agree to~~

~~compensate SCI for the additional fees and costs associated with any such measures and further agree to defend, indemnify, and hold harmless from any claim or liability for injury or loss arising from SCI's encountering unanticipated hazardous or suspected hazardous materials.~~

9. CONTAMINATION OF AN AQUIFER

Unavoidable contamination of soil or groundwater may occur during subsurface exploration, as when drilling or sampling tools penetrate a contaminated area, linking it to an aquifer, underground stream, or other hydrous body not previously contaminated and capable of spreading contaminants. ~~Because subsurface exploration is an essential aspect of the services that SCI will provide on your behalf, you shall indemnify, defend, and hold SCI harmless from any claim or liability for injury or loss which may arise as a result of contamination allegedly caused by subsurface exploration to the fullest extent permitted by law.~~

10. SITE SAFETY With respect to project site safety, SCI shall be responsible only for the on-site activities of its employees and subcontractors, and this responsibility shall not be construed to relieve you or the general contractor from your obligation to maintain a safe project site. Neither the professional activities of SCI, nor the presence of SCI's employees or subcontractors shall be construed to imply that SCI has any responsibility for any methods of work performance, procedures, superintendence, sequencing of operations, or safety in, on, or about the project site other than SCI's and SCI's subconsultants. You agree that the general contractor is responsible for project site safety and warrant that this intent shall be made evident in your agreement with the general contractor.

11. CONSTRUCTION COST ESTIMATES An opinion of construction cost prepared by SCI represents our judgment as a design professional and is supplied for your general guidance only. Since we have no control over the cost of labor and material, nor over competitive bidding or market conditions, we do not guarantee the accuracy of our opinion as compared to other sources, such as, contractor bids of actual cost to the owner.

12. DEFECTS IN SERVICE You and your personnel, contractors, and subcontractors shall promptly report to SCI any defects or suspected defects in SCI's work, in order that SCI may take prompt effective measures which in SCI's opinion will minimize the consequences of any such defect.

13. TERMINATION Any or all services being provided for you by SCI under these General Terms and Conditions or under separate contract may be terminated by either party upon seven (7) days prior written notice. In the event of termination, SCI shall be compensated by you for all services performed up to and including the termination date, including reimbursable expenses.

14. FORCE MAJEURE Any delays or failure of performance by SCI shall not constitute a default under this Agreement, if such delays or failures of performance are caused by occurrences beyond the reasonable control of SCI. Performance under this Agreement shall resume promptly once the cause or delay or failure ceases and SCI's schedule for performance shall be extended to the extent of such delay. Each party shall take reasonable steps to mitigate the impact of any such delay or failure.

15. ENVIRONMENTAL SITE ASSESSMENT An Environmental Site Assessment is conducted to render an opinion about the possibility of regulated contaminants being present on, in, or beneath the site specifically at the time services were conducted. Client understands that no matter how thorough an Environmental Site Assessment is, SCI cannot know or state factually that a site is unaffected by reportable quantities of regulated contaminants. Furthermore, even if SCI believes that reportable quantities are not present, the client bears the risk that such contaminants may be present or may migrate to the site after the study is complete. ~~Likewise, the client agrees to hold SCI harmless from any claim or liability for injury or loss arising from the unanticipated discovery of hazardous materials or suspected hazardous materials to the fullest extent permitted by law.~~

16. FAILURE TO FOLLOW RECOMMENDATIONS

SCI disclaims any and all responsibility and liability for problems that may occur during implementation of SCI's plans, specifications, or recommendations when SCI is not retained to observe such implementation.

17. ALTERATION OF INSTRUMENTS OF SERVICE

Client agrees that designs, plans, specifications, reports, proposals, and similar documents prepared by SCI are instruments of professional service, and as such, they may not under any circumstances be altered by any party except SCI. Client warrants that SCI's instruments of service will be used only and exactly as submitted by SCI. Accordingly, Client shall waive any claim against SCI and shall, to the fullest extent permitted by law, indemnify, defend, and hold SCI harmless of any claim or liability for injury or loss arising from unauthorized alteration of SCI's instruments of service.

18. MOLD DISCLAIMER The services performed by SCI, unless specifically addressed in our scope of services, are not intended to take into account indoor amplification of mold. SCI's services may comment on depth to groundwater and site drainage, but in no instance is this to be interpreted that we were specifically intending to reduce moisture contents and/or humidity measurements within the structure as they may relate to mold. Client understands our services, unless specifically expressed in our work scope, are in no way intended to address the potential for mold infestation, and, as such, agrees to indemnify and hold SCI harmless from any claim alleging that SCI's services caused or aggravated a mold infestation to the fullest extent permitted by law.

19. OTHER PROVISIONS You agree that this contract is entered into by the parties for the sole benefit of the parties to the contract, and that nothing in the contract shall be construed to create a right or benefit for any third party.

a. You agree that any and all limitations of SCI's liability and indemnifications by you shall include and extend to those individuals and entities SCI retains for performance of the services under this Agreement, including but not limited to SCI's officers, directors, and employees and their heirs and assigns, and SCI's subconsultants.

b. In an effort to resolve any conflicts that arise during or following completion of the project, you and SCI agree that all disputes between us arising out of or related to this Agreement shall be submitted to non-binding mediation as a condition precedent to institution of any formal legal proceeding, unless the parties mutually agree otherwise in writing.

c. THE PARTIES TO THIS CONTRACT HEREBY AGREE TO SUBMIT ANY SUCH DISPUTE TO THE CIRCUIT COURT OF ST. CHARLES COUNTY, STATE OF MISSOURI.

d. Test borings and test pits are an accepted and informative means of subsurface exploration. However, in the nature of things, they cannot indicate with absolute certainty the nature of the subsurface conditions between and sample locations of the exploration and below the termination of the borings or pits. Therefore, a report based on test borings, test pits, or other exploration method cannot ascertain the nature of the subsurface conditions between and beyond the specific sample locations. If conditions different than are indicated in our report come to your attention after you receive the report, it is recommended that you contact SCI immediately to inform SCI completely of what you have discovered and to authorize further evaluation, if appropriate.

e. Any recommendations provided in any correspondence, reports, plans, etc. from SCI are for the exclusive use of our client and are specific to the project covered by this contract. Recommendations provided by SCI are not meant to supersede more stringent requirements of local ordinances.

f. You may not assign this agreement to any other person or entity without the prior written consent of SCI. Any transfer of fifty percent or more of your equity interest or voting interest shall be deemed to be an assignment for this purpose.

g. SCI will perform all services under this agreement using the standard of care ordinarily used by firms performing such services in the locale where the services are being rendered. However, many factors influence the results from those services. As such, SCI expressly disclaims any warranty or guaranty as to the accuracy of such results. SCI's performance shall be solely judged against the foregoing standard of care.

RESOLUTION NO. 1765

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 1 WITH INTUITION & LOGIC ENGINEERING, INC., FOR ADDITIONAL SERVICES FOR THE DESIGN OF A POCKET WETLAND AT CONWAY PARK FOR THE NOT-TO-EXCEED AMOUNT OF \$13,215.00.

WHEREAS, the City strives to maintain and keep in good condition its assets; and

WHEREAS, with Resolution No. 1727, the City Council authorized the execution of a contact with Intuition & Logic Engineering, Inc. for engineering design services related to the dredging of Conway Park Lake for the not-to-exceed amount of \$40,510.00; and

WHEREAS, City Council was in favor of moving from dredging to a pocket wetland approach to address the lake's issues with a lower estimated construction costs; and

WHEREAS, Supplemental Agreement No. 1 provides for an expanded engineering scope of services with an additional cost of \$13,215.00 for a total not-to-exceed engineering design costs of \$53,727.00; and

WHEREAS, Public Works staff has found that Intuition & Logic Engineering, Inc., is well qualified for the design of a pocket wetland.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Standard Agreement titled Supplemental Agreement No. 1 between **Intuition & Logic Engineering, Inc.** and the City, attached hereto as "Exhibit A," with a not-to-exceed **engineering design contract sum of \$13,215.00**, is hereby approved, and the City Administrator is hereby authorized and directed to enter into and execute that Agreement. The Agreement as executed shall be substantially in the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Agreement.

ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: December 4, 2024

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works
Steve Berez, P.E., City Engineer and Assistant Director of Public Works

FROM: Dione Garson, P.E., Civil Engineer

SUBJECT: Conway Park Lake Pocket Wetland
Intuition & Logic, Inc. Supplemental Agreement No. 1 for Engineering
Design Services

Public Works staff recommends that the City approve Supplemental Agreement No. 1 with Intuition & Logic, Inc. (I&L). The agreement is for additional engineering design services to convert the existing lake at Conway Park to a pocket wetland.

Project Summary

The 1.3-acre lake at Conway Park is a City-owned and maintained asset. This body of water receives and manages overland flows from I-270 and sites north of the park. The lake was constructed in the mid-1980s as part of a park improvement project.

Surface flows received by the lake carry suspended solids that settle out and deposit onto the lake bed. Over time, sedimentation has accumulated, and the lake is now shallower, particularly on the north side of the lake near an outfall. About twenty-five years ago, only a small area near a stormwater sewer inlet was dredged. The entire lake has never been dredged.

In April 2024, Solitude Lake Management completed a bathymetry and sediment report for Conway Park Lake. The study confirmed a lake mean depth of 2.1 feet and a maximum water depth of 3.3 feet. As a result of the shallow lake depths:

- Fountains cannot properly function. Without aeration and a fountain system, algae and nuisance vegetation are more likely to thrive, resulting in unpleasant odors.
- For the past ten to fifteen years, large algae blooms have been flourishing in the lake. The algae causes horrible odors and unsightly scum to form on the water surface. To address the algae issues, Public Works staff needs to regularly treat the lake and rake off the dead algae.
- It is difficult for fish to survive.
- The water's turbidity has increased.

Engineering Design Phase – Dredging

On June 24, 2024, City Council approved Resolution No. 1727 authorizing the execution of a contract with I&L for engineering design services related to the dredging of Conway Park Lake for the not-to-exceed amount of \$40,510.00.

The dredging project was to be funded by the Park and Stormwater Fund under account 05-61-71-9509, Stormwater. The project is identified in Capital Improvement Program (CIP) and budgeted \$450,000 for engineering design plus construction in FY2025.

I&L provided preliminary design drawings which City staff reviewed. The plans showed lake improvements consisting of dewatering and excavating (dredging) the existing materials to create a deeper lake. The Engineers Opinion of Construction Cost for dredging was \$927,000 plus a 15% contingency for a grand construction total of \$1,067,000.

With estimated construction costs approximately two-and-a-half times the current CIP construction budget, City Staff asked I&L to explore other design options.

Pocket Wetland Alternative

City staff and I&L identified creating a pocket wetland as an alternative approach to dredging.

During the November 12, 2024 City Council meeting, Steve Berecz, P.E., City Engineer and Assistant Director of Public Works presented a staff memo that outlined the differences and comparative benefits of dredging and the pocket wetland alternative.

Like the dredging approach, the pocket wetland requires dewatering the lake. Unlike the dredging approach, with a pocket wetland existing materials would not need to be removed. Instead, the existing subsurface materials of the lake are shaped/graded to create different water depth areas ranging from six-inches deep up to around four-feet deep. Keeping materials in the lake lowered I&L's estimated construction costs from approximately \$1,067,000 to between \$350,000 and \$500,000.

The memo included the following table comparing the lake and pocket wetland approaches.

	Lake	Pocket Wetland
Estimated construction costs	\$1,067,000	\$350,000 to \$500,000
Maintenance costs	Might need to be dredged more often than a pocket wetland, dredging likely costly in future years	Maintenance costs will include controlled burns and replacement of native plants as needed, \$5,000 to \$10,000 annual budget
Amenities for residents	More locations for fishing and a larger fish population	Habitat for a wider variety of species
		Pocket wetlands offer the possibility of adding walking bridges through the wetland allowing for up-close views of native plants and aquatic species
		Possible boardwalk to small center island
	Both options offer the opportunity to post educational signage about native plant, aquatic, insect, and bird species	
Water quality	Total suspended solids are removed by gravity (settling)	Wetlands remove pollutants and nutrients with a variety of physical, chemical, and biological processes.
	Removes up to 85% of sediment from runoff	Removes up to 90% of sediment from runoff
		Plants and microbes absorb nutrients (nitrogen, phosphorous, and pesticides) and can accumulate them in less harmful chemical forms
Visual appeal	The overall look of the dredged lake will look similar to the look of the current lake. More plants of varying heights will be added around the perimeter enhancing the lakes visual interest.	A pocket wetland will have less open water than the current lake. The area will be filled with a variety of native plant species, including flowering plants that can add color , variety, and visual interest.

Table 1: Lake verses a pocket wetland

At the November 12, 2024 meeting, the City Council supported the pocket wetland approach. City staff members requests revised scope, costs, and schedule from I&L. The revised scope of services, costs, and schedule are shown in Supplemental Agreement No. 1 between the City and I&L, which was reviewed by City staff.

Pocket Wetland Supplemental Agreement

Pocket wetlands require more engineering design than dredging for the following reasons:

- Additional modeling will be needed to demonstrate to the Metropolitan St. Louis Sewer District that the detention volume of the pocket wetland will not be smaller than the detention volume of the existing lake.
- Ponds have typical sections that can be more easily and quickly incorporated into plan sets.
- Wetlands have more subjective design elements that require more stakeholder engagement, alternatives, and design iterations to create individual designs that are customized to the site and the community's preferences.
- In developing a pocket wetland planting plan, year-round changes in temperature, water levels, and pollutant loadings need to be understood and considered.
- Pocket wetland plan sets include more plan sheets that show additional design elements such as planting plans, wetland contours, and other site-specific design elements.

As a result, Supplemental Agreement No. 1 includes but is not limited to the following scope items that are beyond the scope of work included in the contract approved in June 2024:

- Two pocket wetland alternatives
- Detention basin analysis
- Forebay and aquatic shelves design
- Additional modeling and permitting efforts

To accommodate additional scope items, the cost of the additional engineering design services is \$13,215 for a total engineering design phase not-to-exceed cost of \$53,725.00.

Schedule

When I&L submitted a schedule for the engineering design scope of services approved in June 2024, permitting and final design were anticipated to be completed by early January 2025 with bid for construction then happening as early as Mid-January or early February 2025.

The schedule has been revised to accommodate the new, expanded scope of services. The revised schedule includes the following milestone dates:

- Between December 2024 and March 2025, stakeholder meetings
- September, 2025 60% design, plans, and costs estimates
- October 2025, permitting complete
- December 2025, final plans
- January 2026, bidding and award for construction

Funding

The additional \$13,215.00 will be funded by the Park and Stormwater Fund under account 05-61-71-9509, Stormwater. The project is identified in Capital Improvement Program with \$450,000 budgeted (engineering design plus construction) for FY2025.

Recommendation

City staff members recommend approving Supplemental Agreement No. 1 between the City and I&L given that:

- The estimated construction costs of a pocket wetland are approximately half of the estimated construction costs for dredging.
- The additional engineering design costs for the pocket wetland are approximately \$13,000, which is between approximately 2.5% and 4% of the estimated construction cost difference between dredging and a pocket wetland.
- The City Council favored the wetland approach with the direction that the planting plan be designed to show color throughout the growing seasons.

Attachments: Exhibit A – Supplemental Agreement No. 1 between the City and Intuition & Logic, Inc.

Wetland verses Lake Staff Memo (November 5, 2024)

Conway Park Lake Dredging Engineering Design Services Staff Memo (June 24, 2024)

Conway Park Lake Dredging Agreement with Intuition & Logic, Inc. (June 2024)

Resolution No. 1727

Exhibit A

SUPPLEMENTAL AGREEMENT NO. 1

BETWEEN INTUITION & LOGIC ENGINEERING, INC. AND

The City of Creve Coeur, Missouri

FOR PROFESSIONAL SERVICES

Project Name: **Conway Park Lake Dredging**

The Agreement between INTUITION & LOGIC ENGINEERING, INC. (I&L) and **The City of Creve Coeur, Missouri (CITY)**, Project Name: **Conway Park Lake Dredging** shall be amended as follows:

Witnesseth:

Whereas, on June 24, 2024, the parties hereto entered into a Professional Services Agreement to provide professional services for the **Conway Park Lake Dredging**, hereinafter called "AGREEMENT". The Total Compensation value was \$40,510.00.

Whereas, **CITY** desires to have additional work performed by I&L to provide services in accordance with this Supplemental Agreement No. 1, hereinafter called "SUPPLEMENTAL AGREEMENT NO.1".

Now, Therefore, in consideration of the payment and mutual agreements of the parties contained herein, the parties do mutually agree as follows:

1. SUPPLEMENTAL AGREEMENT NO.1 Scope of Services: **I&L** shall perform the additional services described in Attachment 1A, Scope of Services in addition to the Scope of Services described in Attachment A of the AGREEMENT, unless modified by Attachment 1A. The Contract schedule shall be amended as described in Attachment 1B.
2. SUPPLEMENTAL AGREEMENT NO.1 Compensation: **I&L** will provide the professional services described in Attachment 1C on a Time and Materials, Not To Exceed method of payment. The total compensation for the additional services shall not exceed **THIRTEEN THOUSAND TWO HUNDRED FIFTEEN DOLLARS AND NO CENTS (\$13,215.00)** without prior written authorization by I&L as follows:

Wetland Design Services =	\$	33,675.00
Contract Budget Credit =	\$	-20,460.00
Additional Services Total	\$	13,215.00

3. SUPPLEMENTAL AGREEMENT NO.1 changes the AGREEMENT total Compensation from \$40,510.00 to \$53,725.00. All other provisions of the AGREEMENT shall remain unchanged.

AGREEMENT Compensation =	\$	40,510.00
SUPPLEMENTAL AGREEMENT NO. 1 Compensation =	\$	13,215.00
Total Compensation =	\$	53,725.00

IN WITNESS WHEREOF, I&L and CITY have executed this SUPPLEMENTAL AGREEMENT NO. 1. The individuals signing this Agreement represent and warrant that they have the power and authority to enter into this Agreement and bind the parties for whom they sign.

INTUITION & LOGIC ENGINEERING, INC. (I&L)

The City of Creve Coeur, Missouri
(CITY)

Signature
Name: Tim Dean, PE, CFM
Title: Principal

11/26/2024
Date

43 1873553
Fed. Tax I.D. No.

Signature
Name:
Title:

Date

Fed. Tax I.D. No.

Attachment 1A Scope of Services

The purpose of the following scope of services is to evaluate wetland alternatives at Conway Park Lake in lieu of lake dredging, and developing 60% design documents for the selected alternative for the City's review and approval. This scope of services also includes the additional permitting and final plans and specifications effort to change the approach from dredging to a constructed wetland.

- 1.0 Council Meeting
 - 1.1 Council Meeting November 2024
I&L will attend a City Council meeting with the CITY to review the wetland alternative. I&L will review and provide data for a brief presentation.
- 2.0 Alternatives Analysis
I&L will evaluate wetland alternatives and practical approaches as follows:
 - 2.1 H&H Analysis
Using the hydrology data developed for the lake dredging, I&L will evaluate wetland outlet structure and pool elevation alternatives.
 - 2.2 Wetland Grading and Vegetation
I&L will evaluate grading options for various wetland configurations and to sustain various wetland types and planting regimes. The intent is to re-use existing material within the existing lake to form desired wetland landmass shapes, vegetation areas, and deep water threads between planted areas.
 - 2.3 Wetland Workshop
I&L will coordinate a workshop with the City to review and discuss wetland approaches and options. The goal of the workshop is to evaluate and discuss the potential cost, disturbance, constructability, advantages, opportunities and challenges of each practical alternative and identify preferred alternatives to develop further.
 - 2.4 Schematic Design
I&L will prepare schematic design exhibits for up to three preferred alternatives identified in the workshop.
 - 2.5 Develop Schematic Quantities and Costs
I&L will develop schematic (order of magnitude) construction quantities based on the conceptual level layouts for each developed alternative and costs based on local unit cost data.
 - 2.6 Alternatives Analysis Review
I&L will meet with the CITY to review the alternatives and discuss each option until consensus is reached on the approved approach. I&L will be available to the CITY and as needed after the meeting to provide input into internal discussions as needed.
 - 2.7 Alternatives Analysis Summary Memorandum
I&L will prepare a summary memorandum of the Wetland Alternatives Analysis including recommended project approach, concept level GIS based exhibits, and calculations. The memo will be in PDF format and submitted to the CITY via email for review and comment.

3.0 60% Design, Plans and Cost Estimate

Wetlands are generally more complicated to design and construct than a lake dredging project. The wetland approach will require additional sheets in the plan set to illustrate the additional section views, planting bed details, and wetland planting sheets. I&L will develop the selected wetland alternative into 60% design documents as follows:

3.1 Wetland Design

I&L will locate and size the wetland in accordance with accepted design standards (City, County, State, Federal and others). Design may include:

3.1.1 I&L will use the forebay design developed for the lake dredging at the pipe outfalls.

3.1.2 Wetland planting palette development

3.2 Utility Coordination

No additional effort anticipated.

3.3 60% Plans

Plans will be produced in AutoCAD Civil 3D to illustrate the design and develop quantities. The additional plan sheets needed will include: Sections, Wetland Details, and additional Planting plan sheets.

3.4 Quantities

Wetland quantities will be developed in bid tab format based on the preliminary design.

3.5 Cost Opinion

Wetland unit cost data will be estimated using bid tabs for similar project and local available bid tab databases appropriate for these projects.

4.0 MSD Permitting

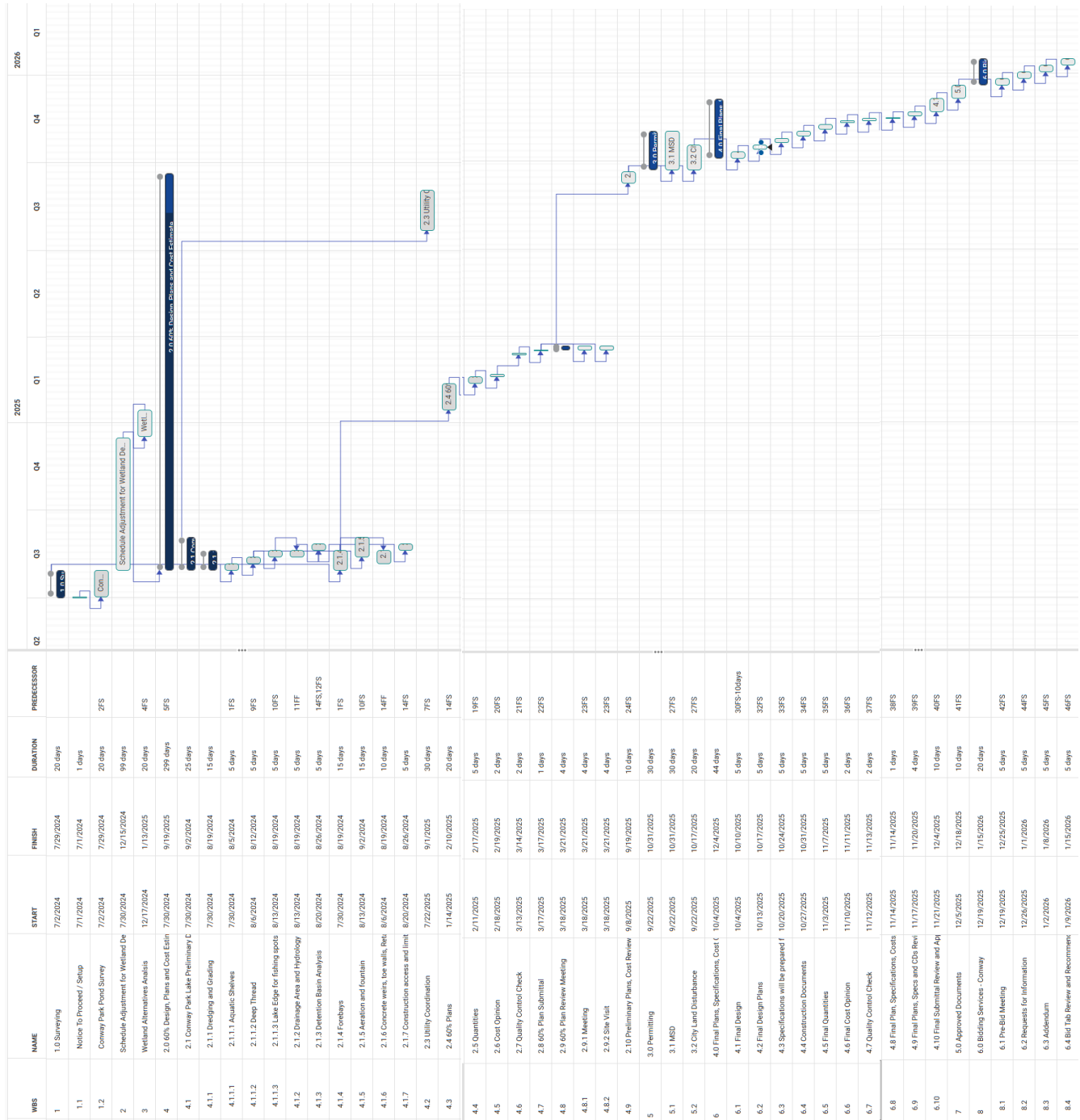
Additional effort will be required for the MSD permit approval to document there is no loss of water quality or detention resulting from converting the lake to a wetland. This will involve developing additional stormwater detention calculations and documenting / describing in the MSD permit submittals. A virtual meeting with MSD is anticipated to discuss the project approach during permit review.

5.0 90% Plans, Specifications, Cost Opinion and Construction Documents

The wetland construction documents will require additional sheets in the plan set to illustrate the additional section views, planting bed details, and wetland planting sheets. The change will also involve additional project specifications and an expanded bid tab.

Attachment 1B Schedule

The schedule will be revised as follows to add in the Wetland Alternatives Analysis prior to plan development.



Attachment 1C Compensation



Description	Principal	Project Manager (Principal)	Engineer EI	Subtotal Hours	Subtotal Personnel Cost
Wetland Alternatives Analysis	4	37	70	111	\$ 16,515.00
Wetland 60% Plans	0	22	34	56	\$ 8,370.00
Additional Permitting	0	8	8	16	\$ 2,520.00
Additional Final Plans, Specifications, Cost and CDs	0	10	36	46	\$ 6,270.00
Subtotal =	4	77	148	229	\$ 33,675.00
	2%	34%	65%		

2407 - Creve Coeur - Conway Park Wetland Design										\$	33,675.00
INTUITION & LOGIC											
	Personnel Type/ Title	Principal	Project Manager (Principal)	Engineer EI	Senior CAD/GIS Technician/Designer	Subtotal Hours	Subtotal Personnel Cost	Subtotal			
	Personnel Billing Rate	225.00	195.00	120.00	120.00						
	Wetland Alternatives Analysis										
	Council Meeting (Nov. 2024)					-	\$ -	\$ -			
	Prepare Review Meeting presentation		1			1.00	\$ 195.00	\$ 195.00			
	Attend Meeting		2			2.00	\$ 390.00	\$ 390.00			
						-	\$ -	\$ -			
	H&H Analysis		2	4		6.00	\$ 870.00	\$ 870.00			
	Wetland Grading and Vegetation Options		4	8		12.00	\$ 1,740.00	\$ 1,740.00			
	Wetland Workshop					-	\$ -	\$ -			
	Coordinate and materials		1	4		5.00	\$ 675.00	\$ 675.00			
	Attend		4	4		8.00	\$ 1,260.00	\$ 1,260.00			
	Meeting Notes		1	1		2.00	\$ 315.00	\$ 315.00			
	Develop Preferred Alternatives					-	\$ -	\$ -			
2	Schematic Exhibits		2	8		10.00	\$ 1,350.00	\$ 1,350.00			
2	Quantities		2	8		10.00	\$ 1,350.00	\$ 1,350.00			
2	Costs		2	4		6.00	\$ 870.00	\$ 870.00			
	Meeting with City					-	\$ -	\$ -			
	Coordinate and Attend		3	4		7.00	\$ 1,065.00	\$ 1,065.00			
	Meeting Notes		1	1		2.00	\$ 315.00	\$ 315.00			
	Summary Memorandum	4				4.00	\$ 900.00	\$ 900.00			
	Body		8	12		20.00	\$ 3,000.00	\$ 3,000.00			
	Exhibits		2	6		8.00	\$ 1,110.00	\$ 1,110.00			
	Appendix		2	6		8.00	\$ 1,110.00	\$ 1,110.00			
						-	\$ -	\$ -			
						-	\$ -	\$ -			
						-	\$ -	\$ -			
	Subtotal =	4	37	70	0	111.00	\$ 16,515.00	\$ 16,515.00			
	Wetland 60% Plans										
	Preliminary Design		4	8		12.00	\$ 1,740.00	\$ 1,740.00			
	Preliminary Plans					-	\$ -	\$ -			
2	Cross Sections Sheets		4	6		10.00	\$ 1,500.00	\$ 1,500.00			
2	Details and Notes		4	6		10.00	\$ 1,500.00	\$ 1,500.00			
2	Planting Plan		8	12		20.00	\$ 3,000.00	\$ 3,000.00			
	Preliminary Quantities		1	1		2.00	\$ 315.00	\$ 315.00			
	Preliminary Cost Opinion		1	1		2.00	\$ 315.00	\$ 315.00			
						-	\$ -	\$ -			

INTUITION & LOGIC							
2407 - Creve Coeur - Conway Park Wetland Design							\$ 33,675.00
	Personnel Type / Title	Principal	Project Manager (Principal)	Engineer EI	Senior CAD/GIS Technician/Designer	Subtotal Hours	Subtotal Personnel Cost
		225.00	195.00	120.00	120.00		
		0	22	34	0	56.00	\$ 8,370.00
Subtotal =							\$ 8,370.00
	Additional Permitting					-	\$ -
	MSD permitting		8	8		16.00	\$ 2,520.00
						-	\$ -
	Subtotal =	0	8	8	0	16.00	\$ 2,520.00
	Additional Final Plans, Specifications, Cost and CDs					-	\$ -
	Final Design - Planting		4	8		12.00	\$ 1,740.00
2	Cross Sections Sheets		2	8		10.00	\$ 1,350.00
2	Details and Notes		2	8		10.00	\$ 1,350.00
2	Planting Plan		2	8		10.00	\$ 1,350.00
	Special Provisions			4		4.00	\$ 480.00
						-	\$ -
	Subtotal =	0	10	36	0	46.00	\$ 6,270.00
Subtotal Hours							\$ 33,675.00
Subtotal Personnel Cost							\$ 33,675.00
							\$ 33,675.00

Intuition & Logic Engineering, Inc. • 16253 Swingley Ridge Road • Chesterfield, MO 63017 • 636-777-3000

RESOLUTION NO. 1727

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A CONTRACT WITH INTUITION & LOGIC ENGINEERING, INC., FOR DESIGN RELATED TO THE DREDGING OF CONWAY PARK LAKE FOR THE NOT-TO-EXCEED AMOUNT OF \$40,510.00.

WHEREAS, the City strives to maintain and keep in good condition its assets, including natural assets such as lakes, whenever possible; and

WHEREAS, dredging the lake will allow for the proper functioning of a fountain and aeration system, which will improve water quality and residents' enjoyment of the park by controlling the cause of unpleasant odors,

WHEREAS, the City of Creve Coeur Staff and the Stormwater Committee have identified the importance of dredging the lake; and

WHEREAS, Public Works staff has found that Intuition & Logic Engineering, Inc. is well qualified for the design of lake improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Standard Agreement between Intuition & Logic Engineering, Inc. and the City, attached hereto as "Exhibit A," with a not-to-exceed contract sum of \$40,510.00, is hereby approved, and the City Administrator is hereby authorized and directed to enter into and execute that Agreement. The Agreement as executed shall be substantially in the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Agreement.

ADOPTED THIS 24TH DAY OF JUNE, 2024.



DR. ROBERT HOFFMAN
MAYOR

ATTEST:



KELLIE HENKE
CITY CLERK





DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: June 12, 2024

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works
Steve Berez, P.E., City Engineer and Assistant Director of Public Works

FROM: Dione Garson, P.E., Civil Engineer

SUBJECT: Recommendation of Award – Design Phase
Conway Park Lake Dredging

Public Works staff recommends that the City enter into a contract with Intuition & Logic for the engineering design phase of the Conway Park Lake Dredging Project.

Project Summary

The lake at Conway Park is a City owned and maintained asset. This body of water receives and manages overland flows from I-270 and sites north of the park.

Surface flows received by the lake carry suspended solids that settle out and deposit onto the lake bed. Over time, sedimentation has accumulated, and the lake is now shallower, particularly on the north side of the lake near an outfall. Sediment deposition has the following negative impacts on the lake:

- When the lake is too shallow:
 - Fountains cannot properly function. Without aeration and a fountain system, algae and nuisance vegetation are more likely to thrive, which results in unpleasant odors.
 - It is difficult for fish to survive.
 - The water's turbidity increases.

This project will address issues associated with sedimentation by:

- Dredging and disposing of spoils.
- Constructing aquatic shelves.
- Installing an aeration and a fountain system.
- Adding concrete weirs, toe walls, and retaining walls as necessary to achieve project goals.
- Building forebays. A few notes about forebays:
 - The forebay is a smaller pool of water placed before the larger body of water that pretreats runoff before it leaves the forebay and enters the main water body.

- In the forebay, some of the suspended solids in the runoff settles out, which reduces the turbidity of the water before it enters the main body of water.
- Forebays also help reduce long-term maintenance costs.
 - It is less expensive to dredge a smaller forebay than an entire lake.
 - Access for sediment removal is easier for a forebay than it is for an entire lake.
 - By encouraging sedimentation in the forebay, the length of time between required dredging of the larger body of water increases.
- Forebays also decrease the velocity of water flowing into the lake.

The project will benefit residents by:

- Adding to the public's possible enjoyment of the park by:
 - Creating informal locations for fishing access.
 - Decreases the causes of foul odors.
- Improving water quality.

In April 2024, Solitude Lake Management completed a bathymetry and sediment report for Conway Park Lake. Intuition & Logic will use this report to inform design and estimation of quantities.

Schedule

The proposed design schedule has surveying taking place in July 2024 followed by 60% design, which is estimated to be completed by mid-October 2024. Permitting and final design are scheduled to be complete by early January 2025. The project may be bid for construction as early as Mid-January or early February 2025.

Funding

This project will be funded by the Park and Stormwater Fund under account 05-61-71-9509, Stormwater. The project is identified in Capital Improvement Program with \$450,000 budgeted (engineering design plus construction) for FY2025.

Recommendation

The recommendation is to enter into an engineering design contract with Intuition & Logic for the not-to-exceed amount of \$40,510.00.

Intuition & Logic is on the City Council approved on-call professional services list for stormwater engineering design services (Resolution No. 1704 adopted January 22, 2024). Recently, Intuition & Logic has successfully completed the following projects for the City:

- The 2024 Watershed Management Plan.
- Engineering design for the Alden Lane Stormwater Improvements Project (this project was constructed in FY2024).
- Engineering design of the South New Ballas Road – Tarrytown Drive Channel Stabilization Project (this project was substantially completed in FY2024).

Intuition & Logic is a firm that specializes in water resource management with experience in providing services such as:

- Water quality

- Design of lakes and ponds
- Flood control works
- Urban streams & channels

The City of Cape Girardeau retained Intuition & Logic for a similar project. This recently completed project successfully restored the historic depths and aquatic functions of the three-acre Capaha Park Pond.

Attachments: Exhibit A – Contract agreement between the City and Intuition & Logic



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: November 5, 2024

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Steve Berez, City Engineer / Asst. Director of Public Works

SUBJECT: Conway Park
Lake Rehabilitation Project

Earlier this year, the City hired Intuition & Logic (I&L) to design and prepare bid documents for the rehabilitation of the lake at Conway Park. The 1.3-acre lake is a City owned and maintained asset which receives and manages overland flows from I-270 and sites north of the park. The lake was constructed as part of park improvements in the mid 1980's.

Surface flows received by the lake carry suspended solids that settle out and deposit over the lake bed. Over time, sedimentation has accumulated and the lake is now very shallow, is not a healthy lake and does not support fish habitat. The lake has never been dredged, except for a very small portion immediately adjacent to the storm sewer inlet about twenty-five years ago. A recent bathymetric survey confirmed a lake mean depth of 2.1 feet, with a maximum water depth of 3.3 feet.

I&L has provided preliminary design drawings which Staff has reviewed. The lake improvements consist of dewatering and excavating the existing materials to create a deeper lake. The excavated materials would be placed at three separate locations within the park and these areas would be restored with native plantings. The open water lake would consist of a vegetated edge, spawning bed shelf, shallow zone and a deep pool zone (up to about 12 feet deep). Included with this design are two forebays. The forebays are designed to allow for initial settling of sediments in a confined area to allow for the regular removal of sediments without having to dewater/dredge the entire lake in the future. The lake would support aquatic life year-round, would be a diverse habitat and would be a healthy lake.

I&L provided an Engineers Opinion of Construction Cost for this design concept. The construction cost estimate was \$927,000 plus a 15% contingency for a grand construction total of \$1,067,000. The current construction budget in the CIP for the project is \$410,000.

With estimated construction costs more than two-and-a-half times the current construction budget, City Staff asked I&L to explore other design options. Following are two pictures of the existing lake at Conway Park.



One alternative approach to dredging to create a healthy lake is to convert the lake into a “pocket wetland.” The pocket wetland would require dewatering the lake, but would not require removal of existing materials. Instead, the existing subsurface materials of the lake would be shaped/graded to create different water depth areas ranging from six-inches deep up to around four feet deep. The pocket wetland would still require construction of two forebays, similar to the open water lake concept. Also, a deep thread zone (about 6-feet deep) through the pocket wetland could be designed as part of the project.

The pocket wetland would not look like the wetland area at Millennium Park. It will have open water for a large portion of it and could be designed to be a very colorful wetland. A few representative pictures are below:



The pocket wetland would be a diverse and excellent habitat, but would provide a very limited fish habitat and will offer a significantly reduced fishing opportunity for the public. Also, a boardwalk could be installed as an additional amenity which could allow access to a center small island. I&L has not yet started any designs for a pocket wetland. I&L has provided a conceptual construction cost range of \$350,000 to \$500,000 (for a boardwalk an additional cost of \$75,000 to \$150,000).

The table on the following page compares the lake and pocket wetland options for Conway Park.

	Lake	Pocket Wetland
Estimated construction costs	\$1,067,000	\$350,000 to \$500,000
Maintenance costs	Might need to be dredged more often than a pocket wetland, dredging likely costly in future years	Maintenance costs will include controlled burns and replacement of native plants as needed, \$5,000 to \$10,000 annual budget
Amenities for residents	More locations for fishing and a larger fish population	Habitat for a wider variety of species
		Pocket wetlands offer the possibility of adding walking bridges through the wetland allowing for up-close views of native plants and aquatic species
		Possible boardwalk to small center island
	Both options offer the opportunity to post educational signage about native plant, aquatic, insect, and bird species	
Water quality	Total suspended solids are removed by gravity (settling)	Wetlands remove pollutants and nutrients with a variety of physical, chemical, and biological processes.
	Removes up to 85% of sediment from runoff	Removes up to 90% of sediment from runoff
		Plants and microbes absorb nutrients (nitrogen, phosphorous, and pesticides) and can accumulate them in less harmful chemical forms
Visual appeal	The overall look of the dredged lake will look similar to the look of the current lake. More plants of varying heights will be added around the perimeter enhancing the lakes visual interest.	A pocket wetland will have less open water than the current lake. The area will be filled with a variety of native plant species, including flowering plants that can add color , variety, and visual interest.

Table 1: Lake verses a pocket wetland

Staff will present additional details for both the open water lake and pocket wetland options during a PowerPoint presentation at the City Council meeting and is requesting Council's direction on the design path forward.

**Standard Agreement
Between Intuition & Logic Engineering, Inc. and
The City of Creve Coeur, Missouri
For Professional Services**

Project Name: Conway Park Lake Dredging

THIS AGREEMENT is entered into between THE CITY OF CREVE COEUR, MISSOURI located at 300 N. New Ballas Road, Creve Coeur, MO 63141, its successors and assigns, hereinafter called CITY and INTUITION & LOGIC ENGINEERING INC, a Missouri Corporation doing business as INTUITION & LOGIC, its successors and assigns, hereinafter called I&L.

ARTICLE 1 - EFFECTIVE DATE

The effective date of this Agreement shall be June 24, 2024

ARTICLE 2 - GOVERNING LAW

This Agreement shall be governed by the laws of the State of MISSOURI.

ARTICLE 3 - SCOPE OF SERVICES

I&L shall provide the Services described in Attachment A, Scope of Services. I&L shall be the general administrator and coordinator of I&L's services and shall facilitate the exchange of information among the other independent sub consultants (if any) engaged by I&L as necessary for the coordination of their services.

ARTICLE 4 - SCHEDULE

I&L shall provide the Services pursuant to the Schedule set forth in Attachment B, Schedule.

ARTICLE 5 - COMPENSATION

CITY shall pay I&L in accordance with Attachment C, Compensation.

I&L shall submit periodic invoices to CITY for services provided. At a minimum, all invoices shall include a unique invoice number; an itemized statement of the work performed; the invoice amount, the amount previously billed, the total amount billed to date and the total amount paid to date.

All Invoices are due within thirty (30) days of receipt of invoice. If CITY objects to any statement submitted by I&L, CITY shall so advise I&L in writing giving reasons therefor within fourteen days (14) of receipt of invoice. If no such objection is made, the invoice will be considered acceptable to CITY. CITY shall pay when due that portion of the invoice, if any, not in dispute.

I&L reserves the right to stop work in the event that payment is not received as stipulated herein. Project schedules, time to perform and deliverable dates shall be postponed by the number of stop work days.

ARTICLE 6 - STANDARD OF CARE

Services performed by I&L under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied and no warranty or guarantee is included or intended in this Agreement or in any report, opinion, document or otherwise.

ARTICLE 7 - INDEMNIFICATION

CITY and I&L shall mutually indemnify and hold each other harmless from and against all judgments, losses and

damages to the extent such judgments, losses, or damages are caused by any negligent act, error, or omission of CITY or I&L or any person or organization for whom CITY or I&L is legally liable.

Without limiting the generality of the foregoing, this indemnification obligation shall extend to and include any actions brought by, or in the name of, any employee of CITY or I&L or others for whom the CITY or I&L is legally liable.

CITY and I&L further agree to mutually indemnify and hold each other harmless from any third party claims for liability for injury or loss sustained or alleged by any person or entity, whether a party to this Agreement or not, and allegedly arising out of CITY or I&L's performance of services under this Agreement.

The terms and conditions of this Article shall survive completion of all Services, obligations, and duties provided for in this Agreement, or the termination of this Agreement for any reason.

ARTICLE 8 - INSURANCE

During the performance of the Services under this Agreement, I&L shall maintain the following insurance with carriers having a Best's rating of at least B+ and authorized to do business in the state of Missouri:

- (a) General Liability Insurance on a coverage form equal to ISO CG 00 01, on an occurrence basis, with a limit of not less than \$2,000,000 per occurrence and \$4,000,000 general aggregate.
- (b) Automobile Liability Insurance to include coverage for all hired, owned and non-owned vehicles, with a combined single limit of not less than \$1,000,000.
- (c) Workers' Compensation Insurance, in accordance with the laws of Missouri, and Employers' Liability Insurance with limits according to such statutory requirements, or \$1,000,000 for each accident, whichever is greater. Where Services fall within the authority of the United States Longshoreman's and Harbor Workers Compensation Act, or the Jones Act, I&L's insurance shall include such Acts.
- (d) Professional Liability Insurance with limits of not less than \$2,000,000 per claim and annual aggregate.

Upon request, I&L shall furnish CITY certificates of insurance which evidence the requirements upon written request.

ARTICLE 9 - COMPLIANCE WITH LAWS

In performance of the Services, I&L shall comply with applicable regulatory requirements including federal, state, and local laws, rules, regulations, orders, codes, criteria, and standards. I&L shall procure the permits, certificates, and licenses necessary to allow I&L to perform the Services. I&L shall not be responsible for procuring permits, certificates, and licenses required for any construction unless such responsibilities are specifically assigned to I&L in Attachment A, Scope of Services.

ARTICLE 10 - CITY'S RESPONSIBILITIES

CITY shall perform the following in a timely manner so as not to delay the Services of I&L:

- (a) Provide criteria and information pertinent to I&L's Services as to CITY's requirements for the Project, including design objectives and constraints, space, capacity, and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which CITY will require to be included in the drawings and specifications to be furnished by I&L under this Agreement, if any.
- (b) Make available to I&L drawings, specifications, schedules, and other information, interpretations, and data which are prepared by CITY, or by others, which are reasonably available to CITY, and which CITY and I&L consider pertinent to I&L's responsibilities hereunder.
- (c) Arrange for access to and to make provisions for I&L to enter upon public and private property as required for I&L to perform the Services.
- (d) Give prompt notice to I&L whenever CITY observes or otherwise becomes aware of any development that affects the scope or timing of I&L's Services.

Unless otherwise provided in the Agreement, the information and services to be provided by CITY under this Article will be without cost to I&L.

ARTICLE 11 – NOT USED

ARTICLE 12 - TERMINATION AND SUSPENSION

CITY may terminate or suspend performance of all or any part of this Agreement for CITY's convenience upon written notice to I&L. Upon receipt of notice, I&L shall terminate or suspend performance of the Services on a schedule acceptable to CITY. CITY shall pay I&L for Services performed in accordance with this Agreement up to the effective date of termination or suspension.

I&L may terminate this Agreement upon written notice in the event of substantial failure by CITY to perform in accordance with this Agreement; provided, however, CITY shall have 14 calendar days from receipt of the termination notice to cure or to submit a plan for cure reasonably acceptable to I&L. In the event of termination, CITY will pay I&L for Services performed in accordance with this Agreement to the date of termination.

Throughout the term of this Agreement, I&L shall maintain, in legible and organized form, all information, work papers, and design calculations relating to the Services. Upon termination of this Agreement for any reason, I&L will provide same to CITY, along with all documents or other instruments of service, whether completed or in progress, that have been prepared or furnished by I&L in the performance of the Services hereunder.

ARTICLE 13 - PROPRIETARY INFORMATION

I&L shall treat as proprietary all information provided by CITY and all drawings, reports, studies, design calculations, specifications, and other documents or information, in any form or media, resulting from the I&L's performance of the Services. I&L shall not publish or disclose proprietary information for any purpose other than the performance of the Services without the prior written authorization of CITY.

The preceding restriction shall not apply to information which is in the public domain, was previously known to I&L, was acquired by I&L from others who have no confidential relationship to I&L with respect to same, or which, through no fault of I&L, comes into the public domain. I&L shall not be restricted from releasing information, including proprietary information, in response to a subpoena, court order, or other legal process. I&L shall not be required to resist such subpoena, court order, or legal process, but shall promptly notify CITY in writing of the demand for information before I&L responds to such demand.

ARTICLE 14 - NOTICES

Any notices required by this Agreement shall be made in writing to the address specified below:

I&L: Mark Meyer, PE, CFM
Intuition & Logic
16253 Swingley Ridge Road
Suite 100
St. Louis, MO 63017
(636) 777-3000
mark@ilincworld.com

CITY: James Heines
Director of Public Works
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2538
jheines@crevecoeurmo.gov

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of CITY and I&L.

ARTICLE 15 - DELAY IN PERFORMANCE

Neither CITY nor I&L shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and delay in or inability to procure permits, licenses, or authorizations from any local, state or federal agency for any of the supplies, materials, accesses, or services required to be provided by either CITY or I&L under this Agreement.

Should such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party, describing the circumstances preventing continued performance and the efforts being made to resume performance.

ARTICLE 16 - DISPUTES

In the event of a dispute between I&L and CITY arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. If the parties cannot thereafter resolve the dispute, each party shall nominate a senior officer of its management to meet to resolve the dispute by direct negotiation or mediation.

Should such negotiation or mediation fail to resolve the dispute, either party may pursue resolution by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association; provided, however, in the event the parties are unable to reach agreement to arbitrate under terms reasonably acceptable to both parties, either party may pursue resolution in any court having jurisdiction.

During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder.

ARTICLE 17 - EQUAL EMPLOYMENT OPPORTUNITY

I&L affirms its policy to recruit and hire employees without regard to race, age, color, religion, sex, sexual preference/orientation, marital status, citizen status, national origin or ancestry, presence of a disability or status as a Veteran of the Vietnam era or any other legally protected status. It is I&L's policy to treat employees equally with respect to compensation, advancement, promotions, transfers and all other terms and conditions of employment.

ARTICLE 18 - WAIVER

A waiver by either CITY or I&L of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

ARTICLE 19 - SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of this Agreement shall be construed and enforced as if it did not contain the particular portion or provision held to be void. I&L and CITY further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

ARTICLE 20 - INTEGRATION

This Agreement, including Attachments A, B, and C incorporated by this reference, represents the entire and integrated Agreement between I&L and CITY. It supersedes all prior and contemporaneous communications,

representations, and agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be amended only by a written instrument signed by both I&L and CITY.

ARTICLE 21 - SUCCESSORS AND ASSIGNS

I&L and CITY each binds itself and its successors, executors, administrators, permitted assigns, legal representatives, and, in the case of a partnership, its partners, to the other party to this Agreement and to the successors, executors, administrators, permitted assigns, legal representatives, and partners of such other party, in respect to all provisions of this Agreement.

ARTICLE 22 - ASSIGNMENTS

Neither I&L nor CITY shall assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent, no assignment will release or discharge the assignor from any obligation under this Agreement.

ARTICLE 23 - THIRD PARTY RIGHTS

The Services provided for in this Agreement are for the sole use and benefit of, and nothing in this Agreement shall be construed to give any rights or benefits to, anyone other than I&L and CITY.

ARTICLE 24 – FORCE MAJEURE

Neither CITY nor I&L shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

ARTICLE 25 – USE OF ELECTRONIC MEDIA

Copies of Documents that may be relied upon by CITY are limited to the printed copies (also known as hard copies) that are signed or sealed by I&L. Files in electronic media format or text, data, graphic or other types that are furnished by I&L to CITY are only for convenience of CITY. Any conclusion of information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, I&L makes no representation as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by I&L at the beginning of this assignment.

ARTICLE 26 – HAZARDOUS ENVIRONMENTAL CONDITIONS

It is acknowledged by CITY and I&L that I&L's scope of service does not include any services related to the presence at the site of asbestos, PCB's, petroleum, hazardous waste or radioactive materials. CITY acknowledges that I&L is performing professional services for CITY and I&L is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

ARTICLE 27 – CONSTRUCTION PHASE SERVICES

If this AGREEMENT provides for any construction phase services by I&L, it is understood that the Contractor, not I&L, is responsible for the construction of the project, and that I&L is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

IN WITNESS WHEREOF, I&L and CITY have executed this Agreement. The individuals signing this Agreement represent and warrant that they have the power and authority to enter into this Agreement and bind the parties for whom they sign.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Intuition & Logic Engineering, Inc. (I&L)

The City of Creve Coeur, Missouri (CITY)



Signature

Name: Tim Dean, PE, CFM

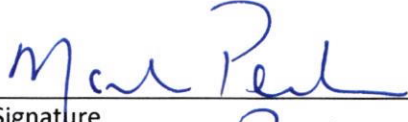
Title: Principal

5/30/2024

Date:

431873553

Fed. Tax I.D. No.



Signature

Name: Mark Perkins

Title: City Administration

Date:

6/26/24

Date:

436005772

Fed. Tax I.D. No.

Attachment A
Scope of Services

City of Creve Coeur Missouri Conway Park Lake Dredging Project Scope of Service

The purpose of the following scope of services is to develop Lake dredging and edge stabilization design, plans, specification, costs, and construction documents for the City of Creve Coeur's owned and maintained lake at Conway Park.

1.0 Surveying

Provide boundary and topographic surveying sufficient to produce final plans and easement documents.

1.1 Boundary Data

Provide boundary data sufficient to produce easement documents based on County records for the parcels indicated by yellow stars in the boundary information exhibit. Locate enough property corners to closely approximate boundary lines on the survey. Include parcel information and meets and bounds data. Some boundary data is available from the historical survey data.

1.2 Topographic Survey

Provide normal and customary topographic surveying sufficient to produce 1' contours.

Topographic surveying limits are indicated by solid red lines in the survey exhibit. The KMZ file for topographic surveying limits is available upon request.

1.3 Horizontal and Vertical Control

Establish survey control using existing available reference control monuments and place site control points and benchmarks with reference ties for use during construction.

1.4 Historical Survey Tie-In

Existing survey is available from recent City projects for the overland areas adjacent to the lake. The new survey data should tie into the existing survey at 2 or 3 points around each lake as a basis for establishing any needed datum shifting during design development. Merging of the existing Civil 3D surface with new topographic data is not needed.

1.5 Deliverable

Civil 3D CAD file with the topographic survey in one file. Civil 3D surface also.

Easements and Title Reports are not anticipated. The work and access is on City owned parcels or through public Right Of Way.

Topographic survey limits are to supplement existing survey data on hand from previous City projects.



Figure 1 Conway Park Survey Limits

2.0 60% Design, Plans and Cost Estimate

2.1 Conway Park Lake Preliminary Design

I&L will locate and size lake dredging, forebay, and other components in accordance with accepted design standards (City, County, State, Federal and others).

2.1.1 Dredging and Grading

2.1.1.1 Aquatic Shelves

2.1.1.2 Deep Thread

2.1.1.3 Lake Edge for fishing spots – informal locations, no paved pathways.

2.1.2 Drainage Area and Hydrology

2.1.2.1 Use previous study findings as a starting point and supplement as needed to define information for the forebay locations.

2.1.3 Detention Basin Analysis

2.1.3.1 Verify design changes do not reduce stormwater detention capacity for MSD approval.

2.1.4 Forebays

2.1.4.1 North end

2.1.4.2 Runoff from 270 inflow point

- 2.1.4.3 Access point, invert material design/selection, energy dissipation, and baffle walls
- 2.1.5 Aeration and fountain
 - 2.1.5.1 Coordinate with City on available electrical supply, quantity, size, aesthetic, and location of aeration and fountains.
 - 2.1.5.2 Design layout and extents of aeration and fountains to meet City's goals and objectives.
 - 2.1.5.3 Coordinate with manufacturer's representative to develop a material specification for bidding.
- 2.1.6 Concrete weirs, toe walls, Retaining walls, others as needed to support above design elements.
- 2.1.7 Construction access and limits of disturbance
- 2.1.8 Utility relocations are not anticipated
- 2.1.9 Preliminary Easement/ROW requirements are not anticipated
- 2.2 Utility Coordination

I&L will submit preliminary plans to the utility companies for their review and identification of utility locations as appropriate. I&L will coordinate directly with each utility to either 1) utility verifies that there is no conflict or 2) develop a mutually agreed plan to address each utility conflicts identified. I&L will PDF all letters, maps, notes, and correspondence documenting the findings of "no conflict" or the agreed upon resolution.
- 2.3 60% Plans

Plans will be produced in AutoCAD Civil 3D to illustrate the design and develop quantities. The planset will include: Cover, Notes, Access, Plan, Sections, Wall Elevations, and Details.

 - Conway will bid late 2024
- 2.4 Quantities

Quantities will be developed in bid tab format based on the preliminary design.
- 2.5 Cost Opinion

Unit cost data will be estimated using bid tabs for similar project and local available bid tab databases appropriate for these projects.
- 2.6 Quality Control Check

The project Quality Control Manager (QCM), a senior design engineer, will review the design plans, calculations and cost opinion to check for practicality and that I&L's design protocols were followed in developing and documenting the design.
- 2.7 60% Plan Submittal

I&L will submit plans and cost opinions electronically in PDF format. The submittal will include electronic files (MS Word, MS Excel, AutoCAD, Esri) as requested.
- 2.8 60% Plan Review Meeting
 - 2.8.1 Meeting

I&L will schedule and attend a meeting with the City to review the preliminary design, plans and cost opinion. I&L will prepare meeting summary notes in PDF format and submit them to the City via email for review and comment.
 - 2.8.2 Site Visit

As part of the meeting, I&L will walk the project site with CITY Staff and the 60% plans to observe field conditions and discuss the design challenges and opportunities. The site visit summary notes will be included in the meeting notes submittal. Site visit at each location will look at access and staging locations as well as any potential on site spoil locations.
- 2.9 Preliminary Plans, Cost Review and Approval

The CITY will review the preliminary plans submittal and provide comments and conditional approval. I&L will incorporate the review comments into the final design plan.

3.0 Permitting

I&L will prepare and submit the necessary required permits for review and approval.

3.1 MSD

3.1.1 Plan review submittal

3.1.1.1 Submittal 1

3.1.1.2 Submittal 2 – incorporate comments and re-submit

3.1.2 Stormwater Management Facilities Report submittal

3.1.2.1 Submittal 1

3.1.2.2 Submittal 2 – incorporate comments and re-submit

3.2 City Land Disturbance

4.0 Final Plans, Specifications, Cost Opinion and Construction Documents

4.1 Final Design

I&L will complete remaining design components including restoration and SWPPP sheets. I&L will develop each design component in accordance with accepted design standards (County, State, Federal and others).

Site restoration is anticipated to be sodding of access, spoils, and staging routes.

4.2 Final Design Plans

Final plans will be produced in AutoCAD Civil 3D to illustrate the design and for use as a base for the final cost opinion. The planset will include: Cover, Notes, Access, Plan, Sections, Wall Elevations, Details and Erosion and Sediment Control.

4.3 Specifications will be prepared for the project site.

4.3.1 Standard Specifications

The Project Standard Construction Specifications will be the CITY's approved specifications.

4.3.2 Special Provisions

Special provisions will be prepared for all items not specifically covered in the project standard specifications.

4.4 Construction Documents

I&L will prepare construction documents using the CITY standard format Project Manual for the project site. Construction Documents will include: Project Description, Invitation to Bidders, Contract Agreement, Bid Tab, General Conditions, Standard Specifications, Special Provisions, Bond Forms (Bid, Payment, Performance), Project Construction Forms (Notice of Award, Notice to Proceed, Application for Payment, Change order, among others as appropriate)

4.5 Final Quantities

I&L will develop final quantities based on the final design. The final quantities will be in the final bid tab format using the bid tab item descriptions and units.

4.6 Final Cost Opinion

I&L will prepare the final opinion of construction costs based on the bid tab final quantities and unit cost information appropriate for this region.

4.7 Quality Control Check

The project QCM will review the design plans, calculations, and cost opinion to check for practicality and that I&L's design protocols were followed in developing and documenting the design.

4.8 Final Plan, Specifications, Costs, and Construction Documents Submittal

I&L will submit final plans, specifications, cost opinion, and construction documents to the CITY electronically in PDF format.

4.9 Final Plans, Specs and CDs Review Meeting

I&L will coordinate and attend a virtual meeting with the CITY to review the final plans, specifications, construction documents, and cost opinion. I&L will prepare meeting summary notes in PDF format and submit them to the CITY via email for review and comment.

4.10 Final Submittal Review and Approval

The CITY will review the Final Plans Submittal documents and provide comments and conditional approval. I&L will incorporate the review comments into the approved documents.

5.0 Approved Documents

Upon approval of the Final Submittal documents, I&L will prepare and submit the approved documents.

The submittal will include:

5.1 Electronic Bid Documents

Submit electronic copy of Plans, Specifications, and Construction Documents in PDF format for use in electronic plan rooms and project bidding. Submittal shall be via email, on line file sharing or other method as requested by the CITY.

5.2 Electronic Project Files

I&L will submit all of the approved documents in their original electronic format (MS Word, MS Excel, MS PowerPoint, AutoCAD, others) electronically via email, on line file sharing or other method as requested by the CITY.

6.0 Bidding Services

6.1 Pre-Bid Meeting

I&L will attend a pre-bid meeting to review the plans and answer questions.

6.2 Requests for Information

I&L will respond to written requests for information during the bidding process and make the resulting information available to the other potential bidders via email notifications or coordination with the electronic plan room.

6.3 Addendum

I&L will prepare contract addendum in a timely fashion during the bidding period and make the addendum available to the other potential bidders via email notification or coordination with the electronic plan room.

6.4 Bid Tab Review and Recommendation

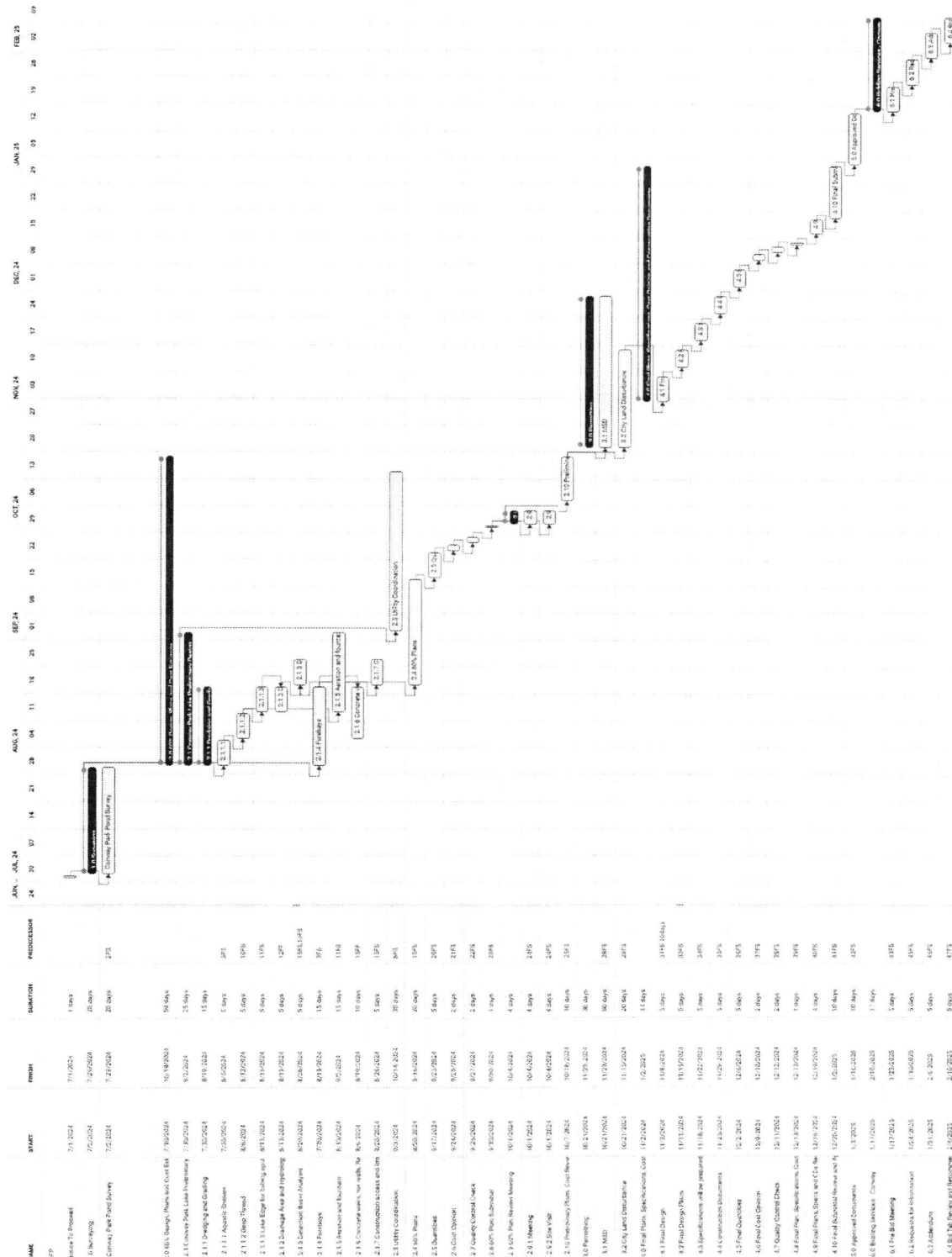
I&L will review the responses and prepare a table in MS Excel summarizing the bid tabs from respondents. Review shall include checking references from respondents to verify each respondent possesses the required construction experience. I&L shall prepare a memorandum summarizing the review findings and recommending a respondent to the CITY. The memorandum will be in PDF format and will contain the bid tabs.

EXCLUSIONS

- Geotechnical Services
- 404/401
- Floodplain Development/FEMA
- Permit Review Fees

Attachment B Schedule

I&L estimates completing the scope of services in approximately 7 months. I&L will complete the tasks in a timely fashion. The following schedule illustrates estimated task start and finish dates based on a July 1, 2024 notice to proceed and typical task durations and associations.



Attachment C Compensation

The compensation to be paid for the services identified in Attachment A - Scope of Services shall be paid on a Time and Materials, Not To Exceed method of payment. The total compensation shall not exceed FORTY THOUSAND FIVE HUNDRED TEN DOLLARS AND NO CENTS (\$40,510.00) without prior written authorization by I&L AND CITY. The forgoing total compensation amount includes all expenses, which include, but are not limited to, sub-consultant services, direct expenses, transportation, subsistence, reproduction of reports, drawings, specifications, and other documents, courier services, materials, supplies, equipment rental and other costs.

Changes in scope of services shall be agreed upon using written contract, addendum or confirmation letter. Additional services not included in the Scope of Services performed by I&L will be provided on a time and material basis according to the below rate schedule and on mutually agreed scopes.

<u>Personnel Category</u>	<u>2024 Hourly Rate</u>
<u>I&L</u>	
Principal Engineer	\$225.00
Project Manager (Senior/Principal)	\$190.00
Professional Engineer III (Senior)	\$180.00
Professional Engineer II (Mid)	\$160.00
Engineer EI	\$115.00
CAD / GIS / Technician / Designer	\$110.00

Budget Report

Project Name: CREVE COEUR - Lake Dredging

Project Number: CC LD

Date: 5/30/2024

Task	Description	CAD Technician	Engineer EI	Principal	Project Manager (Senior / Principal)	Structural Engineer	Total Hours	Labor Costs	Direct Costs	Subs Costs	Total Costs
	Rate	\$110.00	\$110.00	\$225.00	\$190.00	\$190.00					
3.1	Conway Park Pond Survey				1.00		1.00	\$190.00		\$7,960.00	\$190.00
	Sub-Total				1.00		1.00	\$190.00		\$7,960.00	\$8,150.00
4											\$0.00
	Sub-Total				0.00		0.00				\$0.00
5											\$0.00
	Sub-Total				0.00		0.00				\$0.00
6.1.1.1	2.1.1.1 Aquatic Shelves		2.00		1.00		3.00	\$410.00			\$410.00
6.1.1.2	2.1.1.2 Deep Thread		2.00		1.00		3.00	\$410.00			\$410.00
6.1.1.3	2.1.1.3 Lake Edge for fishing spots - informal locations, no paved pathways.		1.00				1.00	\$110.00			\$110.00
6.1.2	2.1.2 Drainage Area and Hydrology		2.00		1.00		3.00	\$410.00			\$410.00
6.1.3	2.1.3 Detention Basin Analysis		3.00		1.00		4.00	\$520.00			\$520.00
6.1.4	2.1.4 Forebays		6.00		2.00		8.00	\$1,040.00			\$1,040.00
6.1.5	2.1.5 Aeration and fountain		4.00		2.00		6.00	\$820.00			\$820.00
6.1.6	2.1.6 Concrete weirs, toe walls, Retaining walls, others as needed to support above design elements.		4.00		2.00		6.00	\$820.00			\$820.00
6.1.7	2.1.7 Construction access and limits of disturbance		2.00				2.00	\$220.00			\$220.00
6.2	2.3 Utility Coordination		3.00		1.00		4.00	\$520.00			\$520.00
6.3	2.4 60% Plans	20.00	12.00		8.00		40.00	\$5,040.00			\$5,040.00
6.4	2.5 Quantities	6.00	4.00		2.00		12.00	\$1,480.00			\$1,480.00
6.5	2.6 Cost Opinion		2.00		2.00		4.00	\$600.00			\$600.00
6.6	2.7 Quality Control Check		2.00	2.00	1.00		5.00	\$860.00			\$860.00
6.7	2.8 60% Plan Submittal		1.00				1.00	\$110.00			\$110.00
6.8.1	2.9.1 Meeting		3.00		3.00		6.00	\$900.00			\$900.00
6.8.2	2.9.2 Site Visit		2.00		2.00		4.00	\$600.00			\$600.00
	Sub-Total	26.00	55.00	2.00	29.00	0.00	112.00	\$14,870.00			\$14,870.00
7.1	3.1 MSD		16.00		8.00		24.00	\$3,280.00			\$3,280.00
7.2	3.2 City Land Disturbance		2.00		1.00		3.00	\$410.00			\$410.00
	Sub-Total		18.00		9.00		27.00	\$3,690.00			\$3,690.00
8.1	4.1 Final Design		6.00		2.00		8.00	\$1,040.00			\$1,040.00
8.2	4.2 Final Design Plans	10.00	6.00		4.00		20.00	\$2,520.00			\$2,520.00

Budget Report

Project Name: CREVE COEUR - Lake Dredging

Project Number: CC LD

Date: 5/30/2024

8.3	4.3 Specifications will be prepared for each project site.		8.00		4.00		12.00	\$1,640.00		\$1,640.00
8.4	4.4 Construction Documents		4.00		4.00		8.00	\$1,200.00		\$1,200.00
8.5	4.5 Final Quantities	6.00	4.00		2.00		12.00	\$1,480.00		\$1,480.00
8.6	4.6 Final Cost Opinion		2.00		2.00		4.00	\$600.00		\$600.00
8.7	4.7 Quality Control Check		2.00	2.00	1.00		5.00	\$860.00		\$860.00
8.8	4.8 Final Plan, Specifications, Costs, and Construction Documents Submittal		1.00				1.00	\$110.00		\$110.00
8.9	4.9 Final Plans, Specs and CDs Review Meeting		2.00		2.00		4.00	\$600.00		\$600.00
Sub-Total		16.00	35.00	2.00	21.00		74.00	\$10,050.00		\$10,050.00
9	5.0 Approved Documents	4.00	4.00		2.00		10.00	\$1,260.00		\$1,260.00
Sub-Total		4.00	4.00		2.00		10.00	\$1,260.00		\$1,260.00
10.1	6.1 Pre-Bid Meeting		2.00		2.00		4.00	\$600.00		\$600.00
10.2	6.2 Requests for Information		4.00		1.00		5.00	\$630.00		\$630.00
10.3	6.3 Addendum	2.00	4.00		1.00		7.00	\$850.00		\$850.00
10.4	6.4 Bid Tab Review and Recommendation		2.00		1.00		3.00	\$410.00		\$410.00
Sub-Total		2.00	12.00		5.00		19.00	\$2,490.00		\$2,490.00
Total		48.00	124.00	4.00	67.00	0.00	243.00	\$32,550.00	\$7,960.00	\$40,510.00

Details of Direct Costs		
Task	Description	Total
Rate		
Total		

Details of Subs Costs			
Task	Description	BAX ENGINEERING	Total Amount
3.1	Conway Park Pond Survey	7,960.00	
Sub-Total		\$7,960.00	\$7,960.00
Total		\$7,960.00	\$7,960.00



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: December 5, 2024

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Steve Berez, City Engineer / Asst. Director of Public Works

SUBJECT: Metropolitan St. Louis Sewer District (MSD)
Operations, Maintenance, Construction, and Improvement Taxes (OMCI)

Great Rivers Greenway (GRG) has requested that the City be the sponsoring agency for a Congestion Mitigation & Air Quality (CMAQ) Improvement Program grant application for Segments 7 & 8 of the Centennial Greenway (see attached map). Applications are due February 7, 2025.

The Centennial Greenway will ultimately connect Forest Park to Creve Coeur Lake Park and beyond to St. Charles County and the Katy trail. The Creve Coeur portion will connect at Warson Road to the east and Lindbergh Boulevard to the west.

The first phase of the project in Creve Coeur, Segment 6, will connect the existing Greenway in Warson Park in Olivette to a point on Baur Boulevard as shown on the attached map. In August of this year, this City received notification that the grant application for this project was successful. The City was the sponsoring agency for this application. Preliminary design has just started and being a federally funded project, the design timeline does take some time, with construction of this project anticipated in 2028. All design and construction costs for this project are either federally or GRG funded.

For Segments 7 & 8, GRG and their consultants believe that this project is well positioned to win CMAQ grant funding. The estimated cost for this project is \$7.5 million, including a bridge over Lindbergh Boulevard. The attached map shows the preliminary routing along Baur Boulevard (north side) and then a "U" shaped bridge crossing Lindbergh Boulevard.

It is anticipated that the City and GRG would enter into a similar cost share agreement as done for Segment 6. This agreement will be presented for Council's consideration in January. Under the cost share agreement, the City will submit a CMAQ application for Segments 7 & 8 to have federal funds cover 60% of the total project costs, \$4,500,000. GRG will provide the 40% grant match of \$3,000,000. The City would not be responsible for any design or construction costs. The City would pay the \$22,500 CMAQ grant application fee, which is refundable in the event that the application is unsuccessful.

If the application is successful and when construction is completed (2029 estimated), the City will then accept responsibility for future maintenance and ownership of the greenway, with the exception of the bridge over Lindbergh Boulevard. GRG will own and maintain the bridge. While most of the project is located within City or MoDOT rights of way, easements will still likely be needed for portions of the project.

