



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 14, 2025
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/86467614375>

phone: 1 312 626 6799

Webinar ID: 864 6761 4375

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC HEARING

1. **Public Hearing - FY2026 - FY2030 Capital Improvement Program**
Summary: Staff will present the five-year Capital Improvement Program that is proposed for FY2026 - FY2030.

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

A reception for the incoming and outgoing Council members will be held at 6:30 p.m. on Monday, April 28, 2025, in the lobby of the Government Center.

CONSENT AGENDA

2. **Approval of March 24, 2025, City Council Joint Work Session Minutes**
3. **Approval of March 24, 2025, Regular Meeting Minutes**



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- 4. Approval of the Economic Development Committee's recommendations to City Council for the 2025 Creve Coeur Business Awards.**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 3/20/25 to 4/9/25

UNFINISHED BUSINESS

NEW BUSINESS

- 5. Bill No. 6164 - An Ordinance accepting dedication of the Olia Village Access Road as a public street upon completion of construction and containing an Emergency Clause. First Reading, Final Reading and Passage.**

Summary: Robert Klahr, attorney with Armstrong Teasdale, on behalf of Olia Village entities 10300 Olive LLC and 10300 Olive Dev LLC, has submitted a request to dedicate 5,148 square feet of land to the City of Creve Coeur located at 10650 Olive Boulevard for the purposes of providing public roadway access to the Olia Village mixed-use development. The applicant requests consideration as an emergency measure to allow passage on the day of introduction to facilitate compliance with development deadlines. The Planning and Zoning Commission recommended approval at their April 7, 2025 meeting.

- 6. Bill No. 6165 - An Ordinance authorizing the issuance of a conditional use permit for a 2,400 square-foot limited-service restaurant, Taco Luna, located at 663-667 North New Ballas Road, within Bal Coeur Plaza. First Reading.**

Summary: Hugo Villegas, of DAVICAD, LLC, on behalf of Taco Luna, has submitted an application for a new conditional use permit for a 2,400 square foot restaurant location at 663-667 N. New Ballas Road within Bal Coeur Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM every day of the week. There will be 44 seats in the restaurant and 5 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Taco Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513). Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The



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Commission recommended approval at the April 7, 2025 meeting.

- 7. Bill No. 6166 - An Ordinance amending Ordinance No. 5635 authorizing a Conditional Use Permit for the Creve Coeur Racquet Club, now Life Time Creve Coeur, located at 12691 Conway Road. First Reading.**
Summary: Natalie Nye, of Life Time, Inc, has submitted an application for an amendment to the conditional use permit to expand the existing parking lot to include 50 additional parking stalls with new parking lot lighting located at 12691 Conway Road at the former Creve Coeur Racquet Club. No other exterior changes are proposed at this time. The property is in the "A" Single-Family Residential zoning district. Life Time Creve Coeur is an athletic membership club offering indoor and outdoor tennis and pickleball, swimming and other recreational activities. The use is classified as a Fitness and Recreational Sports Center (NAICS 713940) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at the March 17, 2025 meeting.
- 8. Bill No. 6167 - An Ordinance amending section 140.060 Investments of the City of Creve Coeur Code of Ordinances. First Reading.**
Summary: A change in the law requires an update to Section 140.060 Investments of the Code of Ordinances. The bold portion of the following sentence has been added to the code section to acknowledge required compliance with the new State Statute 110.075, which outlines competitive bidding requirements: "The City Council shall designate a City depository for handling any City checking accounts at least once every five (5) years **following compliance with Section 110.075 RSMo.**"
- 9. Resolution No. 1786 - A Resolution of the City Council of the City of Creve Coeur, Missouri endorsing Saint Louis County's grant program for the City's waste reduction efforts.**
Summary: City staff recommends endorsing the application for the 2025 Waste Reduction Grant through the Saint Louis County Department of Public Health to provide funding for a document shred event in June 2025 and an electronics recycling event in October 2025.
- 10. Resolution No. 1787 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with MTI Distributing for the purchase of a 2025 Toro Greensmarter Triflex Hybrid**



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3320 Greensmower for the sum of \$58,876.94.

Summary: Staff is recommending the purchase of a new Toro greens mower for the golf course, replacing a 2014 John Deere mower with 2,920 operating hours.

11. Resolution No. 1788 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Commercial Irrigation, Inc. for the replacement of the golf course irrigation system in an amount of \$812,100.00

Summary: Staff is requesting City Council authorization to enter into a contract with Commercial Irrigation, Inc. for the installation of a new irrigation system and pumphouse, in the amount \$812,100, replacing the current system which was installed in 1974. The City has been awarded a grant from the St. Louis Municipal Parks Grant Commission in the amount of \$525,000 to offset a majority of the cost.

12. Resolution No. 1789 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Sweetens Concrete Services, LLC, for concrete roadway and sidewalk repairs as part of the 2025 Fiscal Year Street and Sidewalk Maintenance Program for the not-to-exceed contract sum of \$453,354.00.

Summary: Competitive bids have been evaluated for the City's annual concrete pavement and sidewalk replacement project. City staff recommends entering into a contract with Sweetens Concrete Services for the project, based upon their past performance in the City and their low bid for the work.

13. Resolution No. 1790 - A Resolution of the City Council of the City of Creve Coeur, Missouri, adopting the Five-Year Capital Improvement Program for the City for Fiscal Years 2026 through 2030.

Summary: The draft Capital Improvement Program for FY2026-2030 has been reviewed by the City Council, Stormwater Committee, Parks and Historic Preservation, Finance Committee and Planning and Zoning Commission, and is ready for consideration by the City Council for adoption.

BUSINESS FROM MAYOR AND CITY COUNCIL

14. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

15. Cancel MOU for Opioid Settlement Funds Effective the End of Calendar



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Year 2025

Summary: Staff recommends that the City send the State of Missouri a letter of termination of the Memorandum of Understanding (MOU) related to the Opioid settlements dated November 13, 2023, effective as of the end of calendar year 2025. Staff have identified additional and allowed uses for the settlement funds subject to the MOU.

16. Recreation Department Sponsorship Update

Summary: Staff will provide an update on sponsorships for the Concert Series and Heart to Heart Run/Walk.

ADJOURNMENT

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

Posted by: _____

Date/Time posted: _____

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