



**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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CITY COUNCIL
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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.



**JOINT WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL & FINANCE
COMMITTEE
300 NORTH NEW BALLAS RD
MARCH 24, 2025
6:00 PM**

CALL TO ORDER

A joint work session meeting of the City Council and the Finance Committee 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, March 24, 2025, 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 3 David Hoffman
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Scott Saunders

Council Member, Ward 2, Kimberly Norwood and Council Member, Ward 4, Joseph Martinich were absent.

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Finance Manager Tracy Brothers, Director of Public Works Jim Heines, Assistant Director of Public Works/City Engineer Steven Berecz, Chief of Police Jeffrey Hartman, and City Clerk Kellie Henke.

Finance Committee Members Present: Chair Betty Kagan, Ted Armstrong, Aaron Fields, Chris Floyd, Stephen Keyser, Ellen Lawrence, and David Sentnor.

DISCUSSION ITEMS

- 1. Approval of March 10, 2025, City Council Joint Work Session Minutes & March 11, 2025, Special Work Session Minutes**

RESULT: APPROVED (UNANIMOUS)

MOVER: Manlin

SECONDER: Spence

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

The vote on the motion being 6 ayes and 0 nays, motion carried.



**JOINT WORK SESSION MEETING
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2. FY2026-FY2030 Capital Improvement Program

Assistant Director of Public Works/City Engineer Steven Berecz continued presenting the Capital Improvement Program (CIP) for Fiscal Years (FY) 2026-2030 (slides 57-71), covering project account summaries for streets, sidewalks, and capital equipment.

He provided details on the street and road projects within the CIP, including the Lindbergh-Old Olive Interchange and enhancements, the Olive median exchange, and improvements to Craig Road, New Ballas Road, Ladue Road, and Old Olive Road. Other projects involve the installation of a new pedestrian crossing at Olive Boulevard and City Place Drive, cleaning of the Olive Boulevard and Highway 270 overpass, the Olive Boulevard Median project, a bike lane study on Ladue Road, feasibility studies for the Falaise sidewalk and pathways, and the sidewalk rehabilitation program.

Director of Public Works Jim Heines reviewed the capital equipment summary (Exhibit B), which outlines vehicle and equipment replacements during fiscal years (FY) 2026-2030.

Mr. Berecz discussed the importance of capital project administration to ensure proper design and construction oversight, noting that the Capital Fund and Park-Stormwater Tax Fund each support a project manager, for a total of two.

Mr. Perkins stated a Public Hearing for the FY2026-FY2030 Capital Improvement Program will be held on April 14, 2025, at 7:00 p.m.

Mayor Hoffman thanked the Finance Committee for their attendance at both Work Sessions.

ADJOURNMENT

The meeting adjourned at 6:39 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor



FY2026-FY2030 CAPITAL IMPROVEMENT PROGRAM

JOINT CITY COUNCIL & FINANCE COMMITTEE WORK SESSION

MARCH 10, 2025

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

DISCUSSION OUTLINE



1. Introduction to the CIP
2. CIP Schedule
3. Organization of the CIP
4. Fund Summaries
5. Project Account Summaries



FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM

INTRODUCTION TO THE CIP

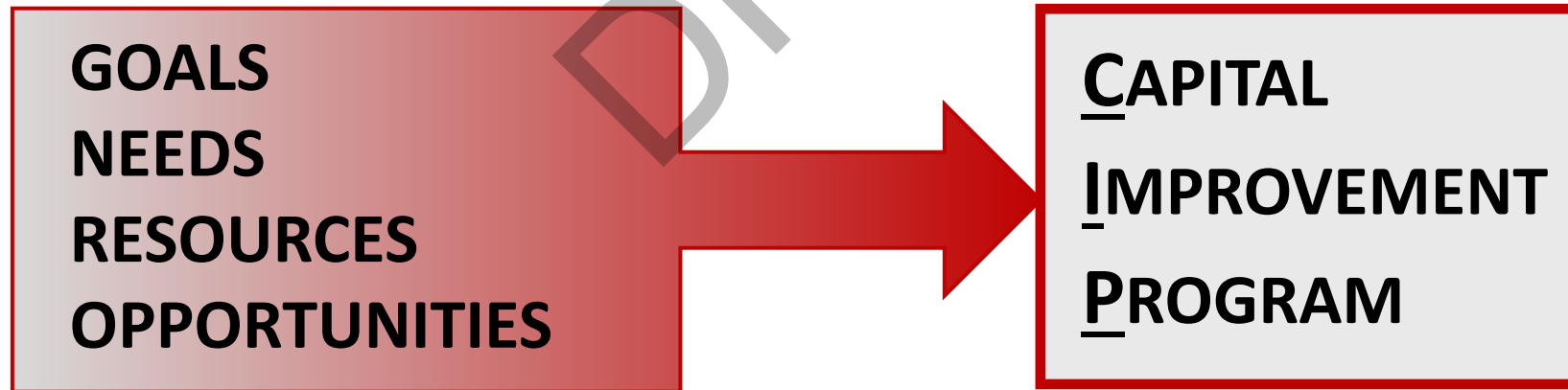
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

INTRODUCTION TO THE CIP



What is the CIP?

The CIP is the City's five-year plan for major improvements to its facilities, infrastructure, and equipment. It is able to be modified as time passes and conditions change.



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

INTRODUCTION TO THE CIP



CIP Criteria

- Project Cost - \$20,000 or more
- Lifespan – 5 years or more

Basis for Recommendations

- Availability of Outside Funding
- Beautification
- Community Demand
- Condition of Existing Facility
- Coordination
- Economic Growth
- Operating Efficiency
- Protection and Conservation
- Public Safety

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

INTRODUCTION TO THE CIP



The purpose of the CIP is to provide:

1. A road map for funding the City's capital investments for the next five years
2. A process for public involvement in how public funds are used
3. An easy-to-read document for public use
4. Transparency for the City's use of public funds



FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM
CIP SCHEDULE

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE



December - January	Citizen and committee recommendations
February	Staff prepares draft of CIP
February 24	Draft CIP submitted to City Council

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE



March 10	City Council and Finance Committee
March 12	Stormwater & Parks & Historic Preservation Committees
March 17	Planning and Zoning Commission

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE (CONTINUED)



- March 24 City Council #2 & Finance Committee
- CIP revisions, Questions & Answers if necessary
- April 14 City Council
- Public hearing
 - Adoption of the CIP

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE – WORK SESSIONS



Work Session #1 – March 10

- CIP Overview
- Fund Summaries
- Account Summaries
 - Government Facilities
 - Park & Stormwater Programs
 - Streets & Sidewalk Programs
 - Capital Equipment and Admin

Work Session #2 – March 24

- Continuation of presentation of CIP
- Update and recommendations from meetings



FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM

ORGANIZATION OF THE CIP

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ORGANIZATION OF THE CIP



CIP Report

- Funds – Capital, Parks and Stormwater, Building Project
- Appendix A – Spreadsheets
 - Accounting by fund
 - Summaries by account

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ORGANIZATION OF THE CIP



Three Funds

- Capital Fund
- Parks-Stormwater Fund
- Building Project Bond Fund



FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM
FUND SUMMARIES

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY – CAPITAL FUND



Funding Sources

Half-Cent Sales Tax
Grants and Outside Funding
Transfers from the General Fund
ARPA funds

Categories Financed

Government Facilities
Parks (Dielmann Recreation Complex)
Streets and Sidewalks
Capital Equipment
Capital Project Administration

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

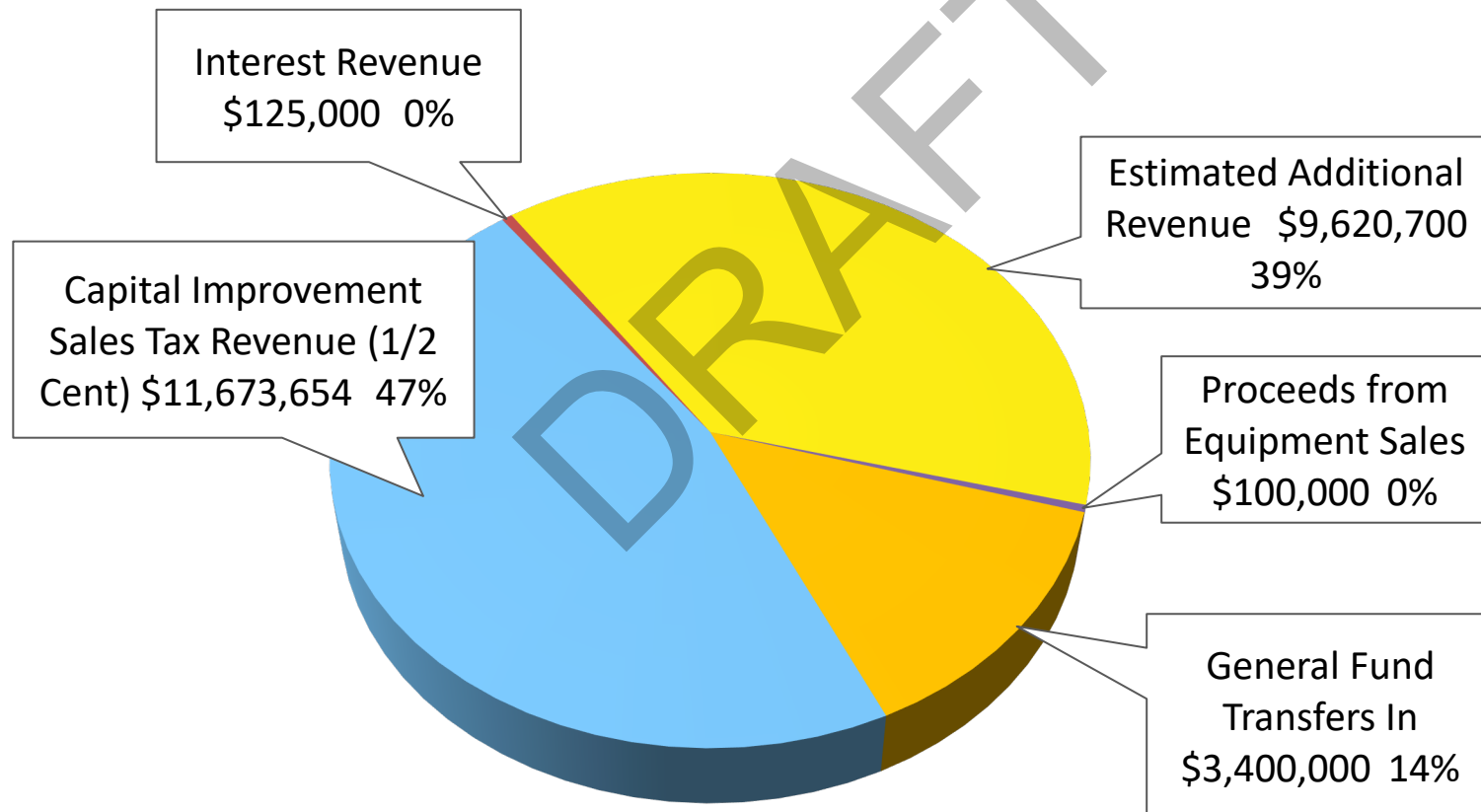
FUND SUMMARY – CAPITAL FUND



Ten-Year Half Cent Sales Tax FY2021 - FY2030									
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
\$1,950,326	\$2,195,653	\$2,291,905	\$2,339,563	\$2,300,000	\$2,311,500	\$2,323,058	\$2,334,673	\$2,346,346	\$2,358,078

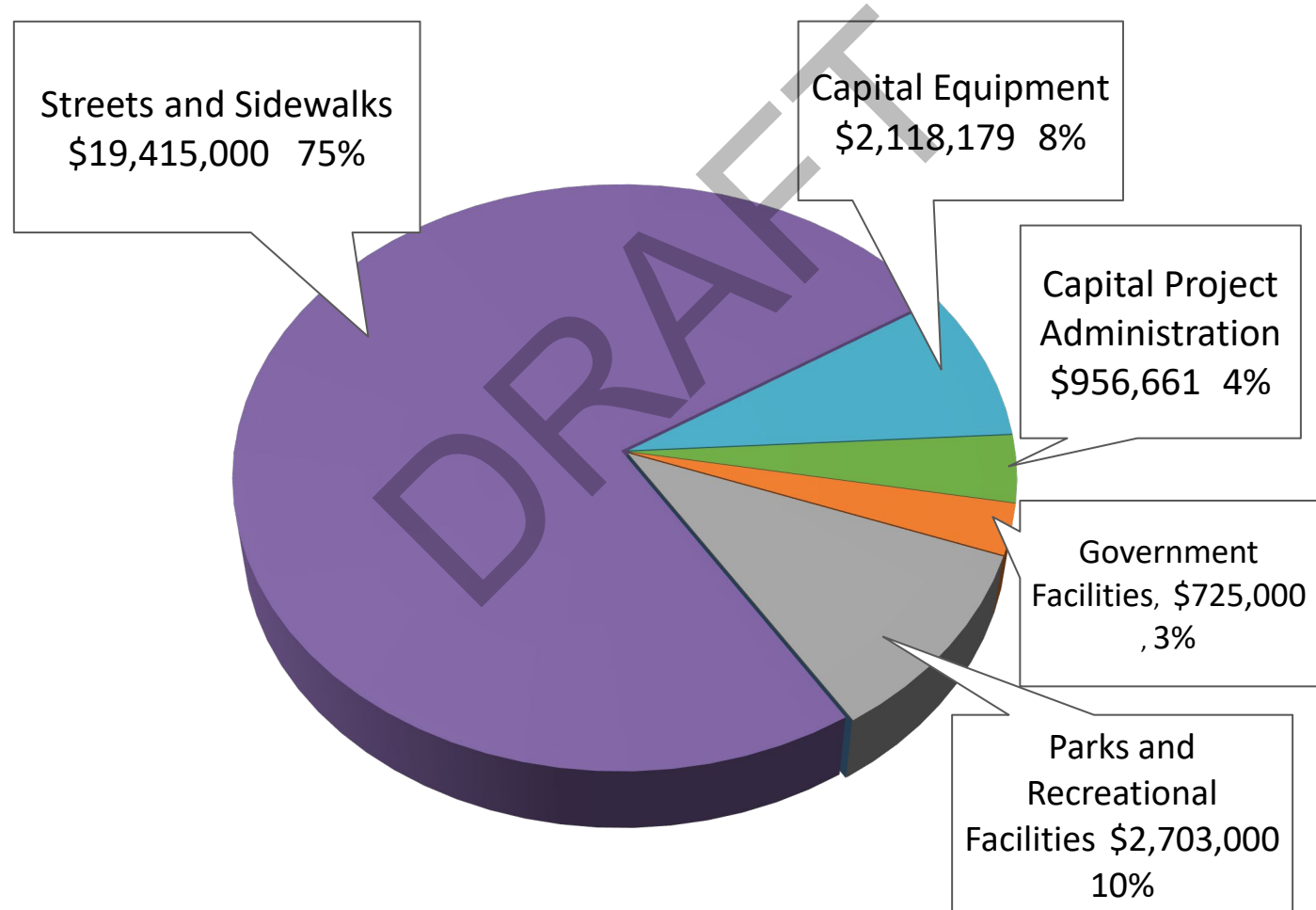
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CAPITAL REVENUE FUND SUMMARY – \$24.9 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CAPITAL EXPENDITURES FUND SUMMARY – \$25.9 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY – PARKS-STORMWATER FUND



Voters' approval of Prop. C created parks-stormwater tax

Tax revenue is supplemented by MSD reimbursements

Proposed tax allocation:

- 32% Parks Projects
- 45% Stormwater Projects
- 17% Parks/Stormwater Operations & Maintenance
- 6% Capital Project Administration

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY – PARKS & STORMWATER FUND

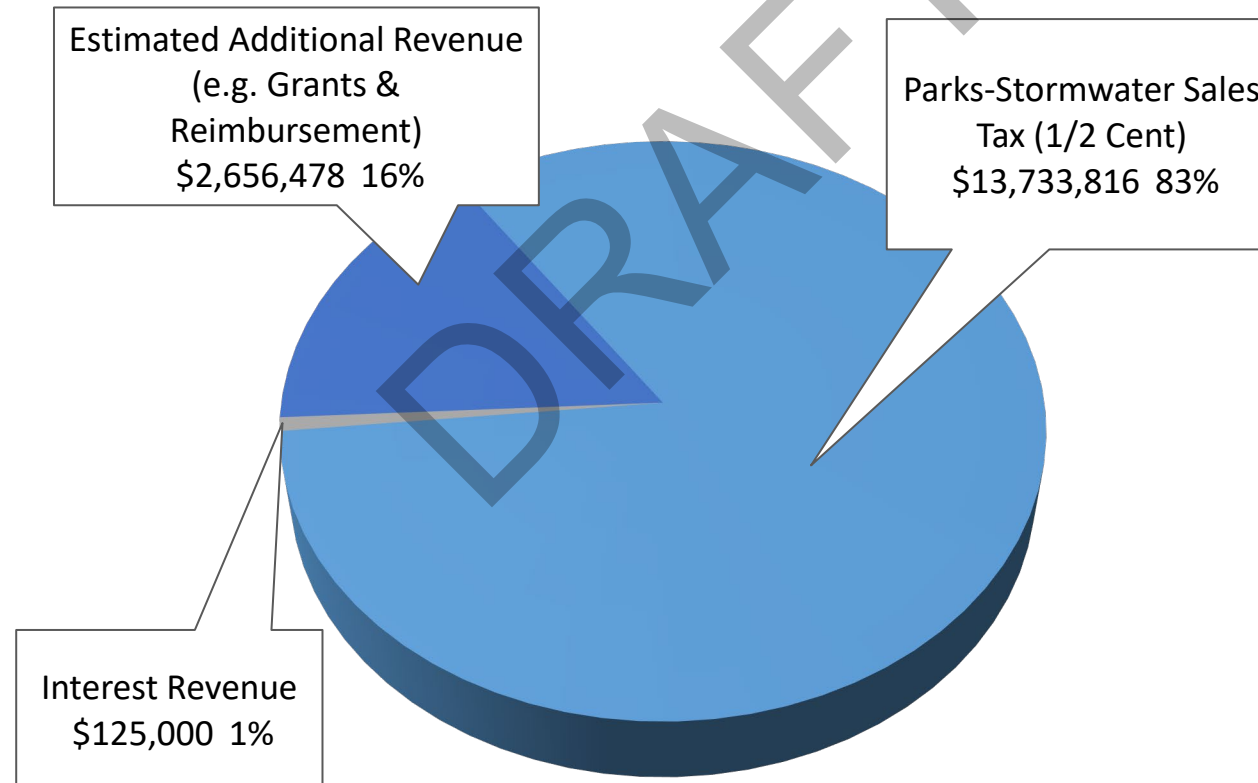


Ten-Year Half Cent Sales Tax FY2021 - FY2030									
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
\$485,907	\$2,564,852	\$2,685,791	\$2,746,471	\$2,705,903	\$2,719,433	\$2,733,030	\$2,746,695	\$2,760,428	\$2,774,230

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

PARKS-STORMWATER REVENUE FUND SUMMARY

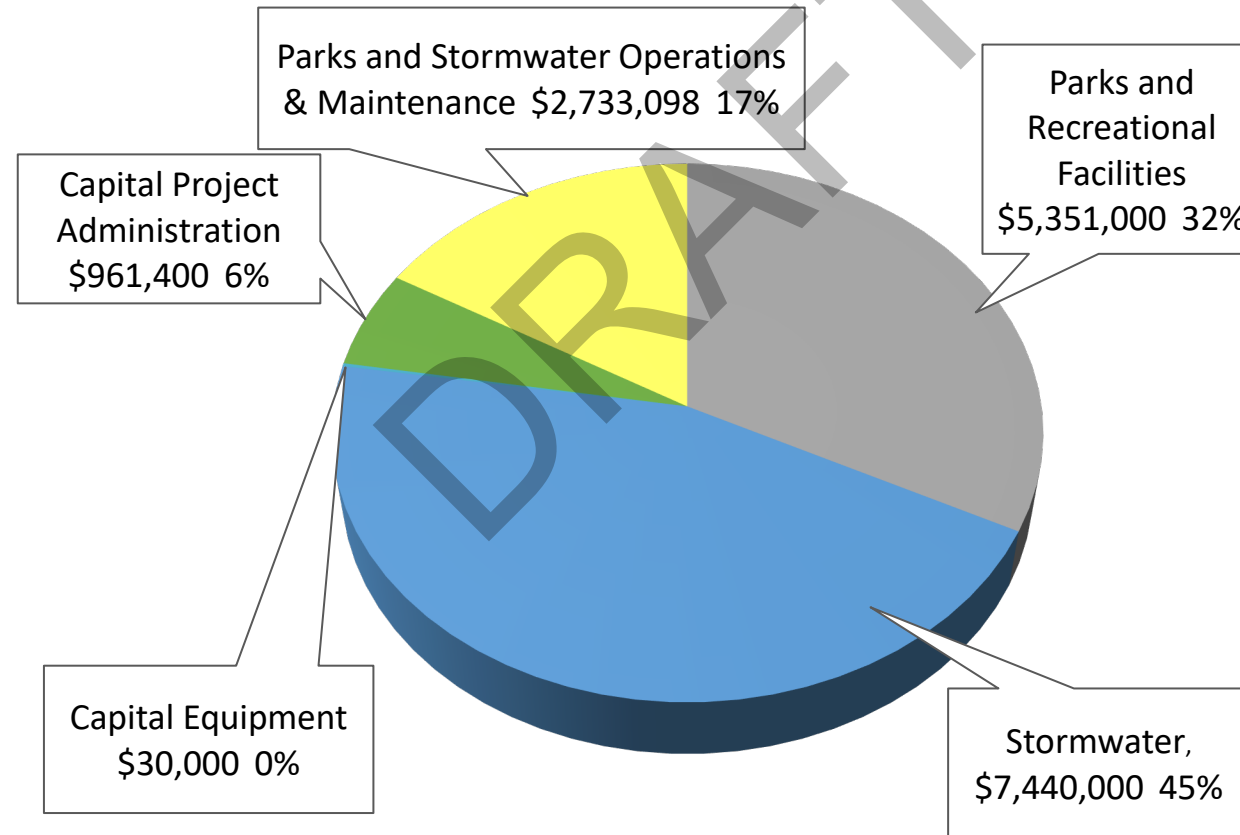
\$16.5 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

PARKS-STORMWATER EXPENDITURE FUND SUMMARY

\$16.5 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY **BUILDING PROJECT BOND FUND**



Police Department building is complete

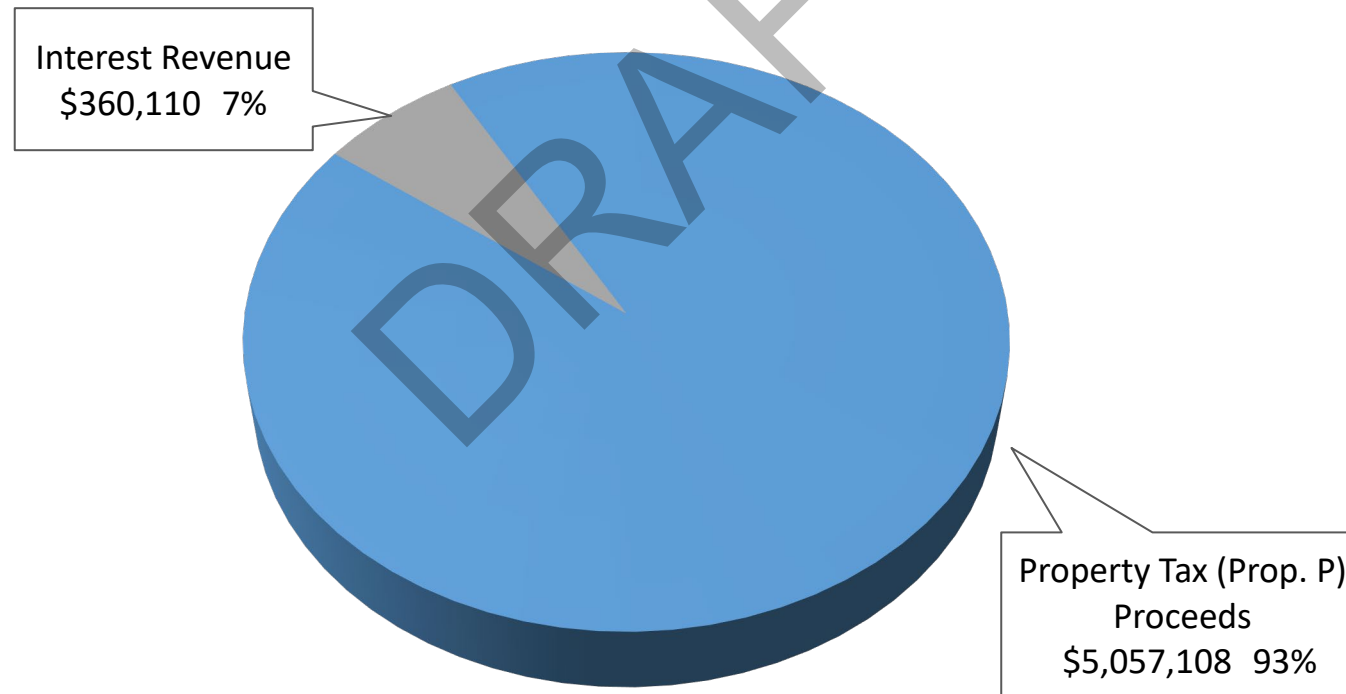
User of Funds:

1. Debt service

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

BUILDING PROJECT BOND REVENUE FUND

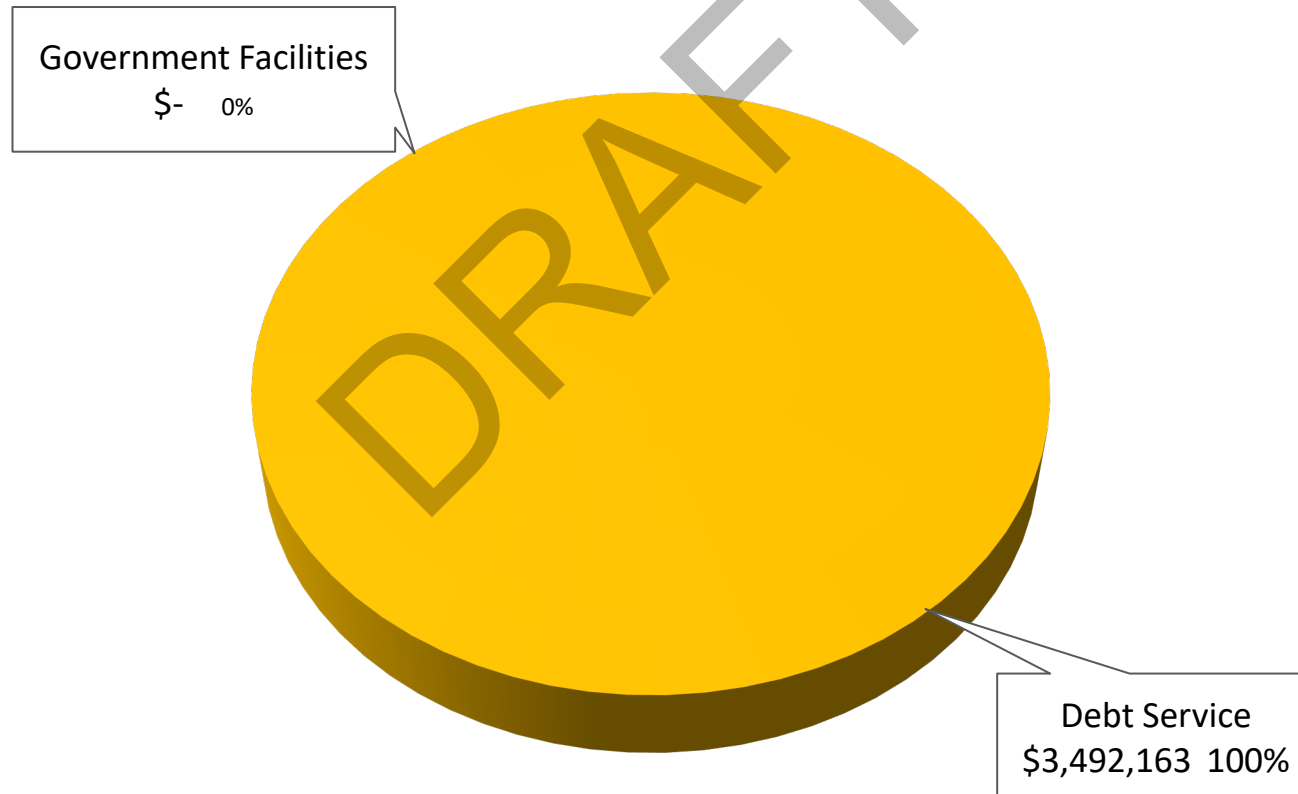
\$5.4 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

BUILDING PROJECT BOND EXPENDITURE FUND

\$3.5 MILLION





FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM

ACCOUNT SUMMARIES

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARIES



Six main accounts in the CIP:

1. Government Facilities
2. Parks and Recreational Facilities
3. Stormwater
4. Streets and Sidewalks
5. Capital Equipment
6. Capital Project Administration

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – GOVERNMENT FACILITIES**



Primary funding through Capital Fund

Additional General Fund Transfer of \$900,000 for re-roofing of various facilities

DRAFT

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – GOVERNMENT FACILITIES**



Project Highlights

Government Center Renovations Capital Fund

- FY2026-FY2030 - \$30,000 annually

Roofing for Public Works Garage Capital Fund

- FY2026 - \$575,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Project Highlights

Roofing for Ice Arena Capital Fund

- FY2026 - \$425,000
- Insurance claim issue

Golf Course Irrigation System Capital Fund

- FY2026 - \$1,220,000
- Municipal Park Grant of \$525,000

DRC Concessions & Pro Shop Renovation Capital Fund

- FY2026 - \$75,000 for design services
- FY2027 - \$600,000 for construction

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – PARKS AND REC. FACILITIES**



Project Highlights (Continued)

Historical Building Rehabilitation & Preservation PSW Fund

- FY2026 – FY2030 - \$180,000

Park Furniture Replacement

PSW Fund

- FY2026 – FY2030 - \$20,000 annually

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Project Highlights (Continued)

Venable Park Improvements PSW Fund

- FY2025 - \$2,200,000

Playground Safety Surface Replacement PSW Fund

- Malcolm Terrace Park: FY2027 - \$200,000
- Conway Park: FY2029 - \$125,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – PARKS AND REC. FACILITIES**



Project Highlights (Continued)

Lake School Park Improvements PSW Fund

- FY2026, \$150,000 bathroom renovations, \$50,000 design
- FY2027, \$375,000 – New playground construction
- FY2028, \$150,000 – Design of major park renovations
- FY2029, \$1,500,000 – Construction (staff recommending that proceeds from the sale of Fountain Park {\$750,000} be utilized for renovations)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Project Highlights (Continued)

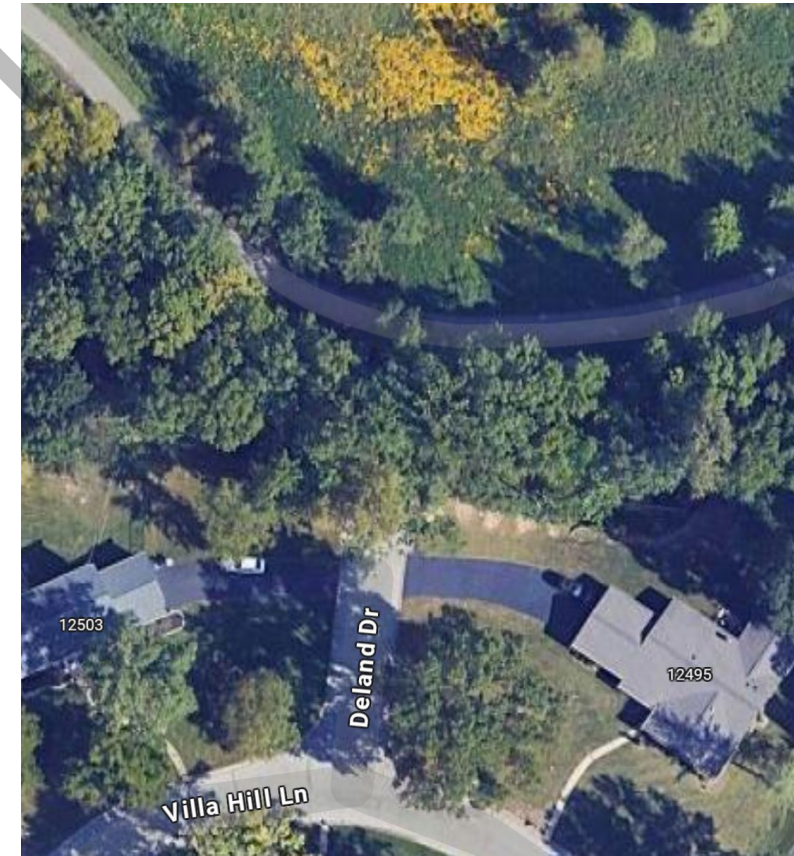
Millennium Park Improvements

PSW Fund

- FY2027, \$100,000 – design for Phase 2 – Deland Drive Bridge & trails – anticipate applying for a municipal park grant (\$525,000)
- FY2028, \$650,000 – Ridgemoor Forest connection (Deland Dr.) and construction of Phase 2 design
- FY2029, \$70,000 – Phase 3 design – Parking lot & park entrance
- FY2030, \$400,000 – Construction of FY2029 design

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Project Highlights (Continued)

39N Greenway Connection to Centennial Trail PSW Fund

- FY2027 - \$300,000 – design for 39N Greenway Connection
- FY2029 - \$700,000 – construction of first segment

Malcolm Terrace Park Pavilion Replacement PSW Fund

- FY2026 - \$80,000

Conway Park Pavilion PSW Fund

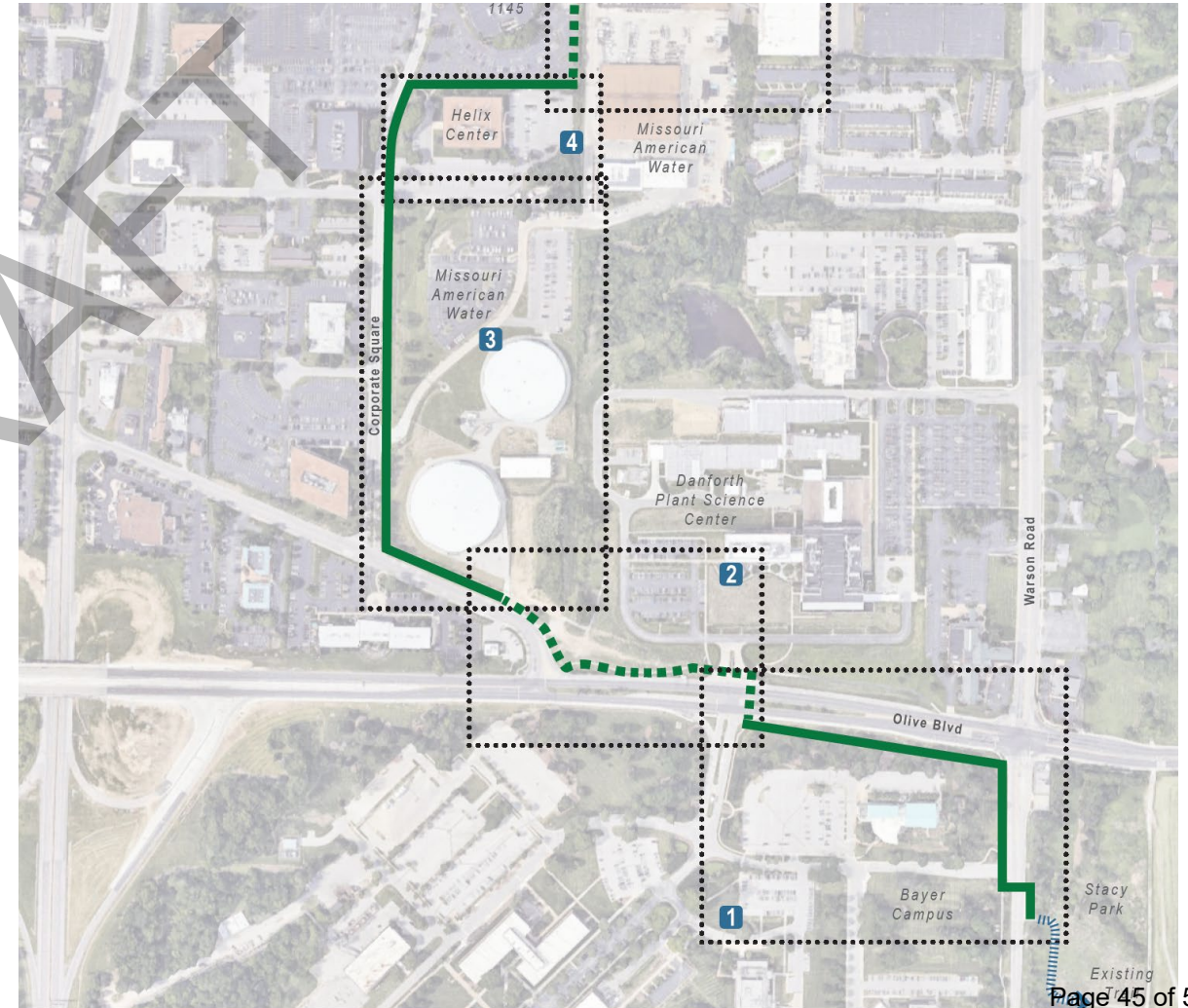
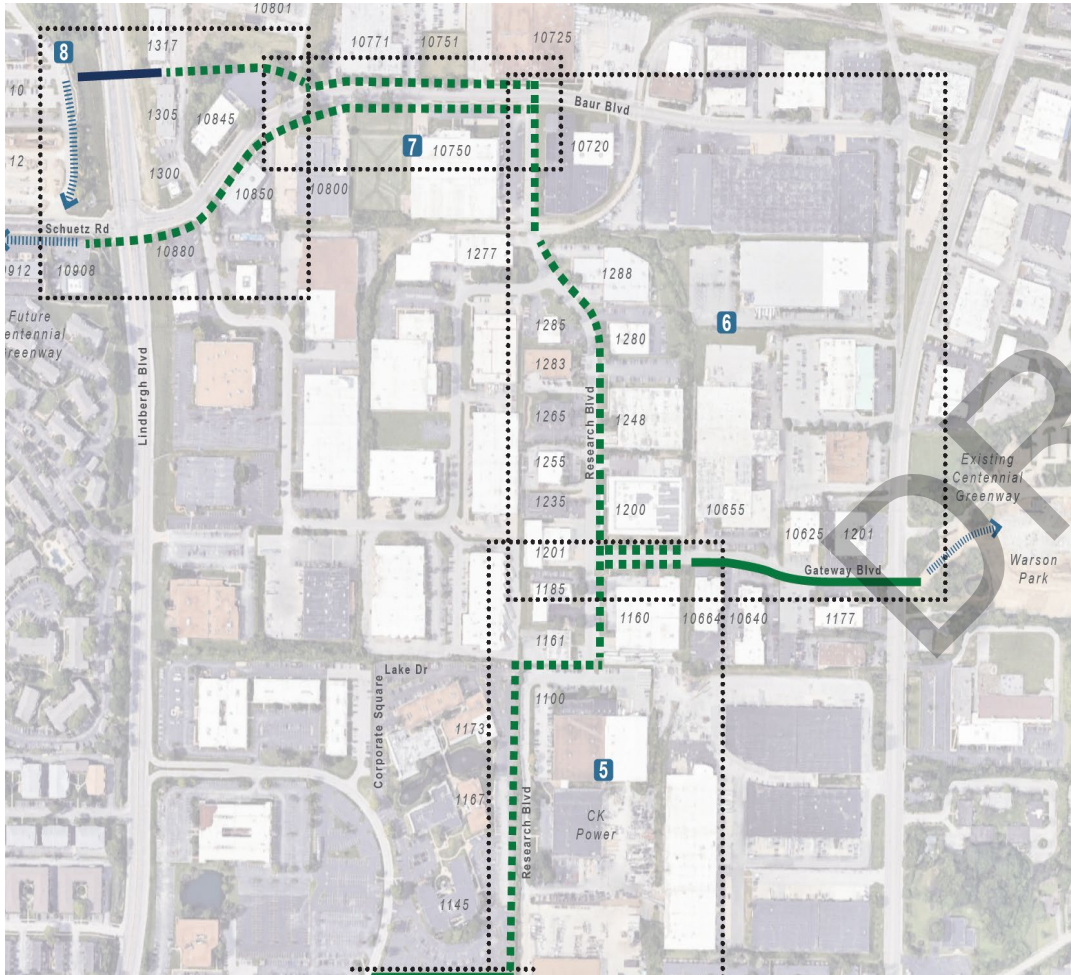
- FY2026 - \$70,000

Demolition of Bridge in Malcolm Terrace Park (50%)PSW Fund

- FY2026 - \$75,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



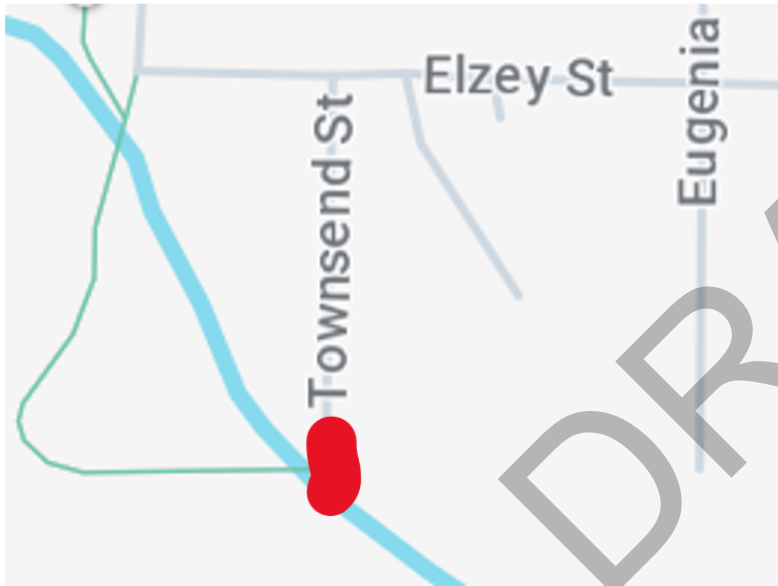
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Bridge location is red highlight
above, crossing Deer Creek



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights

Pond Rehabilitation PSW Fund

- FY2026 - \$500,000 Conway Park Pocket Wetland
- FY2027 - \$40,000 Design for Golf Course Ponds
- FY2028 - \$500,000 Golf Course pond construction

Stormwater Management Cost Share Program PSW Fund

- FY2026 – FY2030 - \$60,000/year

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

FY2025 Stormwater Projects PSW Fund

- FY2026 - \$75,000 Mason Forest, Fernpark & Bellington (const.)
- FY2026- \$75,000 Woodbridge Manor – final design
- FY2026- \$300,000 Woodbridge Manor – construction

Sona Lane PSW Fund

- FY2026 - \$50,000 (preliminary design)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

Beaver Drive Crossing PSW Fund

- FY2026 - \$650,000 (construction) (Deer Creek OMCI funding)

Demolition of Bridge in MTP (50% costs) PSW Fund

- FY2026 - \$75,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

Stormwater Projects from WMP PSW Fund

- FY2026 Stormwater Projects - \$160,000 design in FY2026
- FY2026 Stormwater Projects - \$435,000 construction in FY2027
- FY2027 Stormwater Projects - \$295,000 design in FY2027
- FY2027 Stormwater Projects - \$535,000 construction in FY2028
- FY2028 Stormwater Projects - \$300,000 design in FY2028
- Projects from WMP - \$1,300,000 in FY2029 & \$1,500,000 in FY2030 (design & construction)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

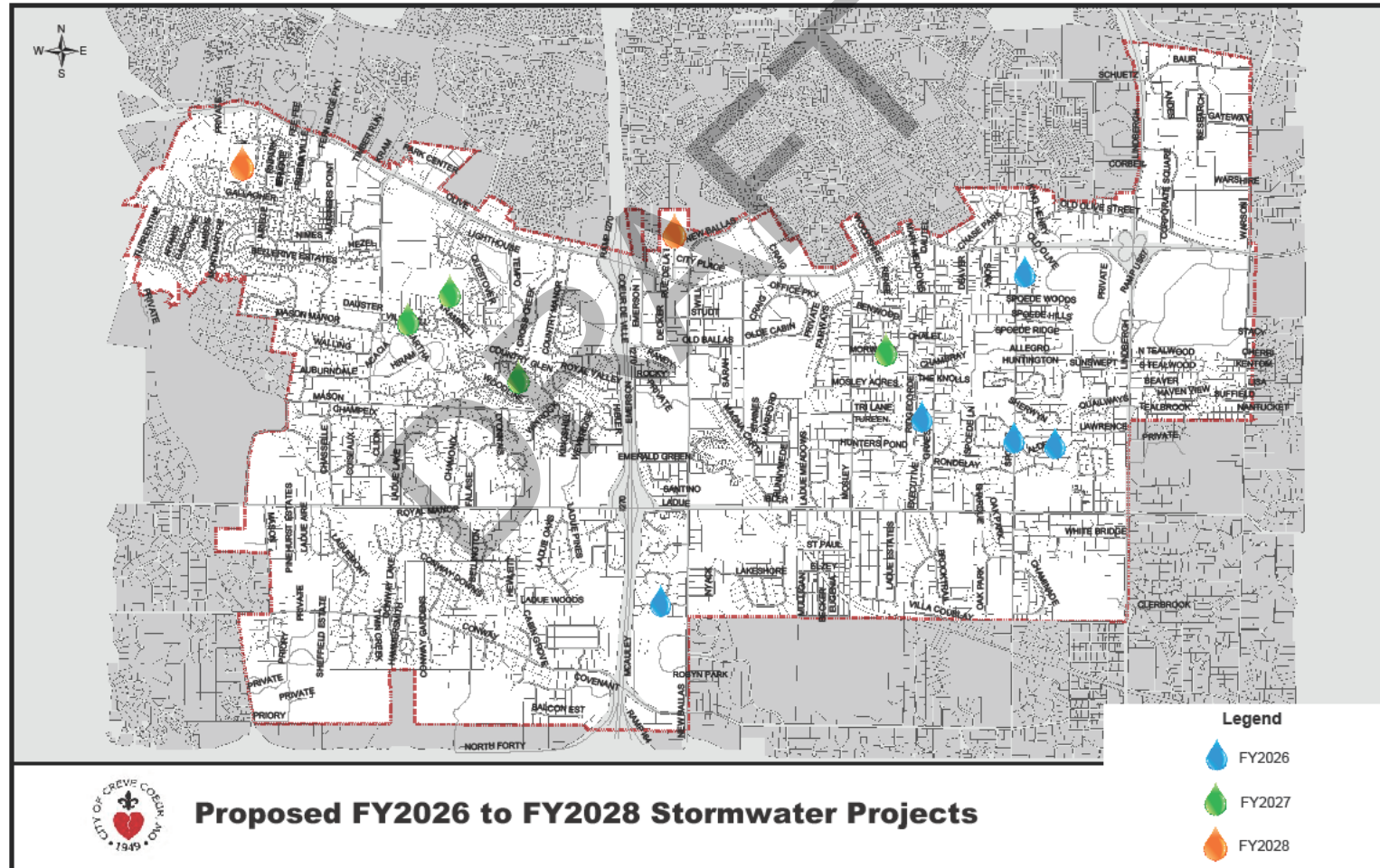
ACCOUNT SUMMARY – STORMWATER



Stormwater Projects	Benefit/Cost Ratio
FY2026 Stormwater Projects	
DC-S-19 308 South Spoede Road	1.21
DC-S-22 North Spoede Road & Mission Hills Court	1.19
DC-S-09 Pine Manor Drive	1.05
DC-S-02 18 Sackston Woods Lane	2.08
DC-C-18 Alden Lane	1.47
FY2027 Stormwater Projects	
CC-C-16 Villa Hill Lane	2.28
CC-S-05 740 North Mason Road	1.06
CC-C-23 Oak Hollow Drive	1.55
DC-S-13 Morwood Lane	0.94
FY2028 Stormwater Projects	
DC-C-03 996 East Rue De La Banque Street	1.52
CC-C-07 Ferngate Lane	1.09

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

Stormwater Improvements (University City) PSW Fund

- FY2027 - \$175,000 – likely one small project
- Reimbursement from MSD OMCI tax

Stormwater Improvements (Deer Creek) PSW Fund

- FY2026-FY2030 - \$1,400,000 estimated reimbursement total
- Deer Creek projects eligible for reimbursement by MSD OMCI tax

MSD Proposition S Funds PSW Fund

- FY2026-FY2030 - \$500,000 estimated reimbursement total

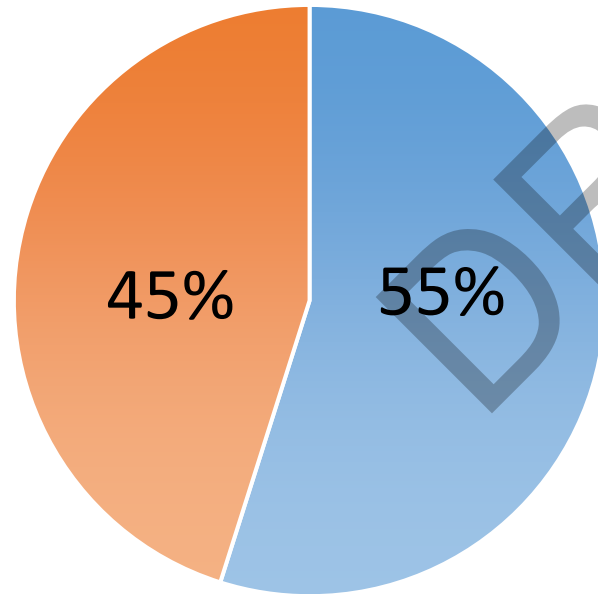
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Stormwater Program Progress

Percentage of Total Sum of Benefit/Cost Ratios
Programmed FY2024-FY2030



■ Benefit/Cost Ratios of Projects Not Yet in a CIP

■ Benefit/Cost Ratios of Programmed Projects

The WMP lists 102 possible public projects. The sum total of the 102 possible public project's benefit/cost ratios is 93.36.

A measure of progress can be the percentage of the total sum of benefit/cost ratios that the City has programed in past and current CIPs. Using that measure, within the first seven years of the 2024 WMP, projects representing 45% of the sum of all the possible project's benefit/cost ratios will be programmed.



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS

Proposed CIP includes:

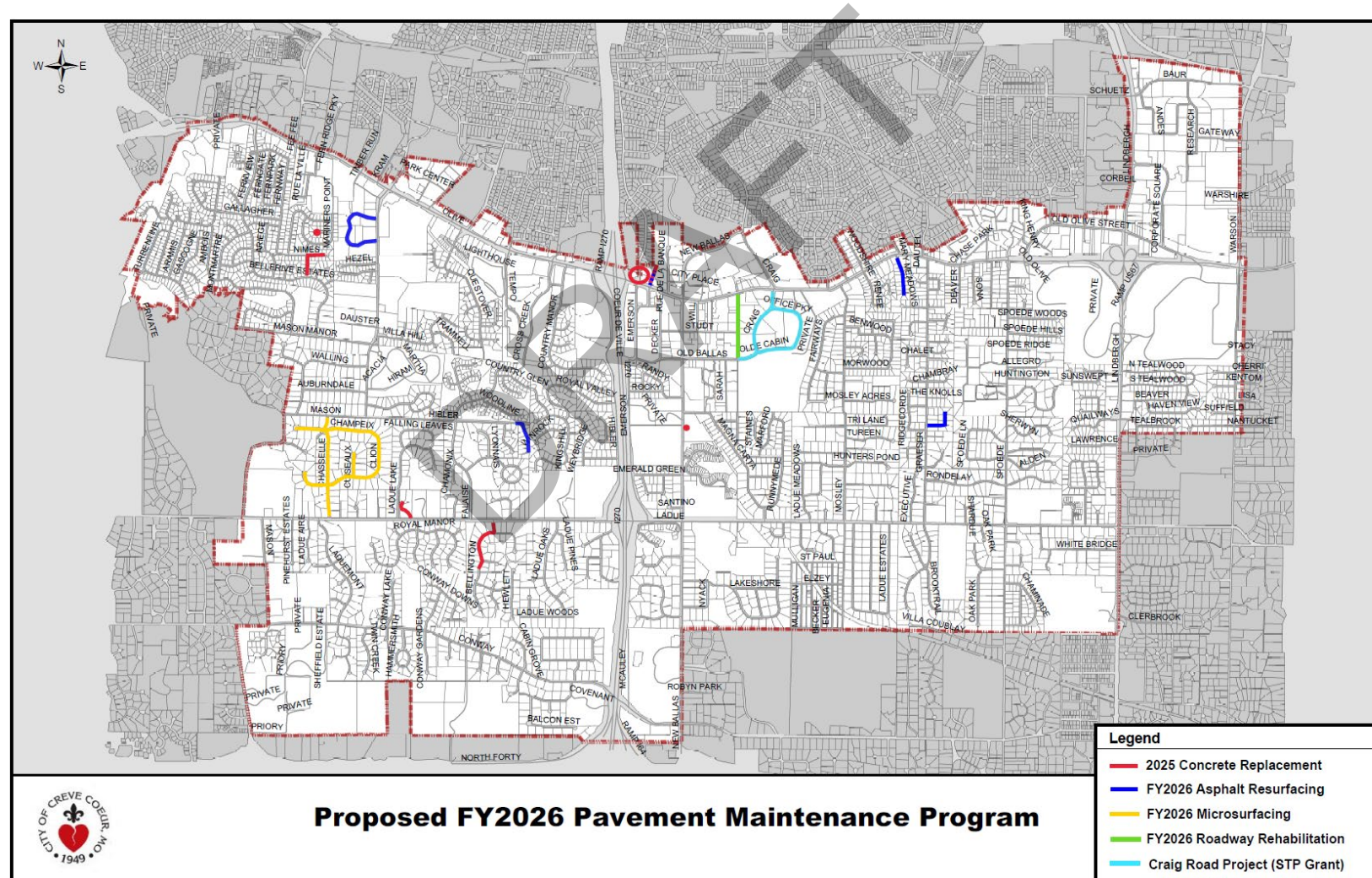
- \$19.4 million for roadway and sidewalk improvements
- \$ 6.1 million in grant reimbursement funds **awarded**
- \$ 2.3 million in grant reimbursement funds **projected**
- \$ 3.4 million transfer from General Fund
 - \$500,000 annually, plus \$900,000 in FY2026 for roofing improvements to the Ice Arena and Public Works

Street and Sidewalk Maintenance program

- \$1.5 to 1.6 million annually

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights

Fernview Sidewalk Phase 1 (Olive to Gallagher) (TAP Grant) Capital Fund

- FY2026 – \$ 230,000 (ROW & easement acquisition – 20% City match)
- FY2027 – \$ 645,000 (construction – 20% City grant match)
- TAP Grant secured.

Fernview Sidewalk Phase 2 (LeHavre to Gallagher) (TAP Grant) Capital Fund

- FY2028 – \$ 125,000 (Design – local funds only)
- TAP grant has not yet been applied for, but anticipate applying for \$720,000 grant to fund ROW & construction (FY29 ROW \$100,000 and FY30 Construction \$800,000 – 20% City grant match)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Lindbergh-Old Olive Intersection Project (STP Grant) Capital Fund

- FY2025 – \$2,240,000 (construction – 20% City grant match)
- STP grant, State Cost Share & Governor's Cost Share have been secured.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Lindbergh-Old Olive Interchange & Olive Enhancements Capital Fund

- Deferral to FY2026 – \$50,000 (landscape)

Olive Median Exchange Stock Capital Fund

- FY2026 – FY2030 – \$60,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Craig Road Improvements (STP Grant) Capital Fund

- FY2026 – \$100,000 (easement acquisition – 20% City match)
- FY2026 – \$1,500,000 (construction – 20% City grant match)
- STP grant has been secured.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights (Continued)

New Ballas Improvements – Phase 2 (STP Grant) Capital Fund

- City limits to Ladue
- FY2026 – \$ 1,315,000 (construction & ROW – 20% City grant match)
- STP grant has been secured.

New Ballas Improvements – Phase 3 (STP Grant) Capital Fund

- FY2026 – \$150,000 (design – local funds only) (Ladue to Magna Carta)
- FY2027 – \$ 10,000 (easement acquisition – 20% City match)
- FY2028 – \$ 850,000 (construction – 20% City match)
- STP grant applied for in Feb. 2025. \$680,000 grant projected

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

New Ballas Improvements – Phase 4 (STP Grant) Capital Fund

- FY2027 - \$150,000 (design – local funds only) (Magna Carta to Olive)
- FY2028 - \$ 25,000 (acquisition – 20% City match)
- FY2029 - \$ 1,100,000 (construction – 20% City match)
- STP grant has not yet been applied for. Anticipate grant applied for in Feb. 2026 in amount of \$900,000.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights (Continued)

Ladue Rd. Improvements – Phase 1 (STP Grant) Capital Fund

- FY2026 - \$ 25,000 (acquisition – 20% City match)
- FY2027 - \$ 1,800,000 (construction – 28% City match)
- STP grant awarded for \$1,300,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Olive-270 Overpass Cleaning & Paint Capital Fund

- FY2026 – \$25,000 (Design)
- FY2027 – \$150,000 (Painting)

Olive Median Project – Woodcrest to Mason Capital Fund

- FY2026 – \$92,000 (construction)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Ladue Road Bike Lane Study Capital Fund

- FY2026 – \$35,000 (study)

Feasibility Studies – Falaise SW & Pathways Capital Fund

- FY2026 – \$35,000 (study)

Sidewalk Rehabilitation Program Capital Fund

- FY2026-FY2030 – \$100,000 (construction)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights (Continued)

Old Olive Road Phase 1

Capital Fund

- FY2029 – \$125,000 design – local funds, Lindbergh to Olive (west)
- FY2030 - \$25,000 ROW – 20% City match
- STP grant funding request is anticipated to be made

Old Olive Road Phase 2

Capital Fund

- FY2030 – \$125,000 design – local funds, Lindbergh to Olive (east)
- STP grant funding request is anticipated to be made

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Olive @ City Place Drive / Old Ballas Capital Fund

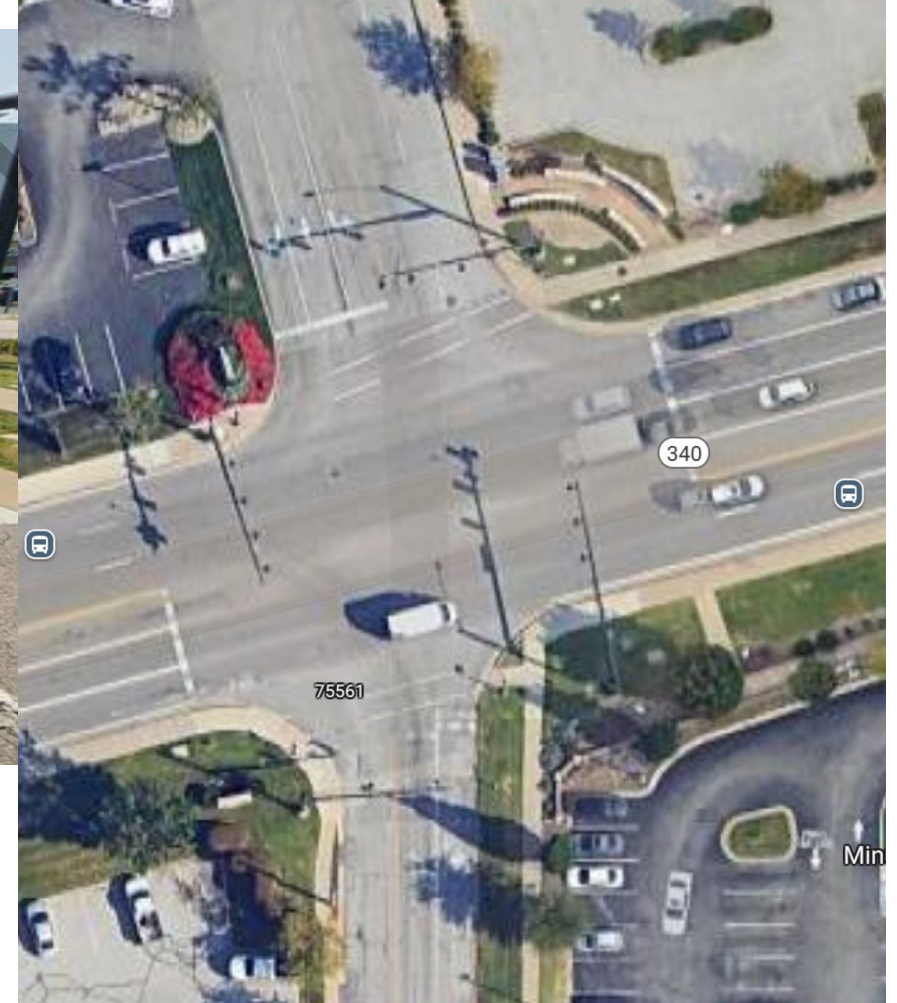
- Pedestrian Crossing likely on east side of intersection
- New push buttons, signal timing updates, accessible sidewalk improvements, striping and associated work
- FY2026 - \$100,000 – design and construction

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



LOOKING WEST ON OLIVE



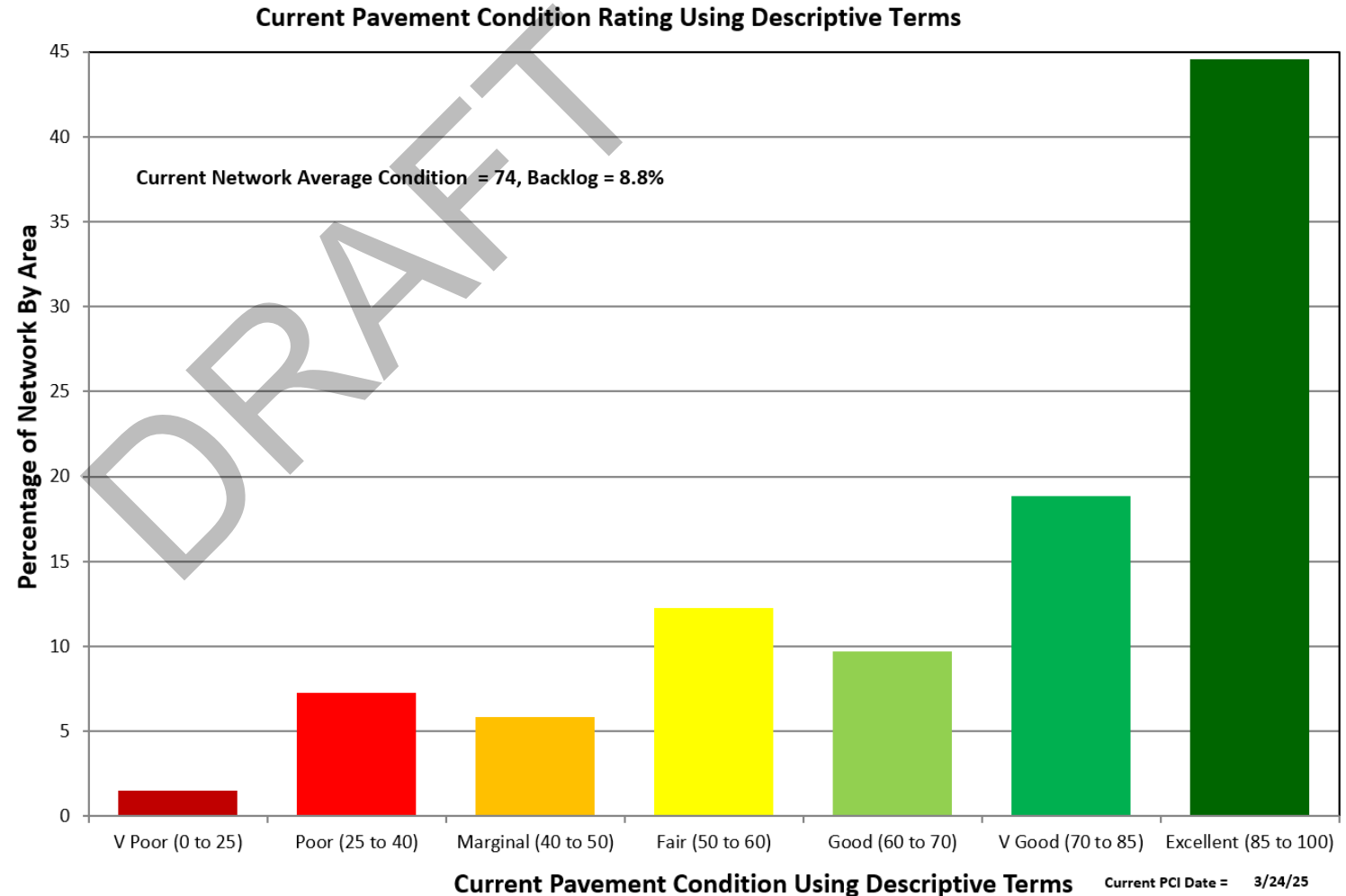
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Pavement Ratings

- 2022 last survey
- FY2027 - \$58,000
- 74% Good to Excellent
- 12% Fair – microsurfacing
- 14% Poor or Very poor – resurface / replace
- Lane Miles of
 - Asphalt – 76 miles
 - Concrete – 51 miles
 - Composite – 33 miles



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – CAPITAL EQUIPMENT



Project Highlights

Public Works Capital Equipment Capital Fund

- Average \$424,000/year for vehicle and equipment replacement

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – CAPITAL EQUIPMENT



Project Highlights (Continued)

Parks Capital Equipment

Parks-Stormwater Tax Fund

- FY2026 - \$30,000 (mini-excavator) (50% cost shared with Capital)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY **CAPITAL PROJECT ADMINISTRATION**



Time and attention is required to ensure that projects are designed and constructed correctly

Capital Fund provides for 1.5 full time employees.

Parks-Stormwater Fund provides for 1.5 full-time employees.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY **CAPITAL PROJECT ADMINISTRATION**



Highlights

Capital Project Administration

- FY2026-FY2030 – Capital Fund and Parks-Stormwater Tax Fund each support project manager (total of two)



QUESTIONS AND DISCUSSION

FY2026-FY2030 CAPITAL IMPROVEMENT PROGRAM

FY2026 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 178,355.00	2011 Two-ton Dump Truck
One-ton Dump Truck	\$ 105,000.00	2013 One-ton Dump Truck
Skid Steer	\$ 66,300.00	2012 Skid Steer
Mini-Excavator	\$ 60,000.00	New Equipment-50% of cost to PSW Fund
	<u>\$ 409,655.00</u>	

FY2027 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 181,922.00	2012 Two-ton Dump Truck
One-ton Dump Truck	\$ 83,232.00	2015 One-ton Dump Truck
Pickup Truck (PW Engineering)	\$ 54,100.00	2006 3/4-ton Project Manager Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 109,034.00	2015 Leaf Vacuum (Diesel Powered)
	<u>\$ 428,288.00</u>	

FY2028 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Chipper Truck	\$ 158,558.00	2015 Two-ton Dump Truck
Back Hoe	\$ 150,000.00	2008 John Deere 410J
3/4-ton Pickup Truck (Service Body)	\$ 76,090.00	2014 3/4-ton Pickup (Sign Truck)
4 - Mobile Column Lifts for Large Trucks	\$ 50,938.00	New to Fleet Maintenance
	<u>\$ 435,586.00</u>	

FY2029 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 189,272.00	2016 Two-ton Dump Truck
One-ton Dump Truck	\$ 86,595.00	2016 One-ton Dump Truck
Pickup Truck (PW Engineering)	\$ 56,287.00	2012 Colorado - Project Manager Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 113,439.00	2016 Leaf Vacuum (Diesel Powered)
	<u>\$ 445,593.00</u>	

FY2030 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 193,057.00	2016 Two-ton Dump Truck
3/4 Pick-up w/service body	\$ 80,000.00	2019 3/4 ton Service Body
Skid steer with attachments	\$ 90,000.00	2015 Bobcat Skid steer
3/4 ton Pickup w/plow	\$ 66,000.00	2018 3/4 ton Foreman Truck
	<u>\$ 429,057.00</u>	



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MARCH 24, 2025
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, March 24, 2025, 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 3 David Hoffman
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Scott Saunders

Council Member Ward 2, Kimberly Norwood and Council Member Ward 4, Joseph Martinich were absent.

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 Berez, Chief of Police Jeffrey Hartman, Information Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

PRESENTATION

1. Office of the Saint Louis County Executive

Tony Smee, Director of the St. Louis County Department of Revenue spoke in opposition of Proposition B (see Exhibit A).

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.



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ACCEPTANCE OF THE AGENDA

City Administrator Mark Perkins requested adding the release of items from the Lake School House to the agenda under Business of the City Administrator as item number 18.

RESULT: APPROVED AS AMENDED (UNANIMOUS) MOVER: Saunders SECONDER: Hoffman AYES: Manlin, Spence, Carney, Hoffman, Newman, Saunders
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The vote on the motion being 6 ayes and 0 nays, motion carried.

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*

*Monday, April 14, 2025 at 7:00 p.m. - Future Public Hearing for FY2026-
FY2030 Capital Improvement Program*

CONSENT AGENDA

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

2. Approval of March 10, 2025, Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 3/6/25 to 3/19/25



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UNFINISHED BUSINESS

- 3. Bill No. 6159- An Ordinance authorizing the issuance of a Conditional Use Permit for a drive-through facility for a comprehensive marijuana dispensary, Key Cannabis, located at 105 North Lindbergh Boulevard. Final Reading and Passage.**

City Clerk read Bill No. 6159 for the final time.

Director of Community Development Jason Jaggi stated that AT&T has inquired with City staff about the possibility of installing chains to block access to their vacant lot and are working with Staff to resolve site issues.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Newman

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No.6159 becomes Ordinance No. 5932

- 4. Bill No. 6160- An Ordinance authorizing the issuance of a Conditional Use Permit for a 1,050 square-foot snack and non-alcoholic beverage bar, Graze Craze, located at 715 North New Ballas Road, within the Plaza Shops. Final Reading and Passage.**

City Clerk read Bill No. 6160 for the final time.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 6160 becomes Ordinance No. 5933.

- 5. Bill No. 6161- An Ordinance amending section 405.460 Accessory Uses and Structures of the Zoning Ordinance. Final Reading and Passage.**

City Clerk read Bill No. 6161 for the final time.



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RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 6161 becomes Ordinance No. 5934.

Mayor Hoffman asked for an introduction from Boy Scout member Elliot Wheeler of Troop 766, who stated he was attending the council meeting to earn his Citizenship in Society merit badge.

6. Bill No. 6162- An Ordinance amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and amending related Ordinances. Final Reading and Passage.

City Clerk read Bill No. 6162 for the final time.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Newman

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 6162 becomes Ordinance No. 5935.

7. Bill No. 6163- An Ordinance authorizing the execution of an agreement between the City of Creve Coeur and St. Louis County acting for the St. Louis County Emergency Communications Commission regarding radios and the interoperable radio system. Final Reading and Passage.

City Clerk read Bill No. 6163 for the final time.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 6163 becomes Ordinance No. 5936.



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NEW BUSINESS

- 8. Resolution No. 1781 - A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the acceptance of obligation to pay the monthly maintenance fees for three Ameren Missouri post top streetlights in the Bellerive Springs Subdivision.**

City Clerk read Resolution No. 1781.

Director of Public Works Jim Heines provided an overview of the streetlights in the Bellerive Springs Subdivision to be taken over by the City, stating that they meet the guidelines of the City's Street Lighting Policy. He also noted that the City would fund these lights moving forward.

In response to Council Member Saunders' question, Mr. Heines stated that no back charges from Ameren are anticipated, but the subdivision has been notified of the possibility, and it would be their responsibility.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

- 9. Resolution No. 1782– A Resolution of the City Council of the City of Creve Coeur, Missouri, to execute the Stormwater Committee's project recommendations for the second year of the City's Stormwater Management Cost-Share program for a not-to-exceed reimbursement amount of \$26,846.00.**

City Clerk read Resolution No. 1782.

Assistant Director of Public Works/City Engineer Steven Berecz provided an overview of the applications recommended by the Stormwater Committee. He stated the Stormwater Committee recommends approving more than four individual Homeowner applications if fewer than two Homeowner Association applications are submitted or approved and reallocating the remaining \$30,000 from the FY2025 Budget to the FY2026 Budget.



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Council Member Spence commended the Public Works staff and the Stormwater Committee for their dedication and excellent work on the cost share program.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

10. Resolution No. 1783- A Resolution approving an agreement for legal services of the City Attorney and Prosecuting Attorney.

City Clerk read Resolution No. 1783.

City Administrator Mark Perkins provided an overview of the agreement, highlighting the exceptional service provided by City Attorney Carl Lumley and City Prosecutor Stephanie Karr of Curtis, Heinz, Garrett & O'Keefe.

Council Member Newman complimented Mr. Lumley for his outstanding work for the City.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

11. Resolution No. 1784 - A Resolution designating Busey Bank as the City's depository institution pursuant to Section 140.060(B).

City Clerk read Resolution No. 1784.

Director of Finance Lori Obermoeller presented an overview of the recommended extension, which was part of the original RFP, and stated that staff has been satisfied with the quality of service and believes continuity is important given the various changes under way with City systems. Ms. Obermoeller noted that Busey Bank agreed to the extension without any changes.



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RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

12. Resolution No. 1785- A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing execution of a task order agreement under the master services agreement between the City of Creve Coeur, Missouri and PGAV Planners.

City Clerk read Resolution No. 1785.

Director of Community Development Jason Jaggi outlined the agreement, which encompasses a site analysis — including a flora and fauna assessment — as well as a market analysis, development analysis, policy recommendations, and two open houses.

Council Member Carney expressed appreciation for initiating the process early rather than waiting for an offer.

Council Member Spence asked if there is regular communication between PGAV and the City with Bayer regarding this process. Mr. Jaggi stated there is regular communication with Bayer regarding their sale offer and noted they are starting to get prospective bidders. Mr. Jaggi noted this task would be for the City and used as a tool to help determine a long-range plan for the property, such as possible land uses, how it aligns with the 39 North District, and connectivity goals.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

APPOINTMENTS

13. Provisional Prosecuting Attorney



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To approve the appointment of Matthew T. Brown as the provisional prosecuting attorney for the City of Creve Coeur.

Council Member Hoffman, speaking on behalf of the Nominating Committee, stated that Mr. Brown is an impressive candidate who would be an asset to the City.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Manlin

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

14. Council Liaison Reports

Council Member Manlin reported that the Economic Development Committee met to discuss the Creve Coeur Business Awards. He noted that nominations closed on March 7, 2025, and the committee has voted on three of the categories, while the public is still deciding the Best Restaurant category. Winners will be announced at the Creve Coeur Olivette Chamber Awards Luncheon on May 15, 2025, at 11:30 a.m. The committee also received updates on Olia Village, and staff's review of the Comprehensive Plan regarding the potential sale of a portion of the Bayer East Campus.

Council Member Hoffman reported that the Police and Safety Committee met and noted the Police Department is fully staffed. He shared that a recent audit by the Commission on Accreditation for Law Enforcement Agencies (CALEA) resulted in preliminary approval, with the official report pending. For the upcoming fiscal year budget, the Police Department plans to include funding for four new patrol vehicles, one new administrative vehicle, new traffic monitoring software through Telematics, and the installation of cameras at the Highway 270 and Olive Boulevard overpass and Venable Park.

Council Member Saunders reported that the Arts Committee recently participated in the Sculpture on the Move lottery and secured two sculptures that were top choices in their selection rankings.



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Council Member Carney stated that the Heart-to-Heart Committee recently met and reported 150 registered runners so far, with the goal of reaching 350 participants this year.

Council Member Spence announced that the Energy and Environment Committee has completed the Climate Action Plan and plans to host a booth at the upcoming Arbor Day event and the Heart-to-Heart run.

Council Member Newman congratulated the Chaminade boys' basketball team for their runner-up finish at the recent state tournament.

BUSINESS FROM CITY ADMINISTRATOR

15. Draft 2026-2028 Creve Coeur Strategic Plan

City Administrator Mark Perkins presented the Draft Creve Coeur Strategic Plan (see Exhibit B) and thanked the Mayor, City Council, and staff for their time and dedication to its development. The presentation outlined the City's new vision, mission, and values. Mr. Perkins introduced five development goals for Creve Coeur: providing excellent City services, investing in infrastructure and facilities to support the local economy and quality of life, ensuring community safety and well-being, engaging residents and stakeholders to gather diverse perspectives, and strengthening and diversifying the local economy. He also reviewed the strategies and initiatives designed to support these goals. Next steps include a public review period and presenting the plan for formal adoption on May 12, 2025.

Council Member Manlin praised the process, calling it a collaborative and valuable effort that helped refine the City's direction.

Council Member Spence expressed interest in seeing additional environmental initiatives in the future.

16. Olia Village Update

City Administrator Mark Perkins provided updates on Olia Village, noting that the Right-of-Way acquisition at the western entrance has been resolved. Infrastructure work at the site is ongoing, with retaining walls on the south and west properties beginning to take shape. He added that site development plans for the grocer and surrounding parcels are expected to be submitted this summer.



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Director of Community Development Jason Jaggi stated that a master sign plan for the entire campus is anticipated and will first be reviewed by the Planning and Zoning Commission before being presented to the Council for final approval.

17. Solar Street Light Cost Share Program Update

Director of Public Works Jim Heines presented a request from the Country Forest Subdivision for one solar streetlight with a 3000 Kelvin temperature. He noted that since the expenditure falls within the City Administrator's authority, no City Council action is required.

Council Member Carney asked if the subdivisions that initially expressed interest but chose not to proceed with the cost share program provided any reasons for their decision. Mr. Heines stated that if additional subdivisions express interest in participating, they will be added to the contractors' list for installation.

Council Member Spencer confirmed that standards exist for both street and parking lot lights.

18. Release of Lake School House Property

Mr. Perkins reviewed the proposed disposition of the Lake School House contents (see Exhibit C) and stated that the City plans to retain the school bell and sign. He noted that interested parties include St. Louis County's Faust Park, St. Charles County's Daniel Boone Park, Bellefontaine Cemetery Park, and the Tappmeyer Homestead.

The Council consensus is to proceed with the distribution as presented.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Mark Manlin

SECONDER: Mayor Hoffman

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

The meeting adjourned at 8:06 p.m.



**REGULAR MEETING
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Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

DRAFT

What is Proposition B?

The Saint Louis County Council called an election on April 8, 2025, to vote on Proposition B. This Charter amendment would allow the County Council to remove a Department Director or Department Head with or without cause, which includes the Police Chief, Parks & Recreation Director, and Public Health Director.

A “yes” vote means:

- Directors could be fired during emergencies like snowstorms or public health crises.
- The Police Chief and all Department Directors could be removed for political reasons.
- Department heads would answer to 8 bosses with conflicting policies, positions, and priorities.

A “no” vote means:

- Maintains stable leadership for public safety, health, and other essential services.
- Ensures qualified professionals run County departments without political interference.
- Preserves voter control by keeping the County Executive accountable.

The ballot language is

“misleading, insufficient, inaccurate, argumentative, prejudicial, and unfair.”

-ruling from Saint Louis County Circuit Court



SAINT LOUIS COUNTY
Missouri

Exhibit A



What's Happening in DISTRICT 2

INFRASTRUCTURE & PUBLIC SAFETY INVESTMENTS

Completed:

\$3.1M upgrade to McKelvey Road from Glenpark to Creve Coeur Mill
\$1.9M upgrade to Lackland Road east of Schuetz Road

In Progress:

\$46M construction of Mid-County Public Safety Complex
\$4.8M upgrades to West Port Plaza Drive intersections
\$3.4M replacement of McDonnell Bridge east of Byassee Drive
\$3.2M improvements to Creve Coeur Mill Road from Prichard Farm Road to McKelvey Road

Upcoming:

\$4.7M to improve Craig Road from Olive Boulevard to Lackland (2025)
\$2M to improve Ferguson Avenue from Page Avenue to Rock Road (2025)
\$7M to improve Dorsett Road from Marine to McKelvey including the addition of a shared-use path (2027)



SAINT LOUIS COUNTY
County Executive



Councilwoman
Gretchen Bangert



County Executive
Dr. Sam Page



Strategic Plan Draft Review

March 24, 2025



Strategic Planning



- Defines the **long-term vision** for the future and creates **short-term action plans** in pursuit of that vision.
- Establishes **goals and strategies** over the next three years.
- **Gives guidance to staff**, setting internal and external expectations, and creates measurements of success



Previous Strategic Plans



The City has developed and adopted strategic plans in prior years to help provide focus and develop priorities for municipal operations.

- *Strategic Plan 2013-2015*
- *Strategic Plan 2018-2020*
- *Strategic Plan 2023-2025*



Plan Development Process



The draft plan reflects thoughtful consideration by elected officials and city staff with facilitation support from Hilary Shine of SGR Consulting. The plan development process so far has included:

- **Early January:** A pre-workshop survey completed by the City Council and staff on critical issues facing Creve Coeur.
- **January 24-25:** Two initial workshops with City Council and staff to develop specific goals.
- **February 6:** A follow-up workshop with staff to develop strategies to achieve set goals.
- **March 11:** A final workshop with City Council and staff to review the draft plan.

Creve Coeur Vision



- **Vision:** *A vision statement is a collective aspiration of what we desire to be. It describes why we do what we do and serves as an inspiration and motivation to become a greater version of ourselves.*

**Creve Coeur is the ideal community
to live, learn, work, and play.**

Creve Coeur Mission



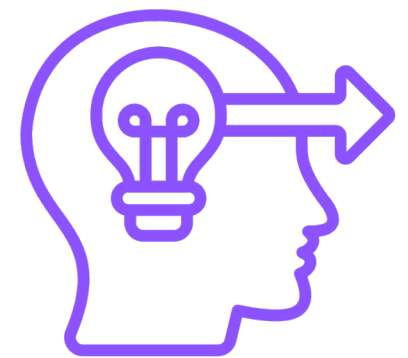
- **Mission:** *A mission statement describes who we are and what we do. It is action-oriented and guides daily decisions on the services provided and the quality to be expected.*

The City of Creve Coeur provides the highest quality of life through exceptional services that enhance the well-being of the community.

Creve Coeur Values



- **Values:** *These are the guiding principles of how we do our work. They shape the organizational culture and thus our actions.*



Creve Coeur Values



- **Empathy**—We actively listen and seek to understand the perspectives, challenges, and needs of others to create a supportive and inclusive environment.
- **Accountability**—We take responsibility for our actions and commitments, ensuring transparency and reliability in everything we do.
- **Integrity**—We uphold the highest ethical standards, acting with honesty and fairness in all our interactions.
- **Respect**—We treat everyone with dignity, valuing diverse perspectives and fostering a culture of mutual trust.
- **Forward-thinking**—We embrace innovation and continuous improvement, striving to create a better future through proactive solutions and adaptability.

Creve Coeur Goals



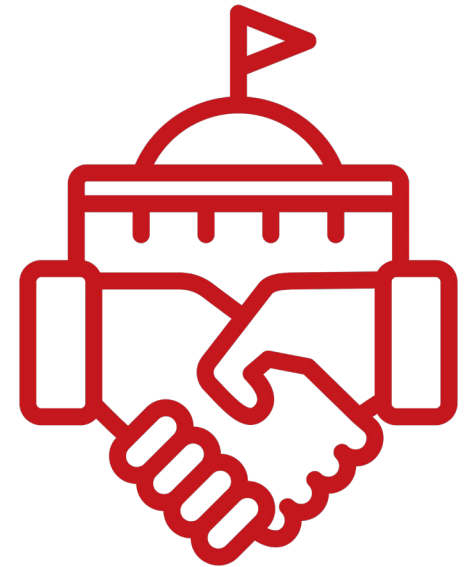
- **Goal 1**—Provide excellent City services.
- **Goal 2**—Invest in infrastructure and facilities to support the local economy and quality of life.
- **Goal 3**—Ensure the safety and well-being of the community.
- **Goal 4**—Engage Creve Coeur residents and other stakeholders to obtain diverse perspectives.
- **Goal 5**—Strengthen and diversify the local economy.



Goal 1—Provide excellent city services.



- **Strategy 1.1:** Attract and retain highly qualified employees.
- **Strategy 1.2:** Preserve and augment funding to maintain excellent services.
- **Strategy 1.3:** Continuously improve processes and systems to deliver effective, efficient and customer-focused service.



Goal 1—Provide excellent city services.



- **Strategy 1.1:** Attract and retain highly qualified employees
 - **Initiative 1.1.1:** Annual review of pay competitiveness
 - **Initiative 1.1.2:** Explore ways to utilize recreation programs to enhance employee wellness
 - **Initiative 1.1.3:** Promote work-life balance
 - **Initiative 1.1.4:** Pursue incentive programs for employee wellness and fitness
- **Strategy 1.2:** Preserve and augment funding to maintain excellent services
 - **Initiative 1.2.1:** Seek alternative resources for funding

Goal 1—Provide excellent city services.



- **Strategy 1.3:** Continuously improve processes and systems to deliver effective, efficient and customer-focused service.
 - **Initiative 1.3.1:** Utilize AI to streamline internal processes
 - **Initiative 1.3.2:** Streamline the employee evaluation process
 - **Initiative 1.3.3:** Explore 'closed to public' days (Juneteenth, Columbus Day) for employee training and special projects
 - **Initiative 1.3.4:** Learn and fully utilize existing software programs
 - **Initiative 1.3.5:** Review Community Development processes to improve efficiency

Goal 2—Invest in infrastructure and facilities to support the local economy and quality of life.



- **Strategy 2.1:** Maintain and improve Creve Coeur streets
- **Strategy 2.2:** Enhance sidewalk and trail network
- **Strategy 2.3:** Mitigate stormwater issues on the most impacted properties
- **Strategy 2.4:** Address long-term City facility needs
- **Strategy 2.5:** Continue implementing the Parks Master Plan



Goal 2—Invest in infrastructure and facilities to support the local economy and quality of life.



- **Strategy 2.1:** Maintain and improve Creve Coeur streets
 - **Initiative 2.1.1:** Explore new pavement treatments
- **Strategy 2.2:** Enhance sidewalk and trail network
 - **Initiative 2.2.1:** Identify opportunities for future trails, bike lanes, and sidewalks
 - **Initiative 2.2.2:** Enhance existing sidewalk network
- **Strategy 2.3:** Mitigate stormwater issues on the most impacted properties
 - **Initiative 2.3.1:** Implement top-priority stormwater projects per the Watershed Management Plan
 - **Initiative 2.3.2:** Evaluate existing Creve Coeur-owned storm systems and dedicate to MSD

Goal 2—Invest in infrastructure and facilities to support the local economy and quality of life.



- **Strategy 2.4:** Address long-term City facility needs
 - **Initiative 2.4.1:** Replace the Government Center and determine appropriate financing
 - **Initiative 2.4.2:** Consider the need for an off-season storage building to protect major equipment and rolling stock
 - **Initiative 2.4.3:** Replace Golf Maintenance Shop
 - **Initiative 2.4.4:** Address significant Public Works Garage facility needs
 - **Initiative 2.4.5:** Explore vehicle charging stations

Goal 2—Invest in infrastructure and facilities to support the local economy and quality of life.



- **Strategy 2.5:** Continue implementing the Parks Master Plan
 - **Initiative 2.5.1:** Add and improve trails within the parks
 - **Initiative 2.5.2:** Complete implementation of Venable Park renovations pursuant to Master Plan
 - **Initiative 2.5.3:** Complete Lake School Park Master Plan and begin renovations
 - **Initiative 2.5.4:** Identify potential greenway easements to improve pedestrian connectivity

Goal 3—Ensure the safety and well-being of the community



- **Strategy 3.1:** Deliver high-level police services
- **Strategy 3.2:** Provide community safety outreach
- **Strategy 3.3:** Effectively administer code enforcement and building inspections
- **Strategy 3.4:** Enhance street lighting



Goal 3—Ensure the safety and well-being of the community



- **Strategy 3.1:** Deliver high-level police services
 - **Initiative 3.1.1:** Improve traffic safety
 - **Initiative 3.1.2:** Use technology to improve public safety
 - **Initiative 3.1.3:** Maintain international accreditation
 - **Initiative 3.1.4:** Evaluate police staffing
- **Strategy 3.2:** Provide community safety outreach
 - **Initiative 3.2.1:** Utilize tools like social media and newsletters to promote safety outreach programs

Goal 3—Ensure the safety and well-being of the community



- **Strategy 3.3:** Effectively administer code enforcement and building inspections
 - **Initiative 3.3.1:** Increase public education about processes, including municipal court procedures
- **Strategy 3.4:** Enhance street lighting
 - **Initiative 3.4.1:** Improve the reporting and response for light outages

DRAFT

Goal 4—Engage Creve Coeur residents and other stakeholders to obtain diverse perspectives



- **Strategy 4.1:** Effectively utilize a variety of communication methods to reach residents and stakeholders
- **Strategy 4.2:** Expand and improve upon community events
- **Strategy 4.3:** Increase the level of stakeholder outreach and education (Chamber, Committees, Legislature)
- **Strategy 4.4:** Enhance recreation programming



Goal 4—Engage Creve Coeur residents and other stakeholders to obtain diverse perspectives



- **Strategy 4.1:** Effectively utilize a variety of communication methods to reach residents and stakeholders
 - **Initiative 4.1.1:** Develop e-newsletter for residents
 - **Initiative 4.1.2:** Enhance advertising efforts at and for the Dielmann Recreation Center
 - **Initiative 4.1.3:** Better utilize City's social media
- **Strategy 4.2:** Expand and improve upon community events
 - **Initiative 4.2.1:** Foster collaboration and increase participation among committees
 - **Initiative 4.2.2:** Explore a joint-partnership between Creve Coeur-Olivette Chamber and the City for the summer concert series

Goal 4—Engage Creve Coeur residents and other stakeholders to obtain diverse perspectives



- **Strategy 4.3:** Increase the level of stakeholder outreach and education (Chamber, Committees, Legislature)
 - **Initiative 4.3.1:** Increase public awareness of City committees and accomplishments
 - **Initiative 4.3.2:** Review and evaluate committees on a triennial basis
 - **Initiative 4.3.3:** Encourage City Council involvement in Missouri Municipal League and Creve Coeur-Olivette Chamber of Commerce events
 - **Initiative 4.3.4:** Increase attendance at outreach events

Goal 4—Engage Creve Coeur residents and other stakeholders to obtain diverse perspectives



- **Strategy 4.4:** Enhance recreation programming
 - **Initiative 4.4.1:** Seek partnering opportunities to host community events
 - **Initiative 4.4.2:** Increase participation in dog park events
 - **Initiative 4.4.3:** Identify and establish partnerships with organizations and instructors for programming

DRAFT

Goal 5—Strengthen and diversify the local economy



- **Strategy 5.1:** Create an environment supporting high-quality development
- **Strategy 5.2:** Olia Village oversight and implementation of site plan vision
- **Strategy 5.3:** Identify commercial areas in need of enhancement, improvements, or repurposing
- **Strategy 5.4:** Increase housing stock diversity
- **Strategy 5.5:** Support growth of the 39 North Innovation District



Goal 5—Strengthen and diversify the local economy



- **Strategy 5.1:** Create an environment supporting high-quality development
 - **Initiative 5.1.1:** Review and update Comprehensive Plan responsive to changing community conditions
- **Strategy 5.2:** Olia Village oversight and implementation for site plan vision
 - **Initiative 5.2.1:** Evaluate future service demands to ensure adequate resources are in place when needed
 - **Initiative 5.2.2:** Ensure the development remains true to the vision outlined in the concept plan

Goal 5—Strengthen and diversify the local economy



- **Strategy 5.3:** Identify commercial areas in need of enhancement, improvements or repurposing
 - **Initiative 5.3.1:** Consider zoning updates and economic incentives to encourage the redevelopment of vacant or underutilized properties along the East Olive Corridor
 - **Initiative 5.3.2:** Consider appropriate re-uses of aging office buildings in light of current vacancy rates
- **Strategy 5.4:** Increase housing stock diversity
 - **Initiative 5.4.1:** Explore ways the City can encourage greater housing diversity to retain empty-nesters and improve affordability

Goal 5—Strengthen and diversify the local economy



- **Strategy 5.5:** Support growth of the 39 North Innovation District
 - **Initiative 5.5.1:** Evaluate possible annexation to provide additional growth opportunities for 39 North within Creve Coeur
 - **Initiative 5.5.2:** Lead and support development of the 39 North Greenway and the Centennial Greenway within Creve Coeur
 - **Initiative 5.5.3:** Continue collaboration with 39 North on economic development

Next Steps



- **March 24:** Draft Presented at City Council Meeting
- **March 25-April 30:** Public Review Period
- **May 12:** Strategic Plan considered for formal adoption

DRAFT

Mark Perkins

From: Jason Valvero <jvalvero@crevecoeurmo.gov> on behalf of Jason Valvero
Sent: Monday, March 24, 2025 10:06 AM
To: Mark C. Perkins
Cc: Jim Heines; Steven Berecz
Subject: Fwd: Lake School - rehoming desks, stove, glass cabinets, etc.

Mark-

Do you have any issues with the items that will be donated to the organizations Laura has talked with? Do we want anything besides the bell and sign?

----- Forwarded message -----

From: **Tappmeyer Homestead** <tappmeyerhomestead@gmail.com>
Date: Mon, Mar 24, 2025 at 9:56 AM
Subject: Lake School - rehoming desks, stove, glass cabinets, etc.
To: Jason Valvero <jvalvero@crevecoeurmo.gov>
Cc: Francis <jfrancis@stlouisco.com>, Francis, Jesse <JFrancis@stlouiscountymo.gov>, Ray, William <wray@sccmo.org>, Dan Fuller <dfuller@bcastl.org>, Laura Dierberg Ayers <Ljdayers@aol.com>

Jason – I have found homes for the large items at Lake School – all of the organizations plan to install the items in their historic sites. Please let me know when I can tell these agencies/non-profits they can pick the items up. Everyone is prepared to come this week. If you want to unlock Lake School this whole week, and give flexibility for timing, that works best.

Please let me know access as soon as possible so I can coordinate with the other organizations. I am not monitoring email so **a text would be best**. Thank you! Laura 314-795-9322

St. Louis County Faust Park –

- School desks
- Teachers desk/chair
- Pot-belly stove, pipe, scuttle, etc.
- Wood map case

St. Charles County Daniel Boone Park –

- Remaining school desks

Bellefontaine Cemetery Park –

- Glass case/cabinets (both cases, freestanding ones)

Creve Coeur –

- historic Weber school bell to the government center.

Tappmeyer Homestead – **the city will need to move** to the Tappmeyer lower level:

- All the boxes
- framed president's pictures, and maps (not in wood case)
- the "wash up" table by the back door that goes nowhere (in the front of classroom)
- the wall mounted bookshelf (by teacher corner)
- the green bookcase that is by cloakroom on right side (this will be installed in Tappmeyer Heritage room)
- one school desk (to be determined)
- flag and box
- historic clothing(I have boxes to pack these up – it shouldn't take long to do so)
- anything/everything else not specified above.

--

Jason Valvero
Director of Recreation
11400 Olde Cabin Road
Creve Coeur MO 63141
v (314) 432-3961
f (314) 801-8152

Like us on Facebook!



City of Creve Coeur

TO: Mayor and City Council; City Administrator Mark Perkins
FROM: EDC Chair Ned Maniscalco; Assistant City Administrator/EDC Staff Liaison Sharon Stott
DATE: April 9, 2025
RE: Recommendations - Creve Coeur Business Awards 2025

All EDC members reviewed the Business Award 2025 nominees as included in the Economic Development Committee (EDC) meeting agenda packet on March 18, 2025. A quorum was present and the EDC reached a consensus on the award recommendations highlighted below.

Award Descriptions & Nominees

The Heart of the Community Award honors a Creve Coeur business or organization that has demonstrated a commitment to the community by making a positive impact in Creve Coeur or the St. Louis region. The six nominees included: Excel Sports & Physical Therapy, Fantastic Finds, Master Kim's Martial Arts, St. Mary's Complete Home Care, Yarncom, and Miriam School of Learning Center (not located in Creve Coeur).

The Most Innovative Business Award honors a Creve Coeur business or organization that has demonstrated innovation, unique achievements or significant advancements in their field. The four nominees included: Agragene, Plastomics, Solis Agrosiences, and The Fitness Edge.

The Green Business Award honors a Creve Coeur business or organization that has made sustainability (e.g., energy efficiency, recycling, composting, use of native landscapes, etc.) an integral part of its business practices. One nomination was received for First Bank.

The Favorite Restaurant Award honors a Creve Coeur restaurant nominated by its customers for its outstanding service and food quality. The three nominees included: Timothy's The Restaurant, Il Bel Lago, and Taziki's Mediterranean Café. The winner of this award is determined by popular vote.

Award Recommendations for City Council Consideration

The EDC recommends the Mayor and City Council award the 2025 Business Awards to the following:

1. **Heart of the Community:** Yarncom (12772 Olive Blvd.)
2. **Most Innovative:** Plastomics (1100 Corporate Square Dr.)
3. **Green Business:** First Bank (11901 Olive Blvd.)
 - a. The Energy and Environment Committee also reviewed and recommended First Bank as the winner for the Green Business Award in a memo dated March 11, 2025.
4. **Favorite Restaurant:** Taziki's Mediterranean Café (12704 Olive Blvd.)

- a. Determined by popular vote and received 48.4% of the votes (n=30 out of 62 total votes) with voting closing on April 7.

Award Ceremony

The awards will be presented at the Creve Coeur-Olivette Chamber of Commerce membership meeting on Thursday, May 15, 2025, at 11:30 a.m. at the Holiday Inn St. Louis, 1030 Woodcrest Terrace Drive, St. Louis.

Attachments: Creve Coeur Business Awards 2025 Nominations 3-10-2025; Memo to EDC from E&E 2025



CREVE COEUR BUSINESS AWARDS 2025 NOMINATIONS

2025 NOMINATIONS SUMMARY

Most Innovative Business Award

1. Agragene (1100 Corporate Square Dr., Suite 264) [Current Business License]
2. Plastomics (1100 Corporate Square Dr.) [Current Business License]
3. Solis Agrosiences (1100 Corporate Square Dr.) [Current Business License]
4. The Fitness Edge (10571 Old Olive Street Rd.) [Expired]

Heart of the Community Award

1. Excel Sports & Physical Therapy (713 N. New Ballas Rd.) [Current Business License]
2. Fantastic Finds (12778 Olive Blvd.) [Current Business License]
3. Master Kim's Martial Arts (12354 Olive Blvd.) [Expired]
4. St. Mary's Complete Home Care (11628 Old Ballas Rd.) [Current Business License]
5. YarnCom (12772 Olive Blvd.) [Current Business License]
6. *Not located in Creve Coeur: Miriam School and Learning Center (1138 N. Warson Rd., Olivette, MO 63132)*

Green Business Award

1. First Bank (11901 Olive Blvd.) [Current Business License]

Favorite Restaurant Award (determined by popular vote – Deadline April 7)

1. Il Bel Lago (11631 Olive Blvd., Creve Coeur, MO 63141) [Current Business License]
2. Taziki's Mediterranean Café (12704 Olive Blvd.) [Current Business License]
3. Timothy's The Restaurant (12710 Olive Blvd., Creve Coeur, MO 63141) [Expired]

Business license status as of 3/10/25.

MOST INNOVATIVE BUSINESS

Business Name: Agragene

Address: 1100 Corporate Square Dr., Suite 264, Creve Coeur, MO 63132

Business License Status: **[Current Business License]**

- **Nomination #1:** Agragene has revolutionized sustainable agriculture through its Precision-Guided Sterile Insect Technology™ (pgSIT), offering an eco-friendly alternative to traditional pesticides. By establishing itself in Creve Coeur, Agragene has leveraged the St. Louis region's strong bioscience ecosystem to advance its groundbreaking pest-control solutions. This year, Agragene achieved significant milestones, including USDA approved field testing in an Oregon cherry orchard and critical progress toward product registration. Their commitment to innovation and sustainability exemplifies the qualities celebrated by this award. More links below:

Website is <https://www.agragene.com/about>

St. Louis Based Agragene to Deploy Gene-Edited Fruit Flies to Save Fruit Crops in Field Studies [YouTube]: https://www.youtube.com/embed/b5O2beTeo_o

Aragene's Journey from California to St. Louis: The Perfect Place to Grow a Business and a Family [BioSTL]: <https://www.biostl.org/news-and-media/home/agragenes-journey-from-california-to-st-louis-the-perfect-place-to-grow-a-business-and-a-family>

Business Name: Plastomics

Address: 1100 Corporate Square Dr., Creve Coeur, MO 63132

Business License Status: **[Current Business License]**

Nomination #1: Plastomics is an ag-tech startup located in the Helix Biotech Center revolutionizing agriculture with its groundbreaking chloroplast engineering platform for next-generation corn and soybean traits. The firms' innovative approach addresses the critical need for novel, value-added traits in the \$25+ billion global biotech seed market, which has seen limited advancements since 2003.

Plastomics overcomes the current technology challenges of trait development progress and increasing costs by leveraging the plant's chloroplast—its own engine—for trait delivery. This unique method offers significant advantages including unlocking a wider range of highly efficacious traits, eliminates cross-pollen contamination and enables faster development and breeding due to the maternal inheritance of chloroplasts.

Plastomics' platform has demonstrated remarkable success, including:

Unprecedented Trait Expression: Achieving trait expression levels unattainable through nuclear transformation, even expressing genes that previously failed in other platforms.

Soybean Transformation: Successful demonstration of chloroplast trait transformation in soybean plants with trait inheritance.

Corn Advancements: Development of proprietary tools for proof-of-concept in corn.

Strategic Partnerships: Securing multi-million dollar research agreements with multinational organizations and co-development agreements with global trait providers and seed companies.

Plastomics' innovative technology, coupled with its strong industry partnerships and impressive progress, positions it as a leader in agricultural innovation. The company's commitment to attracting top talent is evident in its diverse team of 23 PhDs and science professionals. Creve Coeur's vibrant community, with its excellent schools, diverse entertainment options, and affordable housing, has played a key role in attracting this talented workforce. Plastomics' success demonstrates the attractiveness of Creve Coeur as a hub for innovative businesses and highlights the city's commitment to fostering a thriving biotech ecosystem. Plastomics is poised to reshape the future of agriculture, delivering significant benefits to growers, the environment, and the global food system.

<https://plastomics.com>

Business Name: Solis Agrosiences

Address: 1100 Corporate Square Dr., Creve Coeur, MO 63132

Business License Status: [Current Business License]

Nomination #1: Founded in 2022, Solis Agrosiences has quickly established itself as a reliable and innovative partner in the agtech sector. Based in Creve Coeur's 39 North AgTech Innovation District, Solis specializes in gene-editing, plant transformation, and deep sequencing, serving a diverse clientele that ranges from ambitious startups to multinational corporations. This end-to-end approach helps companies improve agronomic traits such as yield and disease resistance, as well as consumer-facing traits like enhanced flavor and nutrition. This service approach allows Solis' customers to turn solutions on, off, up or down without the complexity of scaling their own staff or internal footprint – enabling their customers to have improved capital efficiency. Quiet simply, not only are they growing, they are empowering the growth of other companies in the 39 North district.

Fresh off a successful Series A raise (Feb. 2025, see attached PDF), Solis is expanding both its scientific capabilities and regional economic impact. In just the past year, the company has grown its team, added high-quality jobs, and strengthened St. Louis' position as a global hub for agtech talent and innovation.

In a bold expansion, Solis Agrosciences acquired Ferris Genomics (Nov. 2024, see attached PDF), adding high-throughput genotyping and bioinformatics to its suite of offerings. Ferris Genomics was also located in the 39 North AgTech Innovation District, making the merger of staff, equipment, and facilities more straight-forward. Moreover, Solis Agrosciences has made licensing deals with large gene-editing firms (e.g., Pairwise; June 2024 see attached PDF) to continue to bring new offerings to their customers and further empower other agtech companies and researchers in the region to thrive. Solis is helping to usher in customer growth, more jobs in Creve Coeur both directly and indirectly, and a higher visibility for Creve Coeur and St. Louis in the biotechnology field of gene-editing.

From scientific breakthroughs to business growth, Solis Agrosciences is setting the standard for agtech service innovation. With its cutting-edge science, expanding team, and industry-changing impact, Solis is not just a company—it's a catalyst for the region and agtech innovation district. This and more is why Solis Agrosciences deserves to be recognized as the 2025 Most Innovative Business in Creve Coeur.

Press releases:

- [Solis Agrosciences secures Series A funding from Cultivation Capital to fuel business growth \(2/25/25\)](#)
- [Solis Agrosciences acquires genomics platform to provide genotyping and bioinformatics services to agriculture companies \(11/19/24\)](#)
- [genXtraits Inc. and Solis Agrosciences enter collaboration agreement \(1/13/25\)](#)

Business Name: The Fitness Edge

Address: 10571 Olive Blvd., Creve Coeur, MO 63141

Business License Status: Expired

- **Nomination #1:** Mike Jaudes is the pioneer-trailblazer for the industry in the midwestern region of the US. He founded and started the Fitness Edge Personal Training in August of 1984. Knowing that Most people don't really know how to correctly exercise or execute proper resistance exercise

The Fitness Edge just celebrated our 40th year in business. The industry has grown exponentially internationally since the mid 1980's.

The Fitness Edge has made a career helping individual people with appropriate proper exercise for their age, body type, and goals with the mission to make it a lifestyle. Many of the Fitness Edge clients have been regulars for decades. Most of the staff members have been on the FE team for several decades

HEART OF THE COMMUNITY

Business Name: Excel Sports & Physical Therapy

Address: 713 N. New Ballas Rd., Creve Coeur, MO 63141

Business License Status: [Current Business License]

- **Nomination #1:** This tightly knit group of individuals works tirelessly to help members of the community improve their health and well being. Although the work is challenging, Excel employees do it with compassion and a sense of humor!
- **Nomination #2:** Excel employees work hard and care for everyone and it shows.
- **Nomination #3:** This is the best physical therapy place! So friendly and helpful. The attention one receives here is fantastic.
- **Nomination #4:** The employees at this business are always warm and welcoming. The business has made an impact on my health and helped me to strengthen and heal. I am grateful for Excel Sports and Physical Therapy in helping me become a better version of myself.
- **Nomination #5:** Excel Sports and Physical Therapy in the heart of Creve Coeur provides individualized treatment in a friendly and professional atmosphere. The staff from the receptionist to the individual therapists are committed to each patient's well being. Collectively, they have created an environment that is always inviting and encouraging. Physical Therapy focuses upon a personal challenge but all those who are treated there feel a connection to support one another. I would encourage you to read the reviews posted by many of their patients as they attest to that unique supportive relationship.

The entire office celebrates each patient's completion of their treatment plan with an informal "graduation". The office hosts Patient Appreciation Days during the year. The office is often decorated and staff dressed for holidays, special local events like one of our area teams making their playoffs.

Excel Sports and Physical Therapy puts the sense of community in its business mission. The organization seeks opportunities to engage in the community. They offer free screenings at community businesses and organizations. They respond to requests for public speaking on physical therapy and well-being.

Excel Sports has changed locations over the years but has always remained in Creve Coeur. The office offers flexible hours, recognizing that some patients work non-traditional work hours.

Because of their quality of services, they have patients that come from all over the St. Louis metropolitan area. Thus these out of area patients are introduced to the resources and businesses of Creve Coeur.

Excel Sports and Physical Therapy deserves recognition for its long time and on-going commitment to provide outstanding care and treatment to Creve Coeur residents.

- **Nomination #6:** I recently sought out physical therapy. While my Primary Care Physician recommended a PT group withing her organization, a friend had experience with Excel and suggested I contact them.

I'm glad I did. Everyone who works there is happy to be there. I encountered none of the indifference and apathy I experienced in some many other places. Each person I worked with explained, in detail, what was happening, for billing to my physical therapist.

My Physical Therapist, Novalee Patel, not only addressed the issue that brought me to Excel but gave me exercises to help with unrelated mobility and/or pain problems. While I was scheduled for 8 sessions, my problem was resolved in 6. She also provided exercises (with clear emailed instructions) that will allow me continue improving and maintain my mobility. I saw similar results with the other patients present during my therapy.

As our population ages, Excel Sports and Physical Therapy will be an even more important business in Creve Coeur.

- **Nomination #7:** I'd like to nominate Excel Sports & Physical Therapy for Creve Coeur's city business recognition. This health and wellness center stands out for its exceptional compassion and patience, providing care unlike any other physical therapy facility. Despite its modest size, the dedicated staff tailor their services to meet individual needs in a welcoming, family-like atmosphere. Their mission to empower clients to heal and return to their daily lives makes it a true place of restoration especially it is located in a nearby Missouri Baptist & Mercy hospital. It can be a hub for health, support, and recovery. I recently graduated!!!

Business Name: Fantastic Finds

Address: 12778 Olive Blvd., Creve Coeur, MO 63141

Business License Status: **[Current Business License]**

- **Nomination #1:** Fantastic Finds Upscale Resale shop is the largest fundraiser for Assistance League of St. Louis whose mission is to invest in student success and support families in crisis. Operated entirely by volunteers, Fantastic Finds offers a wide range of high-quality clothing, jewelry, shoes, accessories, home decor, and furniture at unbeatable prices.

Fantastic Finds was honored to be a winner in 2022 and 2024 for St. Louis Magazine's prestigious A-List Award for Best Resale Shop. Over 200 volunteers gave almost 26,000 hours this past fiscal year to keep the shop running smoothly. With the support of those in the local community who donated and shopped, Fantastic Finds saw its highest

receipt sales ever. Often on Tuesday mornings there will be a line of customers outside waiting for us to open. Due to the friendly atmosphere created by our very welcoming volunteers, a number of regular customers make a trip to the store part of their weekly activity where they can chat and socialize with our volunteers.

All proceeds from Fantastic Finds directly fund Assistance League of St. Louis' community programs. Our five programs supply uniforms, shoes, coats, books, and essentials to bolster student achievement; extend hope and dignity to families in crisis, offering beds, and clothing and empower women by providing college scholarships.

Fantastic Finds celebrated its 20th year of business in Bellerive Plaza in June, 2024, and continues to turn resale treasures into meaningful, lasting change in the St. Louis community.

Assistance League of St. Louis is a 501(c) (3) tax-exempt organization awarded the highest ratings given by the Better Business Bureau, Charity Navigator and Candid. alstl.org

[Assistance League of St. Louis 2024 Annual Report](#)

Business Name: Master Kim's Martial Arts

Address: 12354 Olive Blvd., Creve Coeur, MO 63141

Business License Status: [Expired]

- **Nomination #1:** They're always giving back to community!

Business Name: St. Mary's Complete Home Care

Address: 11628 Old Ballas Rd., Creve Coeur, MO 63141

Business License Status: [Current Business License]

- **Nomination #1:** Saint Mary's takes seriously their responsibility and approach to improve the health of the community it serves. This includes increasing access to care, addressing health disparities, and supporting the community's well-being.
- **Nomination #2:** Saint Mary's has been providing exceptional home health care services to members of the Creve Coeur community for almost 5 years. Their impeccable service has earned them consistent 5 star ratings from all of their clients-a complete 100% satisfaction from all clients in this type of service is quite rare and I believe needs to be recognized.
- **Nomination #3:** This organization's caregivers provided my wife with unbelievable help during her most trying times. They are angels in human form.

Business Name: YarnCom

Address: 12772 Old Ballas Rd., Creve Coeur, MO 63141

Business License Status: [Current Business License]

- **Nomination #1:** Heather of Yarn Com has created a vibrant community of fiber artists and crafters of all sorts. The place is welcoming to all, with special stitch in groups that cater to a multitude of communities, including a mens group, groups for people with disabilities, and LGBTQ stitch circles. Yarn Com is a beautiful, colorful place, where everyone who walks in the door is greeted with warmth, inclusivity and just plain FUN! We are lucky in St. Louis to have this yarn shop!
- **Nomination #2:** Yarn Com's emphasis is using knitting and crocheting to build community. Heather has created a welcoming, inclusive space in which to bring people together.
- **Nomination #3:** Yarncom is a local yarn shop that opened in January 2023, bringing fiber artists from the St. Louis region together. Three times a week they host groups for locals to enjoy making various items using crochet, knit, embroider, cross stitch, or weaving arts. These groups have grown to average 25-30 participants at each meeting.

Heather Swan, owner aka Yarn Queen, has been building the community not just for fiber artists, but also for business owners and professionals in the region. She serves as the President of Creve Coeur/Olivette Chapter for Little Black Book and the Membership Vice Chair for West County Chamber of Commerce. She devotes her time and connections bringing people together that stretch through various industries and encourages those looking to start a business. Using her location in Creve Coeur, she draws people from all of the world to stop in and see all the things that Creve Coeur, MO has to offer. She encourages visitors to frequent the other local businesses and restaurants to keep Creve Coeur a leading community of vibrancy and joy for all of us to enjoy.

Heather was awarded the Founder's Award by Little Black Book this past December for her commitment to supporting women in business. This award is provided to women that exemplify the five pillars of the organization; Connect, Promote, Share, Give, and Become.

Yarncom works with local organizations to fundraise and collect to be a responsible member of the community at large. This past year they collected for Toys for Tots and Presents for Paws. In 2025, they will be centering some of their stitch groups around creating items to benefit local organizations supporting those with health issues to be more comfortable in their treatments.

Yarncom has been an inclusive environment for all persons to come and commune. Their mission is to use creating as a way to bring those together that would typically not sit together and learn to accept and understand one another.

- **Nomination #4:** Focused on creating a community go-to place
- **Nomination #5:** Yarncom has been the best shop for crafting supplies, classes, community building groups, and a quiet workspace! My skills and love for knitting would

be nowhere near my level today if this shop did not exist. The staff is inclusive, kind, welcoming, and totally enthusiastic about sharing knowledge. They are a truly special place and deserve to be recognized!

- **Nomination #6:** Heather Swan and the staff have truly created a community through fiber arts at YarnCom. The stitching groups provide opportunities to learn from others, network, and support each other. I've not only gained skills, I have also gained community. I truly appreciate that a warm, welcoming, nurturing business is in my local community.
- **Nomination #7:** YarnCom hosts a variety of events and open stitch nights, including an LGBTQIA stitch night. It's a comfortable, welcoming environment for folks to gather, gab, and learn. Even as a total newbie to knitting/crochet, I always feel welcome and supported as a friend and artist.
- **Nomination #8:** YarnCom is the most welcoming helpful yarn store! I hope they stay for many years.
- **Nomination #9:** Yarncom has brought together fiber artists from many different communities. We gather several times a week to knit, crochet, weave and socialize. Yarncom's owner and staff are always welcoming and helpful. They support other businesses in the community by having events to showcase these businesses. They constantly come up with ideas to reach out to the community by having classes, and other social groups. The best part is that Yarncom includes everyone and it is a fun place to gather.
- **Nomination #10:** This yarn store is revitalizing the St. Louis crafting community with an eye toward gathering and sharing. Learning about knitting, crochet, weaving, tapestry, spinning, dyeing yarn here is fun and connects you with other folks from the region. The pop up markets with other St. Louis small makers further support our community. We are so lucky to have YarnCom in Creve Coeur.
- **Nomination #11:** The business owner has brought together many, many members of different communities to experience the Heart of the Community. She has also brought in all kinds of different ways to use her creative ability to teach to others and pass her knowledge along to both young and old. The moment you walk into the door you know immediately that you have found a new home in order to learn from, meet all kinds of new people and make new friends. That is why I feel that Heather's business should receive the "Heart of the Community" award. She has a big heart and passes it along to everyone in her path.
- **Nomination #12:** YarnCom is a wonderful local yarn shop that has many activities for all skill levels of crafters. I wish I was able to visit more often.
- **Nomination #13:** Yarncom (LYS) in Creve Coeur has a positive commitment to the community and the Saint Louis area. teaching classes in knitting, crochet, weaving, painting ceramics to name a few. Their open space is used for birthday parties, baby showers, sleepovers, and the many days and nights when the shop is open for communities to gather. Heather and her employees welcome everyone with open arms.

- **Nomination #14:** Yarncom fills an important niche in the Creve Coeur community that would otherwise be largely empty -- fostering a space for fiber art to thrive and to create a sense of community among artists and people wishing to learn a new craft. Fiber arts tend to be easily dismissed, but they are deeply meaningful as a way for communities to come together, for people to simply take time out of our busy modern days to create something with our hands and do so with other likeminded people. Yarncom is not only a store providing wonderful fiber materials and classes, but everything they do is centered on nourishing this community, whether it's simply providing weekly spaces for people to come and spend time together or putting on fun events or advocating for artists and events around the St. Louis area. Yarncom has become a bright light for me in these tumultuous times, a reminder of how meaningful it can be to just slow down and spend time with other people. No one is doing this for the fiber arts community in Creve Coeur quite the same way as Yarncom! And its reach is even wider, accepting of everyone and offering its classes and friendly knowledge to anyone who would like to start a new hobby for themselves as a way to care for themselves and discover a new passion. I highly recommend them for their heart, which is exactly what I most associate with Yarncom.
- **Nomination #15:** For creative people who want to gather and create fiber items in a friendly atmosphere of like minded enthusiasts surrounded by materials and sample items for inspiration. All are welcomed and the comradery is the best example of community.
- **Nomination #16:** This store promotes community and inclusivity and everyone is welcome who enters the door. It is large and well-stocked and has attentive employees who care about their store and about teaching their visitors more about fiber arts. The proprietor is involved in a variety of community outreach activities and encourages everyone to be the best person they can be.
- **Nomination #17:** Yarn store that offers smaller yarn shops and creates the opportunity to offer their products to a larger area. Offers classes for all levels of knitting, crocheting, spinning and felting. Heather is knowledgeable in multiple areas of fiber arts while also hosting classes from other yarn stores that have closed. YarnCom is a place to get help with troubled stitches or a problem pattern. YarnCom also hosts open stitch time to gather with other like-minded stitchers. Truly a great store with a great community of stitchers to vouch for it!!!
- **Nomination #18:** Yarn shop that cultivates community within the fiber arts. Provides excellent and relevant services for the community. Hosts events that connects people in the community.
- **Nomination #19:** Yarncom is more than a place to buy yarn. Yarncom is my happy place! The inclusive vibe is noticeable as soon as I cross the threshold and I am greeted by name. Sitting at the table during Open Stitch times, I often hear "Welcome in!" when customers come through the door. I've participated in Yarncom classes and retreats and never felt like I didn't belong. Heather, the fabulous Yarn Queen, has a heart for community and created a wonderful place where someone working on their first project

can sit at the table with an experienced maker and talk about crafting and everything else. As for “commitment to the community” and “positive impact,” Yarncom filled a large void in the St. Louis area by providing a venue for all kinds of fiber crafters to meet and share. I’ve met local and regional vendors, as well as people from all over the U.S. I didn’t have anywhere to go for yarn and a knitting community until Yarncom opened two years ago, and now I have fiber friends from everywhere.

- **Nomination #20:** Yarncom has a wonderful number of community classes and also is founding member of a local fiber arts festival occurring annually. They are friendly and welcoming to everyone and you make new friends when you go there. They also host special interest group nights which fosters community in otherwise marginalized social groups. Love it.
- **Nomination #21:** Yarncom is a home not just a business. When you enter the doors you are welcomed not only by staff but the core customers as well. Everyone is willing to help everyone.

The owner reaches out to high schools for interns to expose them to an environment they may not otherwise get to know. She has hosted programs for boyscouts, holds a summer camp for kids. Is apart of an organization that acknowledge, encourage, and support women owned businesses. Does Toys For Tots and donations for animals. Service and support pets welcomed. With one of her own dogs as a greeter sometimes, which light up the moods of some who venture in. She hosts the annual Midwest Fiber Fest at St Louis Community College bringing vendors in from near and local, showing and providing support to their businesses.

Everyone is like an old friend that comes through the door but she is also recognized out in the community. She gets stopped and spoken to, hugged, and told they need to stop by the shop. People come from South City/County, North County, Wildwood, West County, St Charles, and even Illinois to be apart of Yarncom. My personal reason for nominating is because she gave me a place to learn, grow, and be apart of something larger than myself.

- **Nomination #22:** Yarncom has thought beyond just being a retail space. They have pushed and imagined how to create community, welcoming people for events, holding space for gatherings, and all with warmth and friendliness. Every community should have a place like this. It is really the heart of what a community should be.

GREEN BUSINESS AWARD

Business Name: First Bank

Address: 11901 Olive Blvd.

Business License Status: [Current Business License]

- **Nomination #1:** The new First Bank Headquarters integrates architecture, interior design, and landscaping to prioritize employee wellness and promote sustainability. The building is pursuing LEEDv4 BD+C Silver and WELLv2 Silver certification in recognition of efforts to make the building environmentally sustainable and employee friendly.

Features of the building include:

- a partially open courtyard, oriented south towards Olive Boulevard to allow natural light to penetrate into the interior of the building, which allows for a lower need for artificial light
- use of native and adapted plantings throughout the site
- two green roofs
- use of sustainable stormwater principles
- an estimated 41.36% reduction in water use

More information about the building can be found here

(<https://theljc.com/projects/first-bank-headquarters>)

FAVORITE RESTAURANT (*determined by popular vote*)

Business Name: Il Bel Lago

Address: 11631 Olive Blvd., Creve Coeur, MO 63141

Business License Status: [Current Business License]

- **Nomination #1:** Delicious food, extensive menu and wine list, excellent service, lovely decor from a local, independent (not a chain) entrepreneur. Fine dining for any occasion, including special celebrations.
- **Nomination #2:** Il Bel Lago has consistently delicious food and excellent service. In addition to the bar and general dining room, there are several areas that can accommodate groups of various sizes for more private dining. When weather permits, there are several white tablecloth tables for outdoor dining, too. All this elegance, yet casual attire is permitted.

Il Bel Lago's roots are from Giovanni's on The Hill. Giovanni was one of seven friends that 5-star restaurant Tony's founder, Vincent Bommarito, brought to St. Louis from Sicily decades ago. This is the reason that after New York and Chicago, St. Louis has had so many excellent Italian restaurants. Unfortunately, Tony's is closing at the end of February 2025. A couple of the other original seven have closed, too. We are so very fortunate to have this exceptional Italian restaurant right here in Creve Coeur. Let's continue to patronize it and show our appreciation by awarding them Best Restaurant.

Business Name: Taziki's Mediterranean Cafe

Address: 12704 Olive Blvd., Creve Coeur, MO 63141

Business License Status: [Current Business License]

- **Nomination #1:** Quality food, Good price, Friendly employees, Customer friendly business model

Business Name: Timothy's The Restaurant

Address: 12710 Olive Blvd., Creve Coeur, MO 63141

Business License Status: [Expired]

- **Nomination #1:** In a city with numerous fast food and restaurant chains Timothy's shines bright above the others. It is owned and operated by a married couple who devote their every waking hour to making Timothy's so successful.

The staff never changes as everyone there is proud of the perfection achieved. Timothy's is a place the customer can always count on to maintain its high standards. The food is exceptional and the menu always changing to keep customers getting variety with every trip in.

Every attention is paid to impeccable cleanliness, comfort, and customer satisfaction.

This year the patio also became a warm room for parties and overflow. When I want to entertain friends or family or just want a great meal in a warm and welcoming place I know I can always count on Timothys.

- **Nomination #2:** I am nominating Timothy's The Restaurant for Favorite Restaurant due to its exceptional commitment to delivering a unique dining experience. The restaurant consistently offers high-quality, expertly crafted dishes, and a welcoming atmosphere that makes every guest feel special. Timothy's combines outstanding customer service with a carefully curated menu that reflects creativity and passion for culinary excellence. Their attention to detail, consistency in flavor, and ability to innovate while honoring traditional dishes make them a standout in the industry. The owner's are absolutely fabulous as well!
- **Nomination #3:** This is a "go-to" restaurant! They have a Happy Hour daily. The food and drinks are excellent and innovative. And last but not least, the vibes are great and the service is dedicated and fantastic!
- **Nomination #4:** Timothys is an independently owned upscale moderately priced eclectic restaurant in the heart of Creve Coeur. The husband and wife owners oversee every aspect of the daily operations as well as serve food and work the bar.

We have eaten at Timothy's numerous times since the day they opened and can say that we have never had a bad meal or poor service. That is extraordinary. Each of the employees give it their all every day. The quality of the food and endless menu additions and creatively, the impeccable cleanliness and care to every detail and the warm ambiance make the dining experience the reason so many people make Timothys their go to place over and over again. We don't drink but they have many wines and a friendly bar that many also choose to have a glass with dinner and watch the kitchen make delicious magic.

This is a place you will always feel welcome. The parking is bountiful. Right off Olive St.Rd. Timothys must be nominated as it is a Creve Coeur gem.



MEMORANDUM

Date: March 11, 2025
To: Sharon Stott, Assistant City Administrator;
Economic Development Committee
From: Melissa Bradford, Public Information Officer & Management Analyst;
Energy & Environment Committee
Subject: Green Business Award 2025

The City received one nominee for the Green Business Award 2025, submitted for consideration by a member of the Energy and Environment Committee. This year's nominee was First Bank, located at 11901 Olive Blvd.

First Bank completed construction of its new \$36 million, 85,000-square-foot headquarters in spring 2024. The four-story building integrates design and landscaping that prioritizes wellness and promotes sustainability. The building is pursuing LEED Silver certification under LEEDv4 BD+C: New Construction, the world's most widely used green building rating system and globally recognized symbol of sustainability achievement. It is also pursuing WELLv2 Silver certification in recognition of efforts to deliver more thoughtful and intentional spaces that enhance human health and well-being.

The building was designed with a commitment to sustainability, noting a 41% reduction in water use. The building design also allows an ample amount of natural light into the interior, decreasing the need for artificial light indoors. Additional features of the building include the use of native and adapted landscaping, two green rooftop decks, and use of sustainable stormwater principles.

The Energy and Environment Committee recommends First Bank for the Green Business Award 2025 for its meaningful efforts to incorporate environmentally-friendly features into its newly constructed headquarters.



MEMORANDUM

DATE: April 9, 2025

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 March 20, 2025 to April 9, 2025 in the amount of \$930,157.92.



Creve Coeur, MO

Council Report of Invoices Paid Listing

By Fund

Payment Dates 3/20/2025 - 4/9/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	WINDEX WIPES FOR LIVE SC	01-2410	DFT0010426	35.94
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	NITRILE GLOVES	01-2410	DFT0010426	78.79
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	(4) BLUE HANDLE TRAINING	01-2712	DFT0010426	251.60
CREATIVE COMMUNITIES ALLIANCE	CCA FEES 2025	03/27/2025	CCA 2025 MEMBERSHIP FEE	01-2445	68463	100.00
POETTKER CONSTRUCTION	P&Z 25-002 FEE REFUND	03/27/2025	PROJECT 25-002 FEE REFUN	01-4450	68472	250.00
PAYROLL MS CONTRIBUTION	INV0002409	03/28/2025	ICMA ROTH IRA %	01-2319	DFT0010461	203.95
FAMILY SUPPORT DIVISION CHILD SUPPORT OFFICE	INV0002410	03/28/2025	CHILD SUPPORT	01-2113	DFT0010462	184.62
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ER PENSION 10%	01-2312	DFT0010463	833.70
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	MS ROTH IRA CATCHUP\$	01-2318	DFT0010463	40.00
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA ROTH 457 \$	01-2318	DFT0010463	1,927.31
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA ROTH 457 %	01-2318	DFT0010463	4,863.11
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA ROTH IRA \$	01-2319	DFT0010463	477.70
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA 457 \$	01-2322	DFT0010463	692.33
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA 457 %	01-2322	DFT0010463	2,339.41
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA 457 \$	01-2322	DFT0010463	7,950.14
PAYROLL MS CONTRIBUTION	INV0002411	03/28/2025	ICMA LOAN PAYMENT	01-2324	DFT0010463	713.03
MOST MISSOURIS 529 SAVINGS PLAN	INV0002412	03/28/2025	MOST 529 COLLEGE SAVINGS	01-2323	DFT0010464	785.00
VOYA	INV0002413	03/28/2025	VOYA 457 %	01-2321	DFT0010465	112.49
VOYA	INV0002413	03/28/2025	VOYA 457\$	01-2321	DFT0010465	288.00
VOYA	INV0002413	03/28/2025	VOYA 457 %	01-2321	DFT0010465	1,615.76
DEPARTMENT OF TREASURY	INV0002414	03/28/2025	SOCIAL SECURITY	01-2102	DFT0010466	42,545.50
DEPARTMENT OF TREASURY	INV0002414	03/28/2025	MEDICARE	01-2103	DFT0010466	9,950.18
DEPARTMENT OF TREASURY	INV0002414	03/28/2025	FEDERAL WITHHOLDING	01-2104	DFT0010466	32,914.07
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002415	03/28/2025	STATE WITHHOLDING	01-2105	DFT0010467	11,995.00
LAGERS	9103-MAR 25	03/31/2025	LAGERS PAYMENT MAR 25	01-2317	DFT0010492	138,470.08
DEPARTMENT OF TREASURY	INV0002416	03/31/2025	SOCIAL SECURITY	01-2102	DFT0010475	605.34
DEPARTMENT OF TREASURY	INV0002416	03/31/2025	MEDICARE	01-2103	DFT0010475	141.56
DEPARTMENT OF TREASURY	INV0002416	03/31/2025	FEDERAL WITHHOLDING	01-2104	DFT0010475	100.00
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002417	03/31/2025	STATE WITHHOLDING	01-2105	DFT0010476	101.00

Council Report of Invoices Paid Listing
Payment Dates: 3/20/2025 - 4/9/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	619325-APR 25	04/02/2025	VOL AD&D APR 25	01-2216	1811	68.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	VOL AD & D	01-2216	1812	92.73
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	VOL LIFE	01-2216	1812	1,503.84
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	SHORT TERM DIS	01-2222	1812	734.02
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0425	04/09/2025	GROUP HEALTH APR 25	01-2211	1861	124,593.36
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0425	04/09/2025	GROUP HEALTH APR 25	01-2225	1861	3,862.61
STANDARD INSURANCE COMPANY	160-763511-00001-APR 25	04/09/2025	DENTAL APR 25	01-2213	1862	6,757.43
STANDARD INSURANCE COMPANY	160-763511-00002-APR 25	04/09/2025	RETIREES DENTAL APR 25	01-2226	1862	204.04
FIDELITY SECURITY LIFE INSURANCE COMPANY	166745799	04/09/2025	COBRA VISION APR 25	01-2224	1848	16.10
FIDELITY SECURITY LIFE INSURANCE COMPANY	166747951	04/09/2025	VISION APR 25	01-2218	1848	1,052.78
MISSOURI DEPARTMENT OF REVENUE	CVC MAR 25	04/09/2025	CRIME VICTIMS COMPENSAT	01-2413	68507	37.50
MISSOURI DEPARTMENT OF REVENUE	CVC MAR 25	04/09/2025	MISC POLICE FUND REVENU	01-4604	68507	-1.85
KIESLERS POLICE SUPPLY	IN256992	04/09/2025	(13) SAFARILAND MAG POU	01-2712	68502	381.27
MISSOURI DEPARTMENT OF REVENUE	POST MAR 25	04/09/2025	POST COMMISSION FUND M	01-2412	68506	5.00
						399,873.04
						399,873.04

Department: 11 - LEGISLATIVE SERVICES
Division: 12 - MAYOR AND CITY COUNCIL

ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Meeting Food	01-11-12-6264	DFT0010426	8.31
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Dinner 2.24.25	01-11-12-6264	DFT0010426	107.45
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Dinner 2.24.25	01-11-12-6264	DFT0010426	171.25
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Staff Strategic Plan Worksho	01-11-12-6264	DFT0010426	298.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Dinner 2.10.25	01-11-12-6264	DFT0010426	8.31
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Dinner 2.10.25	01-11-12-6264	DFT0010426	373.07
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Order Placed in Error - KHen	01-11-12-6264	DFT0010426	6.48

Council Report of Invoices Paid Listing

Payment Dates: 3/20/2025 - 4/9/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CCO Awards Dinner/Auction-	01-11-12-6264	DFT0010426	65.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Dinner 2.10.25	01-11-12-6264	DFT0010426	50.37
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Council Dinner 2.24.25	01-11-12-6264	DFT0010426	16.78
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Coffee with the Mayor Donu	01-11-12-6264	DFT0010426	91.94
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-11-12-5234	1812	43.20
Division 12 - MAYOR AND CITY COUNCIL Total:						1,240.16
Division: 13 - CITY CLERK						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	IIMC Cert. Training Course Su	01-11-13-6261	DFT0010426	16.47
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	IIMC Cert. Training Course	01-11-13-6261	DFT0010426	80.00
BRIDGETOWER OPCO LLC	745770695	04/02/2025	FY26-FY30 PUBLIC HEARING	01-11-13-6260	1813	66.64
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-11-13-5234	1812	25.90
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-11-13-5235	1812	2.27
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-11-13-5236	1812	18.89
Division 13 - CITY CLERK Total:						210.17
Department 11 - LEGISLATIVE SERVICES Total:						1,450.33
Department: 12 - ADMINISTRATION						
Division: 10 - LEGAL						
CURTIS HEINZ GARRETT AND OKEEFE PC	188132-188137	04/09/2025	PROSECUTING ATTORNEY AS	01-12-10-6201	1844	990.50
CURTIS HEINZ GARRETT AND OKEEFE PC	188132-188137	04/09/2025	MUNICIPAL PROSECUTION R	01-12-10-6201	1844	2,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC	188132-188137	04/09/2025	CITY ATTORNEY RETAINER M	01-12-10-6201	1844	5,000.00
CURTIS HEINZ GARRETT AND OKEEFE PC	188132-188137	04/09/2025	DAVID NAFAR BOA SUIT	01-12-10-6201	1844	4,980.00
CURTIS HEINZ GARRETT AND OKEEFE PC	188132-188137	04/09/2025	MUNICIPAL PROSECUTION N	01-12-10-6201	1844	105.00
CURTIS HEINZ GARRETT AND OKEEFE PC	188132-188137	04/09/2025	CITY ATTORNEY NON-RETAIN	01-12-10-6201	1844	1,396.00
Division 10 - LEGAL Total:						14,971.50
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	MACHS background check	01-12-11-6202	DFT0010426	15.55
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	MACHS background check	01-12-11-6202	DFT0010426	15.55

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Equifax Credit Reporting	01-12-11-6202	DFT0010426	58.35
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Pizza for PAS Training	01-12-11-6203	DFT0010426	167.88
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Employee Training Supplies 2	01-12-11-6203	DFT0010426	94.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Facebook advertisement Hea	01-12-11-6260	DFT0010426	35.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Facebook advertisement Arb	01-12-11-6260	DFT0010426	1.40
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Facebook advertisement Arb	01-12-11-6260	DFT0010426	16.09
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Peach Jar - Heart to Heart	01-12-11-6260	DFT0010426	50.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Business e-newsletter	01-12-11-6262	DFT0010426	5.89
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	SHRM Membership ACA - \$2	01-12-11-6262	DFT0010426	264.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Nonprofit Marketers Networ	01-12-11-6262	DFT0010426	100.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Wall Street Journal	01-12-11-6262	DFT0010426	12.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Business e-newsletter	01-12-11-6262	DFT0010426	29.03
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Agenda Review	01-12-11-6264	DFT0010426	23.37
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Agenda Review	01-12-11-6264	DFT0010426	46.36
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	MCMA Spring Conf Fee CA A	01-12-11-6265	DFT0010426	420.00
MERCY CORPORATE HEALTH	749119	03/27/2025	PRE-EMPLOYMENT SCREENI	01-12-11-6271	68465	55.25
MERCY CORPORATE HEALTH	749645	03/27/2025	PRE-EMPLOYMENT SCREENI	01-12-11-6271	68465	55.25
PAYLOCITY CORPORATION	INV2680522	03/27/2025	COBRA ADMINISTRATION	01-12-11-6203	68469	7.90
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES ADMIN 2/21/2	01-12-11-6253	68492	279.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-12-11-5234	1812	120.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-12-11-5235	1812	10.58
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-12-11-5236	1812	71.36
M.C.I. PRINTING INC	65863	04/09/2025	Newsletter Printing APR 25	01-12-11-6203	1855	2,550.00
RICHARD DECOLLO	8055	04/09/2025	NEWSLETTER MAILING APR	01-12-11-6203	68511	254.61
ASI	A000178625ceHWD	04/09/2025	HRA & FSA ADMIN FEES MA	01-12-11-6203	1833	465.50

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
IPMA-HR INTERNATIONAL PUBLIC MANAGEMENT ASSOCIATION	SEMINAR-04/15/25	04/09/2025	IPMA HALF DAY SEMINAR ST	01-12-11-6264	68501	100.00
Division 11 - ADMINISTRATIVE Total:						5,325.40
Division: 14 - MUNICIPAL COURT						
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES COURT 2/21/2	01-12-14-6253	68492	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-12-14-5234	1812	42.35
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-12-14-5235	1812	3.71
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-12-14-5236	1812	36.26
INTERNATIONAL LANGUAGE SCHOOL	754581	04/09/2025	INTERPRETING SERVICES FO	01-12-14-6201	1851	88.00
MARY LEIGHTON BRUNTRAGER	JUDGE FEB 25	04/09/2025	PROVISIONAL JUDGE 2/26 VI	01-12-14-6201	1856	500.00
ENGELMEYER & PEZZANI LLC	JUDGE MAR 25	04/09/2025	Judicial Services MAR 25	01-12-14-6201	1847	1,875.00
Division 14 - MUNICIPAL COURT Total:						2,570.07
Department 12 - ADMINISTRATION Total:						22,866.97
Department: 13 - FINANCE						
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	GFOA ANNUAL STATE CONFE	01-13-11-6265	DFT0010426	175.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	AARON JOHNSON'S 1ST DAY	01-13-11-7304	DFT0010426	19.61
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002415	03/28/2025	STATE WITHHOLDING	01-13-11-6202	DFT0010467	0.50
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES FIN 2/21/25-3/	01-13-11-6253	68492	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-13-11-5234	1812	104.82
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-13-11-5235	1812	9.17
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-13-11-5236	1812	47.50
GFOA OF MISSOURI	LUNCH MAR 25-REISSUED	04/09/2025	GFOA LUNCHEON 3/12/25 L	01-13-11-6264	68499	34.00
Division 11 - ADMINISTRATIVE Total:						415.35
Division: 15 - INTERDEPARTMENTAL						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CLUB PLUS MEMBERSHIP RE	01-13-15-6262	DFT0010426	65.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Emp Wellness Equipment - R	01-13-15-6272	DFT0010426	309.10
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Emp Wellness Equipment - R	01-13-15-6272	DFT0010426	235.98
AT&T	31498327050760-03/07/25	03/27/2025	MONITOR LINE ICE ARENA 3/	01-13-15-6253	68461	216.90

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC	413627629001	03/27/2025	PACKING TAPE & GEL PENS	01-13-15-7312	68468	40.98
ODP BUSINESS SOLUTIONS LLC	413660002001	03/27/2025	(12) BLUE GEL PENS	01-13-15-7312	68468	14.38
ODP BUSINESS SOLUTIONS LLC	413663167001	03/27/2025	CYAN, MAGENTA, YELLOW, &	01-13-15-7312	68468	935.49
ODP BUSINESS SOLUTIONS LLC	415053836001	03/27/2025	(100) PLASTIC BADGE HOLDE	01-13-15-7304	68468	40.59
ODP BUSINESS SOLUTIONS LLC	415055113001	03/27/2025	CLIPBOARD	01-13-15-7312	68468	9.19
ODP BUSINESS SOLUTIONS LLC	415055119001	03/27/2025	(12) D BATTERIES	01-13-15-7312	68468	16.78
ODP BUSINESS SOLUTIONS LLC	415686367001	03/27/2025	BUSINESS CARDS & POST IT	01-13-15-7312	68468	56.17
ODP BUSINESS SOLUTIONS LLC	415712829001	03/27/2025	MEMO PADS	01-13-15-7312	68468	4.93
ODP BUSINESS SOLUTIONS LLC	416408105001	03/27/2025	TONER	01-13-15-7312	68468	95.05
ODP BUSINESS SOLUTIONS LLC	411045399001	04/02/2025	MAGENTA TONER	01-13-15-7312	68488	295.76
QUADIENT LEASING USA INC	61820461	04/02/2025	METER RENTAL 4/17/25-5/1	01-13-15-6266	68489	50.00
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0425	04/09/2025	GROUP HEALTH APR 25	01-13-15-5230	1861	-200.00
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0425	04/09/2025	GROUP HEALTH APR 25	01-13-15-5230	1861	16,333.80
CHARTER COMMUNICATION	173940501040125	04/09/2025	PD PRI FIBER APR 25	01-13-15-6253	1841	1,621.36
CHARTER COMMUNICATION	173941901040125	04/09/2025	PW GARAGE LAN INTERNET	01-13-15-6255	1838	328.09
CHARTER COMMUNICATION	173957701040125	04/09/2025	ANALOG & PW GARAGE CON	01-13-15-6253	1839	100.00
CHARTER COMMUNICATION	173957901040125	04/09/2025	CITY HALL TV WIFI APR 25	01-13-15-6253	1840	272.44
RETIREMENT PLAN ADVISOR	2025-12	04/09/2025	FY25 Q3 INVESTMENT ADVIS	01-13-15-6203	1860	5,371.76
WEST CENTRAL DISPATCH CENTER	25-13	04/09/2025	4TH QTR REJIS FIBER & ACCE	01-13-15-6213	1864	376.80
WEST CENTRAL DISPATCH CENTER	25-13	04/09/2025	4TH QTR CHARTER FIBER FEE	01-13-15-6213	1864	903.20
WEST CENTRAL DISPATCH CENTER	25-13	04/09/2025	4TH QTR CHARTER 50 MB EP	01-13-15-6253	1864	1,849.25
ODP BUSINESS SOLUTIONS LLC	415139998001	04/09/2025	MAGENTA & YELLOW TONER	01-13-15-7312	68509	484.60
ODP BUSINESS SOLUTIONS LLC	418090269001	04/09/2025	(2) BLACK TONER	01-13-15-7312	68509	183.59
ODP BUSINESS SOLUTIONS LLC	418395093001	04/09/2025	ENGRAVED NAME PLATE	01-13-15-7312	68509	20.99
ODP BUSINESS SOLUTIONS LLC	418395462001	04/09/2025	REPORT COVERS, FOLDERS, T	01-13-15-7312	68509	699.22
Division 15 - INTERDEPARTMENTAL Total:						30,731.40

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 51 - MIS OPERATIONS						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	2tb portable ssd drive	01-13-51-6213	DFT0010426	149.99
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	3 valuerays heated mice	01-13-51-6213	DFT0010426	89.85
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	usb c adapters webcam	01-13-51-6213	DFT0010426	100.95
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	domain renewal	01-13-51-6213	DFT0010426	21.17
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	OtterAI - 2 licenses 1yr	01-13-51-7332	DFT0010426	480.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	SQLBackupFTP 1yr renewal	01-13-51-7332	DFT0010426	48.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Zoom subscription	01-13-51-7332	DFT0010426	63.99
CDW LLC	AD2UX4G	03/27/2025	SURFACE LAPTOP 7	01-13-51-7331	1793	250.00
DELL MARKETING LP	10807435791	04/02/2025	LAPTOP REPLACEMENT KEYB	01-13-51-6213	1817	30.09
WINNING TECHNOLOGIES INC	32300	04/02/2025	PROFESSIONAL IT SERVICES	01-13-51-6202	1832	1,845.00
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES MIS 2/21/25-3	01-13-51-6253	68492	24.75
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES MIS 2/21/25-3	01-13-51-7331	68492	369.99
CDW LLC	AD3R34A	04/02/2025	HP COLOR LASERJET 4201DN	01-13-51-7331	1815	416.13
THE NEWBERRY GROUP INC	BC01-325-1	04/02/2025	1yr IR for backup server 490	01-13-51-6213	1828	1,938.00
THE NEWBERRY GROUP INC	BC01-325-1	04/02/2025	1yr EU for Backup Server 490	01-13-51-6213	1828	1,596.00
THE NEWBERRY GROUP INC	BC01-325-1	04/02/2025	Barracuda Backup Server 49	01-13-51-6213	1828	4,332.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-13-51-5234	1812	28.19
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-13-51-5235	1812	2.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-13-51-5236	1812	20.56
CHARTER COMMUNICATION	173957901040125	04/09/2025	CITY HALL TV WIFI APR 25	01-13-51-6213	1840	100.00
Division 51 - MIS OPERATIONS Total:						11,907.13
Department 13 - FINANCE Total:						43,053.88
Department: 14 - COMMUNITY SERVICES						
Division: 11 - ADMINISTRATIVE						
MYRLYNN HENLEY	128A	03/27/2025	TAI CHI INSTRUCTION [03/06	01-14-11-6202	1802	239.25
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-14-11-5234	1812	24.10
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-14-11-5235	1812	2.12
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-14-11-5236	1812	17.58
Division 11 - ADMINISTRATIVE Total:						283.05
Department 14 - COMMUNITY SERVICES Total:						283.05

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE						
Division: 11 - ADMINISTRATIVE						
HOME DEPOT CREDIT SERVICES	2623150	03/21/2025	TOILET FOR MAYOR'S BATHR	01-16-11-6212	68458	174.73
HOME DEPOT CREDIT SERVICES	3623025	03/21/2025	SUPPLIES FOR MAYOR'S BAT	01-16-11-6212	68458	96.40
HOME DEPOT CREDIT SERVICES	4525402	03/21/2025	NEW KITCHEN FAUCET AT DR	01-16-11-7304	68458	182.95
HOME DEPOT CREDIT SERVICES	6628603	03/21/2025	TOILET TANK REPAIR KIT - M	01-16-11-6212	68458	8.98
SPIRE	5003001000-03/14/25	03/24/2025	300 N NEW BALLAS CITY HAL	01-16-11-6252	DFT0010489	987.17
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PLUMBING FOR GC KITCHEN	01-16-11-6212	DFT0010426	22.45
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CIRCUIT BREAKER TOOL KIT	01-16-11-6212	DFT0010426	114.93
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PLUMBING SUPPLIES	01-16-11-6212	DFT0010426	39.26
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	TABLE CLOTHS FOR GC P BEN	01-16-11-7304	DFT0010426	76.97
NEW SYSTEM LLC	106854-01	03/27/2025	ANTIBACTERIAL SOAP GC	01-16-11-6212	1804	220.40
AUTHORIZED ELEVATOR	1409	03/27/2025	QUARTERLY MAINT AT GC M	01-16-11-6211	68462	225.00
BRAUER SUPPLY CO	1737183	03/27/2025	FILTERS FOR GC	01-16-11-6212	1791	326.52
UNIFIRST CORPORATION	1880173620	03/27/2025	MAINTENANCE UNIFORMS	01-16-11-7308	1808	8.19
RENTOKIL NORTH AMERICA INC	75005855	03/27/2025	PEST CONTROL AT GC MARC	01-16-11-6212	1806	112.20
WIEGMANN ASSOCIATES	84980	03/27/2025	WORK ORDER 250625 HEAT	01-16-11-6211	1810	1,722.50
METROPOLITAN ST LOUIS SEWER DISTRICT	MARCH 2025	03/27/2025	300 N NEW BALLAS GOV CN	01-16-11-6254	68467	172.20
MISSOURI AMERICAN WATER CO	1017-210013915103-03/04/	04/02/2025	300 N NEW BALLAS RD DOM	01-16-11-6254	68486	204.36
UNIFIRST CORPORATION	1880174879	04/02/2025	MAINTENANCE UNIFORMS	01-16-11-7308	1830	8.19
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0247372-6: 300 N NEW BALL	01-16-11-6254	68482	130.28
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES BLDG MAINT 2	01-16-11-6253	68492	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-16-11-5234	1812	19.65
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-16-11-5235	1812	1.72
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-16-11-5236	1812	14.33
LOCAL CLEANERS LLC	000387	04/09/2025	CLEANING SERVICES - LOCAL	01-16-11-6212	1854	3,000.00
LOCAL CLEANERS LLC	000408	04/09/2025	CLEANING SERVICES - LOCAL	01-16-11-6212	1854	3,000.00
LOCAL CLEANERS LLC	000425	04/09/2025	CLEANING SERVICES - LOCAL	01-16-11-6212	1854	3,000.00
BRAUER SUPPLY CO	1739535	04/09/2025	36 20X22X2 FILTERS	01-16-11-6212	1834	349.76
UNIFIRST CORPORATION	1880176123	04/09/2025	MAINTENANCE UNIFORMS	01-16-11-7308	1863	8.19
WIEGMANN ASSOCIATES	85095	04/09/2025	WO#250828 AT GC -CONDEN	01-16-11-6211	1865	500.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
WIEGMANN ASSOCIATES	85107	04/09/2025	WORK ORDER 250858 HEAT	01-16-11-6211	1865	500.00
WALTER KNOLL FLORIST	INV25543	04/09/2025	PLANT MAINTENANCE MAY	01-16-11-6212	68520	80.00
Division 11 - ADMINISTRATIVE Total:						15,332.08
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:						15,332.08
Department: 21 - POLICE						
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PD APPLICANT BACKGROUN	01-21-11-6203	DFT0010426	700.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	IACP MEMBERSHIP - KONCKI	01-21-11-6262	DFT0010426	220.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CLUB PLUS MEMBERSHIP RE	01-21-11-6262	DFT0010426	70.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FBI-LEEDA MEMBERSHIP - K	01-21-11-6262	DFT0010426	50.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FBI-LEEDA MEMBERSHIP FO	01-21-11-6262	DFT0010426	50.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	MEMBERSHIP DUES - KONCK	01-21-11-6262	DFT0010426	115.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	3 LEO LUNCH MEETING FEES	01-21-11-6264	DFT0010426	45.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CCO Awards Dinner/Auction-	01-21-11-6264	DFT0010426	455.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FBINAA MONTHLY MEETING	01-21-11-6264	DFT0010426	15.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	(3) FBINA MONTHLY MEETIN	01-21-11-6264	DFT0010426	45.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LUNCH FOR COMMAND STAF	01-21-11-6264	DFT0010426	107.93
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	COIN ENVELOPES	01-21-11-7302	DFT0010426	18.45
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	SUPPLIES FOR COMM ENGA	01-21-11-7304	DFT0010426	462.63
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	SUPPLIES FOR COMM ENGA	01-21-11-7304	DFT0010426	26.99
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	6 CRIMINAL CAFE BOOKS	01-21-11-7304	DFT0010426	180.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	SUPPLIES FOR COMM ENGA	01-21-11-7304	DFT0010426	640.65
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LUNCH FOR BUDGET MEETIN	01-21-11-7306	DFT0010426	73.09
UNIFIRST CORPORATION	1880173620	03/27/2025	MAINTENANCE UNIFORMS	01-21-11-7308	1808	8.19
UNIFIRST CORPORATION	1880174879	04/02/2025	MAINTENANCE UNIFORMS	01-21-11-7308	1830	8.19
ENERGY PETROLEUM CO	481114	04/02/2025	PD ADMIN REG FUEL 2/7/25	01-21-11-7307	1819	522.67
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES POLICE 2/21/2	01-21-11-6253	68492	54.50
T MOBILE USA	972253619-03/21/25	04/02/2025	PD PHONES AND TABLETS PD	01-21-11-6253	68491	34.74

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-21-11-5234	1812	279.09
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-21-11-5235	1812	24.42
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-21-11-5236	1812	201.17
INTERNATIONAL ASSOCIATION FOR PROPERTY AND EVIDENCE IN	M25-C681737	04/02/2025	RENEWAL MEMBERSHIP FOR	01-21-11-6262	68480	65.00
UNIFIRST CORPORATION	1880176123	04/09/2025	MAINTENANCE UNIFORMS	01-21-11-7308	1863	8.19
WEST CENTRAL DISPATCH CENTER	25-13	04/09/2025	4TH QTR WCDC MONTHLY B	01-21-11-6202	1864	26,880.50
WEST CENTRAL DISPATCH CENTER	25-13	04/09/2025	4TH QTR WCDC MTHLY UTILZ	01-21-11-6202	1864	131,341.72
LEON UNIFORM CO INC	636769	04/09/2025	50 PAIRS OF PD SGT CHEV	01-21-11-7308	1853	300.00
MARCO HOLDINGS LLC	INV13722571	04/09/2025	CHIEF'S OFFICE COPIER MAI	01-21-11-6213	68503	111.51
Division 11 - ADMINISTRATIVE Total:						163,114.63
Division: 21 - INVESTIGATION						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	USB FLASH DRIVES-DVDS	01-21-21-7304	DFT0010426	76.86
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	DVD-R BLANK DISCS	01-21-21-7304	DFT0010426	25.98
BROADWAY FORD TRUCK SALES	105212	04/02/2025	BREAK IN PROCEDURE CAR 2	01-21-21-6210	1814	790.00
ENERGY PETROLEUM CO	481114	04/02/2025	PD INVESTIGATION REG FUE	01-21-21-7307	1819	401.19
T MOBILE USA	972253619-03/21/25	04/02/2025	PD PHONES AND TABLETS PD	01-21-21-6253	68491	-19.76
T MOBILE USA	972253619-03/21/25	04/02/2025	PD PHONES AND TABLETS PD	01-21-21-6253	68491	77.51
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-21-21-5234	1812	202.13
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-21-21-5235	1812	17.67
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-21-21-5236	1812	147.37
TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS INC	5972751-202503-1	04/09/2025	BILLING PERIOD 3/1-3/31/20	01-21-21-6202	68517	129.00
Division 21 - INVESTIGATION Total:						1,847.95
Division: 22 - PATROL						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0010426	18.99
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PARTS FOR THE SPEED TRAIL	01-21-22-6210	DFT0010426	84.35
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0010426	18.99

Council Report of Invoices Paid Listing
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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0010426	18.99
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PACKTRACK SUBSCRIPTION F	01-21-22-6262	DFT0010426	140.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CHAPLAINS MEMBERSHIP -	01-21-22-6262	DFT0010426	150.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	3M HEAVY DUTY TAPE	01-21-22-7302	DFT0010426	16.79
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	2 THERMAL BLANKETS	01-21-22-7302	DFT0010426	17.98
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LI-ION BATTERY FOOR PATRO	01-21-22-7302	DFT0010426	23.95
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	COOPER TUBING	01-21-22-7302	DFT0010426	7.98
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	AAA DURACELL PROCELL BAT	01-21-22-7302	DFT0010426	25.99
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	ANTI-FOG LENS CLEANER	01-21-22-7313	DFT0010426	25.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	9MM DUMMY ROUNDS	01-21-22-7313	DFT0010426	25.65
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	TORQUE WRENCH	01-21-22-7313	DFT0010426	52.52
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	SUPPLIES FOR THE RANGE	01-21-22-7313	DFT0010426	17.99
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	BANK BAGS FOR EVIDENCE	01-21-22-9503	DFT0010426	466.44
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PERSONAL SAFES	01-21-22-9503	DFT0010426	149.97
CREATIVE PRODUCT SOURCING	153414	04/02/2025	LFGC (DARE) GRADUATION S	01-21-22-7316	68478	1,692.38
VALVOLINE LLC	254406	04/02/2025	OIL CHANGE AND MAX LIFE	01-21-22-6210	68493	57.98
STARGATE KENNEL INC	37800	04/02/2025	BOARDING FOR FRIZBI	01-21-22-6203	1827	383.00
ENERGY PETROLEUM CO	481114	04/02/2025	PD PATROL REG FUEL 2/7/25	01-21-22-7307	1819	6,138.24
LEON UNIFORM CO INC	638988	04/02/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1823	889.00
LEON UNIFORM CO INC	638988-01	04/02/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1823	1,380.00
LEON UNIFORM CO INC	639071	04/02/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1823	132.00
LEON UNIFORM CO INC	640811	04/02/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1823	99.00
T MOBILE USA	972253619-03/21/25	04/02/2025	PD PHONES AND TABLETS PD	01-21-22-6253	68491	18.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-21-22-5234	1812	959.78
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-21-22-5235	1812	83.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-21-22-5236	1812	635.63
LAW ENFORCEMENT TARGET	0615656-IN	04/09/2025	300 TRANSTAR TSR-II BLUE T	01-21-22-7313	1852	294.32
VALVOLINE LLC	254846	04/09/2025	OIL CHANGE FOR CAR 2410	01-21-22-6210	68519	40.98

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
VALVOLINE LLC	255022	04/09/2025	OIL CHANGE FOR CAR 2409	01-21-22-6210	68519	40.98
SUNTRUP FORD INC	487890	04/09/2025	AXLE SHAFT AND REAR PADS	01-21-22-6210	68514	219.21
LEON UNIFORM CO INC	638604-01	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	81.00
LEON UNIFORM CO INC	638988-02	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	40.00
LEON UNIFORM CO INC	639974	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	51.00
LEON UNIFORM CO INC	641281	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	128.69
LEON UNIFORM CO INC	641501	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	310.00
LEON UNIFORM CO INC	641502	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	153.00
LEON UNIFORM CO INC	641603	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	153.00
LEON UNIFORM CO INC	641829	04/09/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1853	611.00
DEFENDER PRODUCT SOLUTIONS, LLC	DPS-25-062	04/09/2025	Changeover Labor for Car 24	01-21-22-9502	1845	3,475.00
CDS OFFICE SYSTEMS INC	INV1644128	04/09/2025	REPORT WRITING ROOM CO	01-21-22-6213	1835	39.93
CDS OFFICE SYSTEMS INC	INV1685525	04/09/2025	REPORT WRITING ROOM CO	01-21-22-6213	1835	39.93

Division 22 - PATROL Total: **19,408.85**

Department 21 - POLICE Total: **184,371.43**

Department: 31 - PUBLIC WORKS

Division: 11 - ADMINISTRATIVE

ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	APWA D. GARSON BUILDING	01-31-11-6261	DFT0010426	25.00
ENERGY PETROLEUM CO	481114	04/02/2025	PW ADMIN J VANDERBECK R	01-31-11-7307	1819	81.41
K AND K SUPPLY	484241-000	04/02/2025	HARD HAT & THERMOMETE	01-31-11-7302	68481	109.20
K AND K SUPPLY	484241-000	04/02/2025	HARD HAT & THERMOMETE	01-31-11-7308	68481	79.56
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES PW ADMIN 2/2	01-31-11-6253	68492	168.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-31-11-5234	1812	123.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-31-11-5235	1812	10.80
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-31-11-5236	1812	81.22
DREXEL TECHNOLOGIES INC	INV157903	04/02/2025	COPIER LEASE/MAINTENANC	01-31-11-6213	1818	107.27
MISSOURI ONE CALL SYSTEM INC	5030155	04/09/2025	UTILITY LOCATES MARCH 20	01-31-11-6211	1857	21.60
US BANK EQUIPMENT FINANCE	552151904	04/09/2025	COPIER LEASE & MAINTENA	01-31-11-6213	68518	224.51

Division 11 - ADMINISTRATIVE Total: **1,032.48**

Division: 41 - STREET MAINTENANCE

HOME DEPOT CREDIT SERVICES	1902920	03/21/2025	CORDLESS PRESS TOOL KIT F	01-31-41-9503	68458	1,129.48
HOME DEPOT CREDIT SERVICES	3074299	03/21/2025	SHOVELS AND TAMPERS	01-31-41-7302	68458	159.92
HOME DEPOT CREDIT SERVICES	6033130	03/21/2025	MAILBOX PARTS	01-31-41-7310	68458	54.56

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
HOME DEPOT CREDIT SERVICES	6033132	03/21/2025	MAILBOX PARTS	01-31-41-7310	68458	32.56
HOME DEPOT CREDIT SERVICES	9517711	03/21/2025	TRANSITION STRIP	01-31-41-6212	68458	12.97
HOME DEPOT CREDIT SERVICES	9517711	03/21/2025	STENCIL KITS	01-31-41-7311	68458	11.16
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	MEATL FOR 318 SPREADER	01-31-41-6211	DFT0010426	146.17
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	REPLACEMENT TV FOR PWG	01-31-41-6213	DFT0010426	298.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	APWA 2025 SPRING CHAPTE	01-31-41-6265	DFT0010426	250.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FOOD FOR WINTER EVENT 0	01-31-41-7304	DFT0010426	287.04
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FOOD FOR WINTER EVENT 0	01-31-41-7304	DFT0010426	47.94
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CAR CHARGER FOR J. VANCE	01-31-41-7304	DFT0010426	29.08
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FOOD FOR WINTER EVENT 0	01-31-41-7304	DFT0010426	79.94
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	FOOD FOR WINTER EVENT 0	01-31-41-7304	DFT0010426	271.06
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	DEF PUMP	01-31-41-9503	DFT0010426	371.36
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	DIESEL FUEL NOZZLE FOR P	01-31-41-9503	DFT0010426	150.00
JOHNNY ON THE SPOT 347	0347-000269981	03/27/2025	PORTA JOHNS MARCH 2025	01-31-41-6266	68464	336.76
HUMAN RESOURCE STAFFIN	1001081427	03/27/2025	PW TEMPORARY EMPLOYEE	01-31-41-6207	1799	1,733.16
NEW FRONTIER MATERIALS LLC	12828542	03/27/2025	POTHOLES TICKET #4301637	01-31-41-7305	1803	189.05
TAPCO	1798384	03/27/2025	TOOL FOR SIGN TRUCK - HO	01-31-41-7302	68475	127.46
UNIFIRST CORPORATION	1880173664	03/27/2025	PW UNIFORMS WEEK OF 03/	01-31-41-7308	1808	68.37
UNIFIRST CORPORATION	1880174926	03/27/2025	PW UNIFORMS WEEK OF 03/	01-31-41-7308	1808	67.54
SHOW ME ELECTRICAL SERVICES	C0125	03/27/2025	443 N NEW BALLAS RD - CRA	01-31-41-6212	1807	3,860.00
ST LOUIS COMPOSTING INC	INV296442	03/27/2025	TREE HAUL OFF	01-31-41-6212	68474	240.00
SPIRE	7725111000-03/20/25	03/31/2025	996 RUE DE LA BANQUE 2/2	01-31-41-6252	DFT0010488	370.47
AMERENUE	2316025009-03/11/25	04/01/2025	10276 OLIVE PED LIGHTING	01-31-41-6251	DFT0010502	43.56
AMERENUE	2523023477-03/11/25	04/01/2025	OLIVE LINDBERGH INTERCHA	01-31-41-6250	DFT0010503	53.04
AMERENUE	5439133005-03/11/25	04/01/2025	10600 OLIVE BLVD OLIVE STR	01-31-41-6251	DFT0010501	46.00
HUMAN RESOURCE STAFFIN	1001081514	04/02/2025	PW TEMPORARY EMPLOYEE	01-31-41-6207	1822	1,501.50
MISSOURI AMERICAN WATER CO	1017-210041137908-03/10/	04/02/2025	12136 OLIVE BLVD IRRIG 1/2	01-31-41-6254	68487	29.33
NEW FRONTIER MATERIALS LLC	12827753	04/02/2025	TICKET #43016208 HOT MIX	01-31-41-7305	1824	192.85
UNIFIRST CORPORATION	1880176239	04/02/2025	PW UNIFORMS WEEK OF 3/	01-31-41-7308	1830	67.54

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
HENDEL LAWCARE INC	24947	04/02/2025	LEAF COLLECTION YR 3 OF 3	01-31-41-6202	68479	10,329.55
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0473730-0: 996 E RUE DE LA	01-31-41-6254	68482	181.40
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0549319-2: 1030 N LINDBER	01-31-41-6254	68482	-261.43
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	47376	04/02/2025	WEARING SAFETY PPE	01-31-41-7308	68484	370.05
ENERGY PETROLEUM CO	481114	04/02/2025	PW STREETS DIESEL FUEL 2/	01-31-41-7307	1819	2,794.36
ENERGY PETROLEUM CO	481114	04/02/2025	PW STREETS REG FUEL 2/7/2	01-31-41-7307	1819	739.42
RENTOKIL NORTH AMERICA INC	75005185	04/02/2025	PEST CONTROL MAINT AT P	01-31-41-6212	1825	61.60
CRAFCO INC	9403407058	04/02/2025	CRAFCO MACHINE P.M.	01-31-41-6211	68477	2,145.58
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES STREETS 2/21/	01-31-41-6253	68492	123.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-31-41-5234	1812	174.80
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-31-41-5235	1812	15.30
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-31-41-5236	1812	127.47
DRAKE-SCRUGGS EQUIPMENT INC	0017465-IN	04/09/2025	BUCKET TRUCK INSPECTION	01-31-41-6202	1846	1,098.38
AMERENUE	02/06 - 03/09/25	04/09/2025	STREET SIGN - 12465 OLIVE O	01-31-41-6251	68496	20.45
AMERENUE	02/06-03/09/2025	04/09/2025	STREET SIGN - 12655 OLIVE	01-31-41-6251	68497	19.84
HUMAN RESOURCE STAFFIN	1001081600	04/09/2025	PW TEMPORARY EMPLOYEE	01-31-41-6207	1850	1,655.94
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	6 BEACON HILL LN IRRIG 2/2	01-31-41-6254	68505	29.98
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	350 N NEW BALLAS RD DETC	01-31-41-6254	68505	0.84
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	160 N NEW BALLAS RD IRRIG	01-31-41-6254	68505	40.36
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	198 N NEW BALLAS RD IRRIG	01-31-41-6254	68505	40.36
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	740 N NEW BALLAS RD IRR1S	01-31-41-6254	68505	40.36
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	1030 N LINDBERGH BLVD 2/1	01-31-41-6254	68505	40.36
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	533 N NEW BALLAS RD IRRC	01-31-41-6254	68505	45.40
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	451 N NEW BALLAS RD IRR3	01-31-41-6254	68505	40.36
TIMBERCREEK EQUIPMENT CO LLC	1022343	04/09/2025	ULTRA SYN MIX AND BODY A	01-31-41-6211	68516	89.59
NEW FRONTIER MATERIALS LLC	12831771	04/09/2025	GABION ROCK FOR HIBLER R	01-31-41-7318	1858	157.41
SITEONE LANDSCAPE SUPPLY HOLDING LLC	151609324-001	04/09/2025	IRRIGATION PARTS	01-31-41-6212	68512	2.57

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
CHARTER COMMUNICATION	173942001040125	04/09/2025	PW GARAGE TV WIFI APR 25	01-31-41-6253	1837	147.83
UNIFIRST CORPORATION	1880177439	04/09/2025	PW UNIFORMS WEEK OF 04/	01-31-41-7308	1863	67.54
HANSENS TREE LAWN & LANDSCAPING SERVICES	209304	04/09/2025	MULCH FOR STREETS AND P	01-31-41-7303	1849	679.41
SUNTRUP FORD INC	488083	04/09/2025	215 PARTS	01-31-41-6210	68514	509.42
THE DESIGN LOFT COMPANY	81136	04/09/2025	NEW BANNERS APPROVED B	01-31-41-6212	68515	4,300.00
ST LOUIS COMPOSTING INC	INV305579	04/09/2025	TOPSOIL PLUS	01-31-41-7303	68513	64.00
Division 41 - STREET MAINTENANCE Total:						38,150.12
Division: 43 - PARKS MAINTENANCE						
HOME DEPOT CREDIT SERVICES	1902920	03/21/2025	CORDLESS PRESS TOOL KIT F	01-31-43-9503	68458	1,129.47
HOME DEPOT CREDIT SERVICES	4034067	03/21/2025	WOOD TO REPAIR GAZEBO A	01-31-43-6212	68458	8.08
HOME DEPOT CREDIT SERVICES	4034067	03/21/2025	WOOD TO REPAIR GAZEBO A	01-31-43-7302	68458	129.00
HOME DEPOT CREDIT SERVICES	5620796	03/21/2025	SUPPLIES TO REPAIR TAPME	01-31-43-6224	68458	40.70
HOME DEPOT CREDIT SERVICES	7624780	03/21/2025	THERMOSTAT FOR MILLENNI	01-31-43-6212	68458	54.98
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	ADA UNISEX RESTROOM SIG	01-31-43-6212	DFT0010426	58.55
JOHNNY ON THE SPOT 347	0347-000269981	03/27/2025	PORTA JOHNS MARCH 2025	01-31-43-6266	68464	336.76
HUMAN RESOURCE STAFFIN	1001081427	03/27/2025	PW TEMPORARY EMPLOYEE	01-31-43-6207	1799	577.72
UNIFIRST CORPORATION	1880173664	03/27/2025	PW UNIFORMS WEEK OF 03/	01-31-43-7308	1808	22.79
UNIFIRST CORPORATION	1880174926	03/27/2025	PW UNIFORMS WEEK OF 03/	01-31-43-7308	1808	22.52
MCCONNELLS OF ST LOUIS INC	2503-108938	03/27/2025	REPLACEMENT TENNIS NET A	01-31-43-6212	1800	243.99
ST LOUIS COMPOSTING INC	INV296860	03/27/2025	COMPOST FOR TAPMEYER	01-31-43-7303	68474	70.00
METROPOLITAN ST LOUIS SEWER DISTRICT	MARCH2025	03/27/2025	2 BARNES WEST - TAPMEYE	01-31-43-6224	68466	65.10
SPIRE	7725111000-03/20/25	03/31/2025	996 RUE DE LA BANQUE 2/2	01-31-43-6252	DFT0010488	370.47
HUMAN RESOURCE STAFFIN	1001081514	04/02/2025	PW TEMPORARY EMPLOYEE	01-31-43-6207	1822	500.50
UNIFIRST CORPORATION	1880176239	04/02/2025	PW UNIFORMS WEEK OF 3/	01-31-43-7308	1830	22.52
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0783768-5: 902 N MASON R	01-31-43-6224	68482	43.76
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0578184-4: 601 COEUR DE V	01-31-43-6254	68482	76.43
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0034325-1: 11370 ST PAUL S	01-31-43-6254	68482	43.76
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0578025-9: 1000 BARNES W	01-31-43-6254	68482	37.58
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0567312-4: 10620 COUNTRY	01-31-43-6254	68482	37.58
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	0472261-7: 12100 CONWAY	01-31-43-6254	68482	43.76

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	47376	04/02/2025	WEARING SAFETY PPE	01-31-43-7308	68484	123.35
ENERGY PETROLEUM CO	481114	04/02/2025	PW PARKS REG FUEL 2/7/25	01-31-43-7307	1819	175.83
ENERGY PETROLEUM CO	481114	04/02/2025	PW PARKS DIESEL FUEL 2/7/	01-31-43-7307	1819	2,188.03
CRAFCO INC	9403407058	04/02/2025	CRAFCO MACHINE P.M.	01-31-43-6211	68477	715.19
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES PARKS 2/21/25	01-31-43-6253	68492	44.72
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-31-43-5234	1812	88.06
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-31-43-5235	1812	7.71
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-31-43-5236	1812	64.21
HUMAN RESOURCE STAFFIN	1001081600	04/09/2025	PW TEMPORARY EMPLOYEE	01-31-43-6207	1850	551.98
MISSOURI AMERICAN WATER CO	1017-210041135520-03/20/	04/09/2025	902 MASON RD 2/19/25-3/1	01-31-43-6224	68505	43.86
TIMBERCREEK EQUIPMENT CO LLC	1022343	04/09/2025	ULTRA SYN MIX AND BODY A	01-31-43-6211	68516	29.86
SITEONE LANDSCAPE SUPPLY HOLDING LLC	151609324-001	04/09/2025	POND DYE FOR CONWAY	01-31-43-7303	68512	240.00
CHARTER COMMUNICATION	173942001040125	04/09/2025	PW GARAGE TV WIFI APR 25	01-31-43-6253	1837	49.28
UNIFIRST CORPORATION	1880177439	04/09/2025	PW UNIFORMS WEEK OF 04/	01-31-43-7308	1863	22.52
HANSENS TREE LAWN & LANDSCAPING SERVICES	209304	04/09/2025	MULCH FOR STREETS AND P	01-31-43-7303	1849	679.41
SUNTRUP FORD INC	488083	04/09/2025	215 PARTS	01-31-43-6210	68514	169.81
Division 43 - PARKS MAINTENANCE Total:						9,129.84
Department 31 - PUBLIC WORKS Total:						48,312.44

Department: 32 - COMMUNIITY DEVELOPMENT

Division: 11 - ADMINISTRATIVE

ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	EMOTIONAL INTELLIGENCE S	01-32-11-6261	DFT0010426	39.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CREDIT CARD FEE FOR ABOV	01-32-11-6261	DFT0010426	1.07
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	TRAVEL FOR APA CONFEREN	01-32-11-6265	DFT0010426	250.95
MCLAUGHLIN COURT REPORTING SERVICES INC	032425-1	03/27/2025	P&Z PROJECT 25-004 12691	01-32-11-6202	1801	261.20
BRIDGETOWER OPCO LLC	745765020	03/27/2025	PUBLIC HEARING P&Z #25-0	01-32-11-6260	1792	55.93
BRIDGETOWER OPCO LLC	745765023	03/27/2025	PUBLIC NOTICE P&Z #25-006	01-32-11-6260	1792	54.74
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES PLNING 2/21/2	01-32-11-6253	68492	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-32-11-5234	1812	74.29
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-32-11-5235	1812	6.51

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-32-11-5236	1812	45.39
Division 11 - ADMINISTRATIVE Total:						813.83
Division: 61 - BUILDING DEPARTMENT						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	MABOI LEGAL ASPECTS - R. Z	01-32-61-6261	DFT0010426	85.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	ICC RENEWALS - A. BOSHEAR	01-32-61-6261	DFT0010426	140.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	ICC RENEWALS - J. YORG	01-32-61-6261	DFT0010426	140.00
CDW LLC	AD2UX4G	03/27/2025	SURFACE LAPTOP 7	01-32-61-6253	1793	761.99
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES BUILDING 2/21	01-32-61-6253	68492	123.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	01-32-61-5234	1812	203.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	01-32-61-5235	1812	17.81
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	01-32-61-5236	1812	127.53
Division 61 - BUILDING DEPARTMENT Total:						1,599.52
Department 32 - COMMUNIITY DEVELOPMENT Total:						2,413.35
Fund 01 - GENERAL FUND Total:						717,956.57
Fund: 02 - CAPITAL IMPROVEMENT FUND						
Department: 61 - CIP						
Division: 71 - CIP						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	UNDER SEAT STORAGE FOR F	02-61-71-9516	DFT0010426	341.99
HORNER AND SHIFRIN INC	75750	03/27/2025	NEW BALLAS IMPROV PHS 2	02-61-71-9510	1798	15,118.75
THOUVENOT WADE & MOERCHEN INC	90594	04/02/2025	FERNVIEW SIDEWALK PHASE	02-61-71-9510	1829	17,077.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	02-61-71-5234	1812	42.26
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	02-61-71-5235	1812	3.70
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	02-61-71-5236	1812	30.82
Division 71 - CIP Total:						32,615.02
Department 61 - CIP Total:						32,615.02
Fund 02 - CAPITAL IMPROVEMENT FUND Total:						32,615.02
Fund: 05 - PARKS & STORMWATER FUND						
Department: 61 - CIP						
Division: 71 - CIP						
HOME DEPOT CREDIT SERVICES	33479	03/21/2025	TAPPMAYER SUPPLIES	05-61-71-9506	68458	68.13

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
PARKNPOOL CORPORATION	393727	03/25/2025	PARK FUNITURE FOR MILLEN	05-61-71-9506	1789	6,148.52
PLATTIN CREEK EXCAVATING LLC	5282	03/27/2025	HIBLER RD DRAINAGE IMP C	05-61-71-9509	68471	6,934.48
DREXEL TECHNOLOGIES INC	INV157570	03/27/2025	SETUP SPEC 2025 VENABLE P	05-61-71-9506	1795	171.00
VIA PARTNERSHIP LLP	1282	04/02/2025	DESIGN, INSTALATION OF ME	05-61-71-9506	68494	2,800.00
ENERGY PETROLEUM CO	481114	04/02/2025	PW ADMIN-PARKS&STORM T	05-61-71-7307	1819	47.84
THOUVENOT WADE & MOERCHEN INC	90593	04/02/2025	VENABLE PARK SITE DESIGN	05-61-71-9506	1829	17,299.80
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	05-61-71-5234	1812	38.70
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD&D	05-61-71-5235	1812	3.38
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	05-61-71-5236	1812	28.22
CHRISTOPHER KOJZAR	000102	04/09/2025	Memorial Artwork Payment	05-61-71-9506	1843	22,500.00
Division 71 - CIP Total:						56,040.07
Department 61 - CIP Total:						56,040.07
Fund 05 - PARKS & STORMWATER FUND Total:						56,040.07
Fund: 06 - MUNICIPAL ENTERPRISE FUND						
CALLAWAY GOLF SALES COMPANY	939948311	04/02/2025	GOLF HATS FOR RESALE	06-1628	68476	57.12
						57.12
						57.12
Department: 14 - COMMUNITY SERVICES						
Division: 31 - ICE ARENA						
HOME DEPOT CREDIT SERVICES	100221	03/21/2025	ICE MELT, LITHIUM GREASE,	06-14-31-6212	68458	74.94
HOME DEPOT CREDIT SERVICES	4073342	03/21/2025	SHELF BRACKETS & LIGHT FO	06-14-31-6212	68458	66.89
HOME DEPOT CREDIT SERVICES	5464294	03/21/2025	LIGHT BULBS DRC	06-14-31-6212	68458	21.98
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Fire Alarm Box Batteries	06-14-31-6212	DFT0010426	42.50
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Tool Box	06-14-31-7302	DFT0010426	299.99
NEW SYSTEM LLC	107095	03/27/2025	MISC RINK SUPPLIES DRC	06-14-31-7301	1804	328.19
VESTIS GROUP INC	6170390569	03/27/2025	DRC MOP & TOWEL SERVICE	06-14-31-7301	1809	31.27
SPIRE	4981701000-03/18/25	03/28/2025	11400 OLDE CABIN RD 2/19/	06-14-31-6252	DFT0010487	1,911.82
MISSOURI AMERICAN WATER CO	1017-210013831700-03/19/	04/02/2025	11400 OLDE CABIN RD 2/19/	06-14-31-6254	68485	904.48
WATSON HOME CONSTRUCTION LLC	216123209	04/02/2025	DRC SHOWER PIPING REPAIR	06-14-31-6212	68495	704.00
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	1049261-9: 11400 OLDE CAB	06-14-31-6254	68482	329.81

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
VESTIS GROUP INC	6170393690	04/02/2025	DRC MOP & TOWEL	06-14-31-7301	1831	31.27
RHINE PARACO GAS OF ST LOUIS LLC	894690	04/02/2025	PROPANE FOR OLY	06-14-31-7307	1826	147.87
GRAINGER	9438222706	04/02/2025	MISC. MAINT SUPPLIES	06-14-31-6212	1820	479.01
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES ICE RINK 2/21/	06-14-31-6253	68492	24.75
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES GOLF 2/21/25-	06-14-31-6253	68492	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	06-14-31-5234	1812	63.39
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	06-14-31-5235	1812	5.54
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	06-14-31-5236	1812	46.21
CHARTER COMMUNICATION	173955201040125	04/09/2025	DRC TV & INTERNET APR 25	06-14-31-6255	1842	184.98
AMERENUE	1801001713-03/19/25	04/09/2025	11400 OLDE CABIN ICE AREN	06-14-31-6250	DFT0010525	3,854.23
Division 31 - ICE ARENA Total:						9,577.87
Division: 32 - GOLF MAINTENANCE						
HOME DEPOT CREDIT SERVICES	100221	03/21/2025	2-CYC OIL FOR GOLF	06-14-32-6210	68458	39.88
HOME DEPOT CREDIT SERVICES	3051085	03/21/2025	TARPS TO COVER MATERIALS	06-14-32-6212	68458	149.94
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	messicks order ford 2120 par	06-14-32-6211	DFT0010426	68.43
OREILLY AUTOMOTIVE STORES INC	1388-102662	03/27/2025	GEAR LUBE, FUNNEL, AIR FIL	06-14-32-6211	1805	49.77
SITONE LANDSCAPE SUPPLY HOLDING LLC	150910751-001	03/27/2025	FLOWER BED PRE EMERGEN	06-14-32-7303	68473	95.66
E & G KRAEMER ENTERPRISES INC	66725	03/27/2025	GYPSUM & RENOVATE PLUS	06-14-32-7303	1796	550.00
ARIENS SPECIALTY BRANDS LLC	INV0004607054	03/27/2025	PPE	06-14-32-7308	68460	212.63
GREENSPRO INC	INV0061099	03/27/2025	ETHEPHON & SPRAY DYE FO	06-14-32-7303	1797	318.50
GREENSPRO INC	INV0061100	03/27/2025	TOURNEY FUNG FOR GREEN	06-14-32-7303	1797	860.00
ADVANCED TURF SOLUTIONS INC	SO1269403.1	03/27/2025	GOLF COURSE ACCESSORIES	06-14-32-6212	1790	491.75
MISSOURI AMERICAN WATER CO	1017-210013831700-03/19/	04/02/2025	11400 OLDE CABIN RD 2/19/	06-14-32-6254	68485	273.65
HELENA CHEMICAL CO	235282451	04/02/2025	6 BAGS PREEMERGENT	06-14-32-7303	1821	126.00
T MOBILE USA	971998911-03/21/25	04/02/2025	CITY PHONES GOLF MAINT 2	06-14-32-6253	68492	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	06-14-32-5234	1812	54.92
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	06-14-32-5235	1812	4.81
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	06-14-32-5236	1812	40.04
AMERENUE	0639074006-03/14/25	04/04/2025	11400 OLDE CABIN LAKE FO	06-14-32-6250	DFT0010528	13.13

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERENUE	4863142006-03/14/25	04/04/2025	11400 OLDE CABIN GOLF FA	06-14-32-6250	DFT0010529	9.14
AMERENUE	7072604119-03/14/25	04/04/2025	11400 OLDE CABIN MAINT S	06-14-32-6250	DFT0010527	222.53
HANSENS TREE LAWN & LANDSCAPING SERVICES	210072	04/09/2025	MULCH	06-14-32-6212	1849	359.00
HOLCIM-MAMR INC	720849922	04/09/2025	GOLF COURSE SAND	06-14-32-6212	68500	1,272.81
Division 32 - GOLF MAINTENANCE Total:						5,237.34
Division: 33 - PRO-SHOP						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CLUB PLUS MEMBERSHIP RE	06-14-33-6262	DFT0010426	65.00
VESTIS GROUP INC	6170390569	03/27/2025	DRC MOP & TOWEL SERVICE	06-14-33-7301	1809	22.02
SPIRE	4981701000-03/18/25	03/28/2025	11400 OLDE CABIN RD 2/19/	06-14-33-6252	DFT0010487	819.35
METROPOLITAN ST LOUIS SEWER DISTRICT	289992	04/02/2025	1049261-9: 11400 OLDE CAB	06-14-33-6254	68482	109.94
VESTIS GROUP INC	6170393690	04/02/2025	DRC MOP & TOWEL	06-14-33-7301	1831	22.02
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	06-14-33-5234	1812	20.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	06-14-33-5235	1812	1.77
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	06-14-33-5236	1812	14.76
AMERENUE	9601003815-03/18/25	04/08/2025	11400 OLDE CABIN GOLF SH	06-14-33-6250	DFT0010526	1,362.91
CHARTER COMMUNICATION	173955201040125	04/09/2025	DRC TV & INTERNET APR 25	06-14-33-6255	1842	79.28
Division 33 - PRO-SHOP Total:						2,517.29
Division: 34 - FOOD SERVICES						
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Supplies for Hosting Chambe	06-14-34-7304	DFT0010426	76.61
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	Snacks for Resale	06-14-34-8319	DFT0010426	49.11
D AND D DISTRIBUTORS LLP	019636 CREDIT	03/27/2025	CREDIT FOR EXPIRED BEER	06-14-34-8316	1794	-23.00
PERFORMANCE FOOD GROUP INC	189763-03/19/25-CR	03/27/2025	CREDIT FOR CHARGE OF EXT	06-14-34-7304	68470	-54.91
D AND D DISTRIBUTORS LLP	302208	03/27/2025	BEER FOR RESALE	06-14-34-8316	1794	296.60
PERFORMANCE FOOD GROUP INC	4955777	03/27/2025	SNACKS & HOT DOGS FOR RE	06-14-34-8315	68470	282.31
PERFORMANCE FOOD GROUP INC	4955777	03/27/2025	SNACKS & HOT DOGS FOR RE	06-14-34-8319	68470	703.69
VESTIS GROUP INC	6170390569	03/27/2025	DRC MOP & TOWEL SERVICE	06-14-34-7301	1809	17.77
D AND D DISTRIBUTORS LLP	308690	04/02/2025	BEER FOR RESALE	06-14-34-8316	1816	236.80
VESTIS GROUP INC	6170393690	04/02/2025	DRC MOP & TOWEL	06-14-34-7301	1831	17.77
MISSOURI DIRECTOR OF REVENUE	0002026	04/09/2025	ANNUAL CITY LIQUOR LICEN	06-14-34-6202	68508	250.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
PEPSICO BEVERAGE SALES LL	28666004	04/09/2025	SODA FOR RESALE	06-14-34-8317	68510	471.04
						Division 34 - FOOD SERVICES Total: 2,323.79
						Department 14 - COMMUNITY SERVICES Total: 19,656.29
						Fund 06 - MUNICIPAL ENTERPRISE FUND Total: 19,713.41
Fund: 11 - SEWER LATERAL FUND						
Department: 61 - CIP						
Division: 93 - SEWER LATERAL						
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LIFE	11-61-93-5234	1812	4.54
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	AD & D	11-61-93-5235	1812	0.40
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-03/10	04/02/2025	LTD	11-61-93-5236	1812	3.31
WILLIAM SCHMITTGENS	00188-0581-03/20/2025	04/09/2025	SANITARY SEWER LATERAL R	11-61-93-9315	68521	3,288.60
						Division 93 - SEWER LATERAL Total: 3,296.85
						Department 61 - CIP Total: 3,296.85
						Fund 11 - SEWER LATERAL FUND Total: 3,296.85
Fund: 19 - PUBLIC SAFETY FUND						
Department: 21 - POLICE						
Division: 23 - PUBLIC SAFETY						
AMERENUE	0427008070-02/28/25	03/21/2025	350 N NEW BALLAS POLICE 1	19-21-23-6250	DFT0010491	4,594.58
HOME DEPOT CREDIT SERVICES	5105186	03/21/2025	PARTS FOR COFFEE MAKER	19-21-23-7302	68458	11.37
SPIRE	0076006378-03/14/25	03/24/2025	350 N NEW BALLAS RD 2/14/	19-21-23-6252	DFT0010490	653.13
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	BUNN COFFEE MAKER FOR L	19-21-23-6212	DFT0010426	366.71
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	CREDIT/RETURNED BUNN CO	19-21-23-6212	DFT0010426	-366.71
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	BUNN COMMERCIAL COFFEE	19-21-23-6212	DFT0010426	819.85
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	GAS USED-MODOT HIGHWA	19-21-23-6261	DFT0010426	38.48
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LOUNGE SUPPLIES	19-21-23-7304	DFT0010426	21.16
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LOUNGE SUPPLIES	19-21-23-7304	DFT0010426	57.92
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LOUNGE SUPPLIES	19-21-23-7304	DFT0010426	97.52
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	LOUNGE SUPPLIES	19-21-23-7304	DFT0010426	133.00
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	HEATED MOUSE AND MOUS	19-21-23-7331	DFT0010426	51.92

Council Report of Invoices Paid Listing

Payment Dates: 3/20/2025 - 4/9/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PCARD PURCHASES FEB 25	03/24/2025	PD Acct Office 2024 for COP	19-21-23-7332	DFT0010426	149.99
DELL MARKETING LP	10805201650	04/02/2025	DELL LATITUDE LAPTOP FOR	19-21-23-7331	1817	1,566.00
METROPOLITAN ST LOUIS SEWER DISTRICT	1225607-9-02-25	04/02/2025	PD SUMMARY BILLING 1225	19-21-23-6254	68483	105.87
SHERWIN WILLIAMS	1263-9	04/02/2025	PAINT AND ROLLER FOR PD	19-21-23-6212	68490	26.48
MISSOURI AMERICAN WATER CO	1017-220023905711-03/20/	04/09/2025	350 N NEW BALLAS 2/20/25-	19-21-23-6254	68504	358.91
AUTHORIZED ELEVATOR	1509	04/09/2025	SVC CALL-CLEARED FAULTS F	19-21-23-6211	68498	330.00
CHARTER COMMUNICATION	173957801040125	04/09/2025	PD VOICE APR 25	19-21-23-6253	1836	299.82
CHARTER COMMUNICATION	173957801040125	04/09/2025	PD TV AND INTERNET APR 2	19-21-23-6255	1836	281.23
RENTOKIL NORTH AMERICA INC	75005856	04/09/2025	MARCH PD PEST CONTROL	19-21-23-6212	1859	70.40
WIEGMANN ASSOCIATES	85135	04/09/2025	DEC QUARTERLY PREVENTATI	19-21-23-6211	1865	1,184.50
Division 23 - PUBLIC SAFETY Total:						10,852.13
Department 21 - POLICE Total:						10,852.13
Fund 19 - PUBLIC SAFETY FUND Total:						10,852.13
Fund: 99 - POOLED CASH						
ARVEST BANK	1797-03/24/25	03/26/2025	EPAYMENT 3/26/25	99-2809	DFT0010453	4,055.33
ARVEST BANK	1797-03/31/25	04/02/2025	EPAYMENT 4/2/25	99-2809	DFT0010530	78,238.94
ARVEST BANK	1797-04/07/25	04/09/2025	EPAYMENT 4/9/25	99-2809	DFT0010531	7,423.60
						89,717.87
						89,717.87
Fund 99 - POOLED CASH Total:						89,717.87
Grand Total:						930,191.92

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	717,956.57
02 - CAPITAL IMPROVEMENT FUND	32,615.02
05 - PARKS & STORMWATER FUND	56,040.07
06 - MUNICIPAL ENTERPRISE FUND	19,713.41
11 - SEWER LATERAL FUND	3,296.85
19 - PUBLIC SAFETY FUND	10,852.13
99 - POOLED CASH	89,717.87
Grand Total:	930,191.92

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	43.20
01-11-12-6264	IN TOWN MEETINGS	1,196.96
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
01-11-13-6260	ADVERTISING	66.64
01-11-13-6261	EDUCATION & TRAINING	96.47
01-12-10-6201	LEGAL AND ACCOUNTIN	14,971.50
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
01-12-11-6202	TECHNICAL AND PERSO	89.45
01-12-11-6203	PROFESSIONAL SERVICE	3,539.89
01-12-11-6253	TELEPHONE	279.50
01-12-11-6260	ADVERTISING	102.49
01-12-11-6262	DUES MEMBERSHIPS &	410.92
01-12-11-6264	IN TOWN MEETINGS	169.73
01-12-11-6265	TRAVEL & CONFERENCE	420.00
01-12-11-6271	MEDICAL SUPPLIES	110.50
01-12-14-5234	GROUP LIFE INSURANCE	42.35
01-12-14-5235	ACCIDENTAL DEATH INS	3.71
01-12-14-5236	DISABILITY INSURANCE	36.26
01-12-14-6201	LEGAL AND ACCOUNTIN	2,463.00
01-12-14-6253	TELEPHONE	24.75
01-13-11-5234	GROUP LIFE INSURANCE	104.82
01-13-11-5235	ACCIDENTAL DEATH INS	9.17
01-13-11-5236	DISABILITY INSURANCE	47.50
01-13-11-6202	TECHNICAL AND PERSO	0.50
01-13-11-6253	TELEPHONE	24.75

Account Summary

Account Number	Account Name	Payment Amount
01-13-11-6264	IN TOWN MEETINGS	34.00
01-13-11-6265	TRAVEL & CONFERENCE	175.00
01-13-11-7304	GENERAL SUPPLIES	19.61
01-13-15-5230	HOSPITAL AND MEDICAL	16,133.80
01-13-15-6203	PROFESSIONAL SERVICE	5,371.76
01-13-15-6213	OFFICE EQUIPMENT MAI	1,280.00
01-13-15-6253	TELEPHONE	4,059.95
01-13-15-6255	CABLE TV AND INTERNE	328.09
01-13-15-6262	DUES MEMBERSHIPS &	65.00
01-13-15-6266	EQUIPMENT RENTAL	50.00
01-13-15-6272	EMPLOYEE RELATIONS	545.08
01-13-15-7304	GENERAL SUPPLIES	40.59
01-13-15-7312	OFFICE SUPPLIES	2,857.13
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
01-13-51-6202	TECHNICAL AND PERSO	1,845.00
01-13-51-6213	OFFICE EQUIPMENT MAI	8,358.05
01-13-51-6253	TELEPHONE	24.75
01-13-51-7331	COMPUTER HARDWARE	1,036.12
01-13-51-7332	COMPUTER SOFTWARE	591.99
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
01-14-11-6202	TECHNICAL AND PERSO	239.25
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
01-16-11-6211	EQUIPMENT MAINTENA	2,947.50
01-16-11-6212	BUILDING AND GROUND	10,545.63
01-16-11-6252	NATURAL GAS	987.17
01-16-11-6253	TELEPHONE	24.75
01-16-11-6254	WATER AND SEWER	506.84
01-16-11-7304	GENERAL SUPPLIES	259.92
01-16-11-7308	WEARING APPAREL AND	24.57
01-2102	FICA WITHHOLDING	43,150.84
01-2103	MEDICARE WITHHOLDIN	10,091.74
01-2104	FEDERAL TAX WITHHOL	33,014.07
01-2105	MISSOURI TAX WITHHOL	12,096.00
01-21-11-5234	GROUP LIFE INSURANCE	279.09
01-21-11-5235	ACCIDENTAL DEATH INS	24.42
01-21-11-5236	DISABILITY INSURANCE	201.17

Account Summary

Account Number	Account Name	Payment Amount
01-21-11-6202	TECHNICAL AND PERSO	158,222.22
01-21-11-6203	PROFESSIONAL SERVICE	700.00
01-21-11-6213	OFFICE EQUIPMENT MAI	111.51
01-21-11-6253	TELEPHONE	89.24
01-21-11-6262	DUES MEMBERSHIPS &	570.00
01-21-11-6264	IN TOWN MEETINGS	667.93
01-21-11-7302	SMALL TOOLS	18.45
01-21-11-7304	GENERAL SUPPLIES	1,310.27
01-21-11-7306	MEMORIALS AND PLAQ	73.09
01-21-11-7307	GASOLINE, PROPANE &	522.67
01-21-11-7308	WEARING APPAREL AND	324.57
01-2113	PAYROLL CHILD SUPPOR	184.62
01-21-21-5234	GROUP LIFE INSURANCE	202.13
01-21-21-5235	ACCIDENTAL DEATH INS	17.67
01-21-21-5236	DISABILITY INSURANCE	147.37
01-21-21-6202	TECHNICAL AND PERSO	129.00
01-21-21-6210	VEHICLE MAINTENANCE	790.00
01-21-21-6253	TELEPHONE	57.75
01-21-21-7304	GENERAL SUPPLIES	102.84
01-21-21-7307	GASOLINE, PROPANE &	401.19
01-21-22-5234	GROUP LIFE INSURANCE	959.78
01-21-22-5235	ACCIDENTAL DEATH INS	83.98
01-21-22-5236	DISABILITY INSURANCE	635.63
01-21-22-6203	PROFESSIONAL SERVICE	383.00
01-21-22-6210	VEHICLE MAINTENANCE	500.47
01-21-22-6213	OFFICE EQUIPMENT MAI	79.86
01-21-22-6253	TELEPHONE	18.24
01-21-22-6262	DUES MEMBERSHIPS &	290.00
01-21-22-7302	SMALL TOOLS	92.69
01-21-22-7307	GASOLINE, PROPANE &	6,138.24
01-21-22-7308	WEARING APPAREL AND	4,027.69
01-21-22-7313	RANGE SUPPLIES	415.48
01-21-22-7316	OPIOIDS SETTLEMENT F	1,692.38
01-21-22-9502	VEHICLES	3,475.00
01-21-22-9503	EQUIPMENT	616.41
01-2211	HEALTH INSURANCE	124,593.36
01-2213	DENTAL INSURANCE PAY	6,757.43
01-2216	SUPPLEMENTAL LIFE	1,665.17
01-2218	VISION CARE	1,052.78
01-2222	SHORT TERM DISABILITY	734.02
01-2224	VISION CARE-COBRA	16.10
01-2225	HEALTH INS PREM PAID	3,862.61

Account Summary

Account Number	Account Name	Payment Amount
01-2226	DENTAL INS PREM PAID	204.04
01-2312	401 - ICMA	833.70
01-2317	MO LAGERS	138,470.08
01-2318	ICMA ROTH 457	6,830.42
01-2319	ICMA ROTH IRA	681.65
01-2321	457 - VOYA	2,016.25
01-2322	457 - ICMA	10,981.88
01-2323	MOST PROGRAM	785.00
01-2324	ICMA LOAN REPAYMENT	713.03
01-2410	INMATE SECURITY ACCO	114.73
01-2412	PEACE OFFICER AND STA	5.00
01-2413	CVC - CRIME VICTIMS C	37.50
01-2445	ARTS ON LOAN DONATI	100.00
01-2712	POLICE FORFEITURE FU	632.87
01-31-11-5234	GROUP LIFE INSURANCE	123.44
01-31-11-5235	ACCIDENTAL DEATH INS	10.80
01-31-11-5236	DISABILITY INSURANCE	81.22
01-31-11-6211	EQUIPMENT MAINTENA	21.60
01-31-11-6213	OFFICE EQUIPMENT MAI	331.78
01-31-11-6253	TELEPHONE	168.47
01-31-11-6261	EDUCATION & TRAINING	25.00
01-31-11-7302	SMALL TOOLS	109.20
01-31-11-7307	GASOLINE, PROPANE &	81.41
01-31-11-7308	WEARING APPAREL AND	79.56
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
01-31-41-6202	TECHNICAL AND PERSO	11,427.93
01-31-41-6207	TEMP PROFESSIONAL SE	4,890.60
01-31-41-6210	VEHICLE MAINTENANCE	509.42
01-31-41-6211	EQUIPMENT MAINTENA	2,381.34
01-31-41-6212	BUILDING AND GROUND	8,477.14
01-31-41-6213	OFFICE EQUIPMENT MAI	298.00
01-31-41-6250	ELECTRICITY	53.04
01-31-41-6251	STREET LIGHTING	129.85
01-31-41-6252	NATURAL GAS	370.47
01-31-41-6253	TELEPHONE	271.58
01-31-41-6254	WATER AND SEWER	227.32
01-31-41-6265	TRAVEL & CONFERENCE	250.00
01-31-41-6266	EQUIPMENT RENTAL	336.76
01-31-41-7302	SMALL TOOLS	287.38
01-31-41-7303	HORTICULTURAL SUPPLI	743.41

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-7304	GENERAL SUPPLIES	715.06
01-31-41-7305	STREET & SIDEWALK MA	381.90
01-31-41-7307	GASOLINE, PROPANE &	3,533.78
01-31-41-7308	WEARING APPAREL AND	641.04
01-31-41-7310	SNOW REMOVAL	87.12
01-31-41-7311	STREET SIGNS	11.16
01-31-41-7318	SMALL STRMWATR PROJ	157.41
01-31-41-9503	EQUIPMENT	1,650.84
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
01-31-43-6207	TEMP PROFESSIONAL SE	1,630.20
01-31-43-6210	VEHICLE MAINTENANCE	169.81
01-31-43-6211	EQUIPMENT MAINTENA	745.05
01-31-43-6212	BUILDING AND GROUND	365.60
01-31-43-6224	TAPPMAYER HOUSE MAI	193.42
01-31-43-6252	NATURAL GAS	370.47
01-31-43-6253	TELEPHONE	94.00
01-31-43-6254	WATER AND SEWER	239.11
01-31-43-6266	EQUIPMENT RENTAL	336.76
01-31-43-7302	SMALL TOOLS	129.00
01-31-43-7303	HORTICULTURAL SUPPLI	989.41
01-31-43-7307	GASOLINE, PROPANE &	2,363.86
01-31-43-7308	WEARING APPAREL AND	213.70
01-31-43-9503	EQUIPMENT	1,129.47
01-32-11-5234	GROUP LIFE INSURANCE	74.29
01-32-11-5235	ACCIDENTAL DEATH INS	6.51
01-32-11-5236	DISABILITY INSURANCE	45.39
01-32-11-6202	TECHNICAL AND PERSO	261.20
01-32-11-6253	TELEPHONE	24.75
01-32-11-6260	ADVERTISING	110.67
01-32-11-6261	EDUCATION & TRAINING	40.07
01-32-11-6265	TRAVEL & CONFERENCE	250.95
01-32-61-5234	GROUP LIFE INSURANCE	203.44
01-32-61-5235	ACCIDENTAL DEATH INS	17.81
01-32-61-5236	DISABILITY INSURANCE	127.53
01-32-61-6253	TELEPHONE	885.74
01-32-61-6261	EDUCATION & TRAINING	365.00
01-4450	PLANNING AND ZONNIN	250.00
01-4604	POLICE MISC REVENUE	-1.85
02-61-71-5234	GROUP LIFE INSURANCE	42.26
02-61-71-5235	ACCIDENTAL DEATH INS	3.70

Account Summary

Account Number	Account Name	Payment Amount
02-61-71-5236	DISABILITY INSURANCE	30.82
02-61-71-9510	STREETS	32,196.25
02-61-71-9516	CAPITAL EQUIPMENT	341.99
05-61-71-5234	GROUP LIFE INSURANCE	38.70
05-61-71-5235	ACCIDENTAL DEATH INS	3.38
05-61-71-5236	DISABILITY INSURANCE	28.22
05-61-71-7307	GASOLINE, PROPANE &	47.84
05-61-71-9506	PARK DEVELOPMENT PR	48,987.45
05-61-71-9509	STORMWATER PROJECTS	6,934.48
06-14-31-5234	GROUP LIFE INSURANCE	63.39
06-14-31-5235	ACCIDENTAL DEATH INS	5.54
06-14-31-5236	DISABILITY INSURANCE	46.21
06-14-31-6212	BUILDING AND GROUND	1,389.32
06-14-31-6250	ELECTRICITY	3,854.23
06-14-31-6252	NATURAL GAS	1,911.82
06-14-31-6253	TELEPHONE	49.50
06-14-31-6254	WATER AND SEWER	1,234.29
06-14-31-6255	CABLE TV AND INTERNE	184.98
06-14-31-7301	CHEMICALS & CLEANING	390.73
06-14-31-7302	SMALL TOOLS	299.99
06-14-31-7307	GASOLINE, PROPANE &	147.87
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
06-14-32-6210	VEHICLE MAINTENANCE	39.88
06-14-32-6211	EQUIPMENT MAINTENA	118.20
06-14-32-6212	BUILDING AND GROUND	2,273.50
06-14-32-6250	ELECTRICITY	244.80
06-14-32-6253	TELEPHONE	24.75
06-14-32-6254	WATER AND SEWER	273.65
06-14-32-7303	HORTICULTURAL SUPPLI	1,950.16
06-14-32-7308	WEARING APPAREL AND	212.63
06-14-33-5234	GROUP LIFE INSURANCE	20.24
06-14-33-5235	ACCIDENTAL DEATH INS	1.77
06-14-33-5236	DISABILITY INSURANCE	14.76
06-14-33-6250	ELECTRICITY	1,362.91
06-14-33-6252	NATURAL GAS	819.35
06-14-33-6254	WATER AND SEWER	109.94
06-14-33-6255	CABLE TV AND INTERNE	79.28
06-14-33-6262	DUES MEMBERSHIPS &	65.00
06-14-33-7301	CHEMICALS & CLEANING	44.04
06-14-34-6202	TECHNICAL AND PERSO	250.00

Account Summary

Account Number	Account Name	Payment Amount
06-14-34-7301	CHEMICALS & CLEANING	35.54
06-14-34-7304	GENERAL SUPPLIES	21.70
06-14-34-8315	SANDWICHES AND HOT	282.31
06-14-34-8316	BEER	510.40
06-14-34-8317	COFFEE,TEA & SOFT DRI	471.04
06-14-34-8319	SNACKS	752.80
06-1628	GOLF - APPAREL	57.12
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
11-61-93-9315	SEWER LATERAL REIMB	3,288.60
19-21-23-6211	EQUIPMENT MAINTENA	1,514.50
19-21-23-6212	BUILDING AND GROUND	916.73
19-21-23-6250	ELECTRICITY	4,594.58
19-21-23-6252	NATURAL GAS	653.13
19-21-23-6253	TELEPHONE	299.82
19-21-23-6254	WATER AND SEWER	464.78
19-21-23-6255	CABLE TV AND INTERNE	281.23
19-21-23-6261	EDUCATION & TRAINING	38.48
19-21-23-7302	SMALL TOOLS	11.37
19-21-23-7304	GENERAL SUPPLIES	309.60
19-21-23-7331	COMPUTER HARDWARE	1,617.92
19-21-23-7332	COMPUTER SOFTWARE	149.99
99-2809	EPAYABLES LIABILITY	89,717.87
Grand Total:		930,191.92

Project Account Summary

Project Account Key	Payment Amount
None	839,672.87
19701E	17,077.50
209E	6,148.52
216E	68.13
218E	17,470.80
401E	6,934.48
608E	15,118.75
AF-TREAE	632.87
CDOGE	1,130.27
ISFE	114.73
K9 UNITE	523.00
VPARKE	25,300.00
Grand Total:	930,191.92
	-34.00 (Reversal of Check 68400)
	930,157.92



MEMORANDUM TO PLANNING AND ZONING COMMISSION

Meeting Date: April 7, 2025

Subject: Project Number: 25-009: Accepting Dedication of the Olia Village Access Road as a Public Street Located at 10650 Olive Boulevard.

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

The City has received a request from Robert Klahr, attorney with Armstrong Teasdale, on behalf of the Olia Village ownership group, for the City's acceptance of future right-of-way improvements and dedication as a public street located on the property addressed 10650 Olive Boulevard (current Schnucks site). The road dedication will facilitate access on the western end of the Olia Village development through 10650 Olive Boulevard as shown on the approved development plans. Below is a map that shows the general location of the submitted dedication.

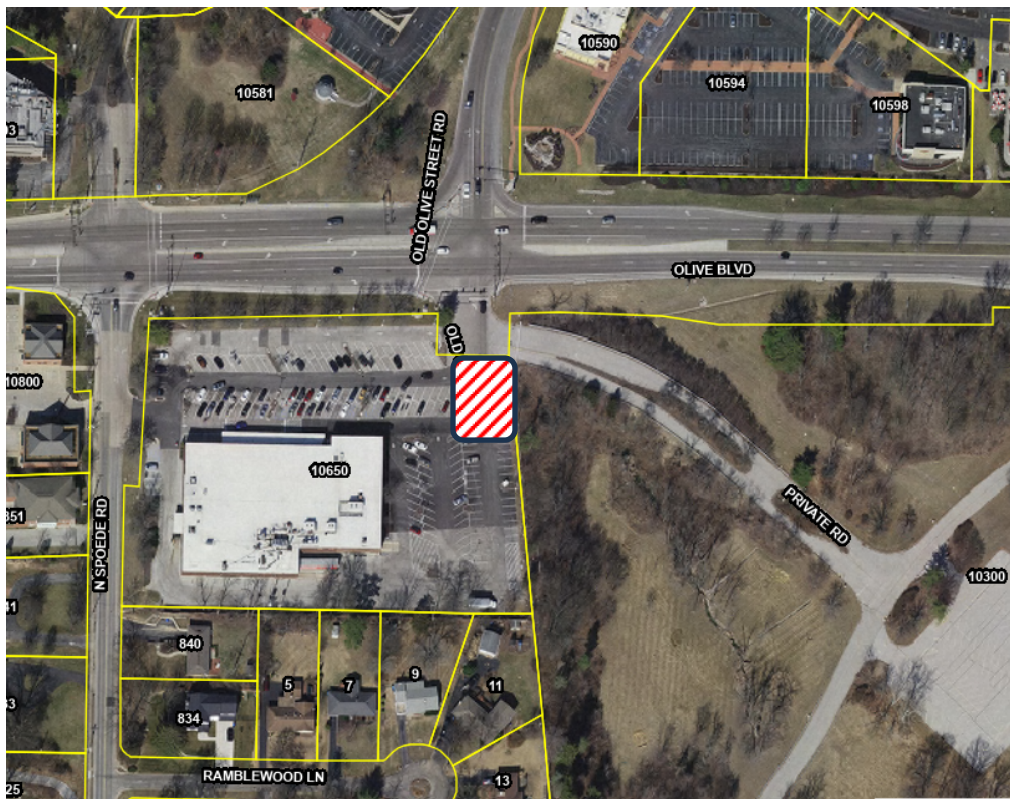


Figure 1: Approximate location of the portion 10650 Olive Boulevard to be dedicated to the City as a public street to allow future access to Olia Village.

Background

The Site Concept Plan and Phase 1 Site Development Plan for Olia Village were approved by the Planning and Zoning Commission on October 3, 2023 and the City Council on November 11, 2023 by Amended Ordinance No. 5862. The approved street plans for Olia Village provide a connection to the development through 10650 Olive to the signal on Olive Boulevard. These streets were shown on the plans as future right-of-way. The roads serving Olia Village in this area of the development will be public and dedicated to and maintained by the City of Creve Coeur.

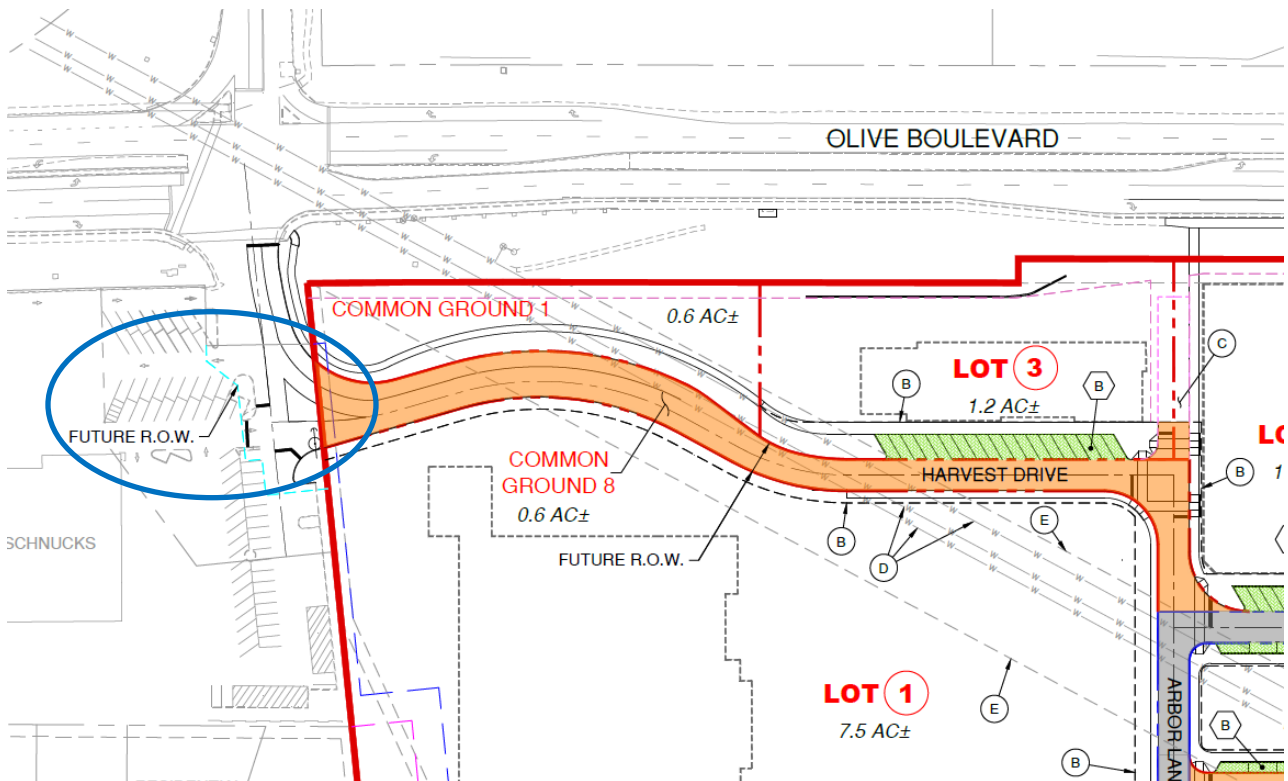


Figure 2: Image of the Street Plan for Olia Village showing the western access road (Harvest Drive) and the future ROW connection to Olive through 10650 Olive Boulevard.

Submitted Road Dedication Request

The development team for Olia Village has submitted two agreements in association with this roadway connection. The first is a public access road easement agreement which will provide cross-access and temporary easements to facilitate the construction of the roadway improvements on the 10650 Olive Road property (current Schnucks site).

The second document is a dedication deed for the Olia Village Access road. This document will dedicate 5,148 square feet of land on the 10650 Olive property to the City of Creve Coeur for public roadway purposes upon completion and construction. This land closes the gap between the Olive Boulevard signal and the Olia Village development site. After it is constructed, Harvest Drive will be a public street connecting Olive Boulevard to the Olia Village site, consistent with the approved plans for Olia Village.

This dedication agreement specifically acknowledges Section 400.010 of city code which allows land owners and developers who cooperate with the City by dedicating land for street purposes without compensation to permit construction and development on a tract of land from which a dedication or conveyance has been made to be developed in the same manner and to the same extent as though a dedication or conveyance had not been made. This code provision incentivizes property owners who donate land to the City for public purposes by not counting the land dedication against them.

Requested Action and Suggested Motion

Public street dedications to the City require review and recommendation by the Planning and Zoning Commission to the City Council. The proposed dedication will facilitate the necessary roadway connections to support the development of Olia Village as shown on the approved plans associated with the Olia Village Planned Zoning District.

Suggested Motion:

"I move to recommend approval to the City Council accepting dedication of the Olia Village access road as a public street upon completion of construction as outlined in the draft ordinance attached to the staff memorandum for the meeting of April 7, 2025."

AN ORDINANCE ACCEPTING DEDICATION OF THE OLIA VILLAGE ACCESS ROAD AS A PUBLIC STREET UPON COMPLETION OF CONSTRUCTION AND CONTAINING AN EMERGENCY CLAUSE.

WHEREAS, the Olia Village Phase 1 Site Development Plan previously approved by the City (and recorded Book 372, Pages 265-287 with the St. Louis County Recorder of Deeds) contemplates the modification and reconstruction of an existing private road between the property at 10650 Olive Blvd and the Olia Village Project (the “Project”) into an access road for the benefit of the public (the “Access Road”) permitting free flow of vehicular and pedestrian traffic between such properties so that traffic going to and from the Project can utilize the Access Road to enter and exit from Olive Boulevard, a state highway; and

WHEREAS, the Developer of the Project, 10300 Olive Dev LLC, has agreed to construct the Access Road and has made certain commitments pertaining to the maintenance of said Access Road prior to the Access Road being accepted for maintenance by the City; and

WHEREAS, pursuant to a Public Access Road Easement Agreement (the “Easement Agreement”) in the form of **Exhibit A**, the owner of the property underlying the path of the Access Road, MDC Coast 26, LLC, has agreed to grant the Developer a temporary construction easement and a cross-access easement for the construction and use of the Access Road prior to the Access Road being accepted for maintenance by the City; and

WHEREAS, the owner of the underlying property, MDC Coast 26, LLC, has agreed to convey to the City by a deed of dedication (the “Deed of Dedication”) in the form of **Exhibit B** as a donation pursuant to Section 400.010 of the City Code of Ordinances, the portion of its land upon which the Access Road will be located; and

WHEREAS, acceptance of this dedication upon completion of construction of the Access Road and other Project roadways in accordance with the City’s requirements was recommended by the Planning & Zoning Commission at their meeting held on April 7, 2025; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage; and

WHEREAS, the City Council has determined that it is in the best interests of the City to enter into the Easement Agreement and, upon completion of construction of the Access Road and other Project roadways in accordance with the City’s requirements, to accept the Deed of Dedication of the Access Road; and

BILL NO. 6164

ORDINANCE NO. _____

WHEREAS, financing contingencies and the related construction schedule obligations of the Developer and the Project justify adoption hereof at a single meeting of the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AS FOLLOWS:

SECTION 1: the City Council hereby approves the Easement Agreement substantially in the form of **Exhibit A**. The City Administrator is authorized to execute the Easement Agreement substantially in the form of **Exhibit A** with such changes, consistent herewith and in the City's interest, as he deems necessary and proper.

SECTION 2: Acceptance of the Deed of Dedication of the Access Road substantially in the form of **Exhibit B** as a public street upon completion of construction of the Access Road and other Project roadways in accordance with the City's requirements is hereby approved. The City Administrator is authorized to execute the Deed of Dedication substantially in the form of **Exhibit B** with such changes, consistent herewith and in the City's interest, as he deems necessary and proper.

SECTION 3: 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 Ordinance, the matters herein authorized, and the rights and duties of the City under the Easement Agreement and the Deed of Dedication. The City Administrator is authorized to record confirmation of completion of construction of the Access Road and other Project roadways in accordance with the City's requirements at such time as the City Administrator deems appropriate.

SECTION 4: This ordinance is an emergency measure which required passage on the day of introduction to facilitate compliance with development deadlines and shall become effective immediately in accordance with Section 3.11 (f) of the City Charter.

PASSED THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

BILL NO. 6164

ORDINANCE NO. _____

ATTEST:

KELLIE HENKE
CITY CLERK

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: Public Access Road Easement Agreement

DATE OF DOCUMENT: _____, 2025

GRANTOR/GRANTEE: MDC COAST 26, LLC

Mailing Address: 11995 El Camino Real
San Diego, CA 92130

GRANTOR/GRANTEE: 10300 OLIVE LLC

Mailing Address: 90 Edwardsville Prof Park
Edwardsville, IL 62025

LEGAL DESCRIPTION: See Attached **Exhibit A**

This document prepared by and when recorded return to:
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, Missouri 63105
Attn: Robert Klahr

PUBLIC ACCESS ROAD EASEMENT AGREEMENT

THIS PUBLIC ACCESS ROAD EASEMENT AGREEMENT (“Agreement”) is made as of _____, 2025 (“Effective Date”) by and among MDC COAST 26, LLC, a Delaware limited liability company, (“MDC”), 10300 OLIVE LLC, a Missouri limited liability company (“10300 Olive”), 10300 OLIVE DEV LLC, a Missouri limited liability company (“Developer”) and the CITY OF CREVE COEUR, MISSOURI, a municipal corporation organized and existing under the laws of the State of Missouri (“City”). MDC, 10300 Olive, Developer and City are each a “Party” and collectively the “Parties.”

RECITALS

A. MDC is the owner of a tract of land located in the City of Creve Coeur, St. Louis County, State of Missouri as more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “MDC Land”).

B. 10300 Olive is the owner of certain tracts of land located adjacent to the MDC Land as more particularly described on Exhibit B, attached hereto and incorporated herein by reference (the “10300 Olive Land”) and which have been subdivided into lots per that certain Subdivision Plat of Olia Village Creve Coeur recorded in Book 372, Pages 235-238 in the Office of the Recorder of Deeds of St. Louis County, Missouri (the “Plat”) (the MDC Land and the 10300 Olive Land are both individually referred to MDC’s and 10300 Olive’s respective “Land”).

C. Pursuant to that certain Master Redevelopment Agreement dated as of July 23, 2024, among the City, 10300 Olive, Developer and the Olia Village Redevelopment Corporation (as amended from time to time, the “Development Agreement”), Developer intends to develop the 10300 Olive Land into a mixed-use development to be known as “Olia Village” (the “Project”) generally in accordance that certain Site Development Plan for Olia Village Phase 1 Development recorded in Book 372, Pages 265-287, in the Office of the Recorder of Deeds of St. Louis County, Missouri (as amended from time to time, the “Development Plan”).

D. The Development Plan contemplates the modification and reconstruction of an existing private road between the MDC Land and the Project into an access road for the benefit of the public (the “Access Road”) permitting free flow of vehicular and pedestrian traffic between the MDC Land and the Project to be constructed on the 10300 Olive Land so that traffic going to and from the Project can utilize the Access Road to enter and exit from Olive Boulevard, a state highway.

E. Developer has agreed to construct the Access Road upon the MDC Land and to make certain commitments pertaining to the maintenance of said Access Road prior to the Access Road being accepted for maintenance by the City. MDC has agreed to convey to the City by a deed of dedication (the “Deed of Dedication”) that portion of the MDC Land upon which the Access Road will be located.

F. MDC and 10300 Olive desire to establish a temporary construction easement and a cross-access easement for the construction and use of the Access Road to permit traffic flow between the MDC Land and the Project constructed on the 10300 Olive Land as set forth herein.

G. Following Developer's completion of construction of the Access Road and other Project roadways in accordance with the City's requirements, the City has agreed to accept the Deed of Dedication and to maintain the Access Road for the benefit of the public.

H. MDC desires to grant unto the City the Deed of Dedication for the purpose of providing access to and use of the Access Road for the benefit of the public and the City does hereby desire to accept from MDC the Deed of Dedication for the purpose of providing public access to and use of the Access Road upon and subject to the conditions and limitations herein contained.

I. Schnuck Markets, Inc., ("Tenant") holds a leasehold interest in the MDC Land and joins this Agreement to acknowledge and consent to the easements and the Deed of Dedication granted by MDC herein and the construction of the Roadway Improvements.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Deed of Dedication. Simultaneous with the execution of this Agreement, MDC and the City shall execute the Deed of Dedication in a form reasonably acceptable to MDC and the City. The Deed of Dedication shall convey that portion of the MDC Land identified as "Variable Width Easement" on Exhibit C, attached hereto and incorporated herein by reference (the "MDC Dedication Area"). The City acknowledges and agrees that the conveyance of the Deed of Dedication meets the criteria of Section 400.010 of the Code of Ordinances of the City.

2. Cross-Access Easement Grant. MDC and 10300 Olive hereby grant and convey to each other a non-exclusive easement appurtenant to the Parties' respective Land for purposes of vehicular and pedestrian ingress and egress over and across that part of the MDC Land identified as the MDC Dedication Area and that part of the 10300 Olive Land identified as Vintage Avenue on the Plat (collectively referred to as the "Cross-Access Easement"). The Cross-Access Easement is restricted to the construction and maintenance of the Access Road and for vehicular use and incidental pedestrian use only for traffic going to and from Olive Boulevard and no rights are hereby granted to use any part of the Cross-Access Easement or the MDC Land for parking or otherwise. The Cross-Access Easement shall terminate at such time as (a) the roadway improvements depicted on Exhibit D, attached hereto and incorporated herein by reference (the "Roadway Improvements"), are completed on both the MDC Land and the 10300 Olive Land and are accepted by the City for on-going maintenance and (b) the Roadway Improvements in the MDC Dedication Area and on the 10300 Olive Land are dedicated to the City as public rights-of-way, such that access exists from the public right-of-way to the MDC Dedication Area. Upon the occurrence of both preceding conditions, 10300 Olive shall send written notice to MDC and Tenant of acceptance by the City and termination of the Cross-Access Easement.

3. Construction of Access Road. Developer shall construct the Access Road at no cost to MDC pursuant to detailed construction plans approved by the City and in accordance with all applicable laws.

4. Temporary Construction Easement Grant. MDC hereby grants and conveys to Developer a temporary construction easement over and across that part of the MDC Land identified as “Variable Width TCE” on Exhibit C, attached hereto and incorporated herein by reference (the “TCE Easement”), for purposes of constructing the Access Road. During construction of the Access Road, Developer shall coordinate its activities with Tenant to avoid unreasonable interference with the operation of Tenant’s business upon the MDC Land. The Parties acknowledge and agree that the temporary loss of up to 15 parking spaces on the TCA Easement, the temporary closure of a portion, but not all, of the entrance from and exit to Olive Boulevard into the MDC Land or the partial blockage of access to or from such entrance to or from the existing parking spaces located on MDC Land for a period of up to 30 minutes per day during Tenant’s hours of operation shall not be considered unreasonable interference if occurring during the period of February 1 to October 31 in a given year; provided that at least one entrance land and one exit lane shall remain open during such time. No construction or construction staging on the Access Road or other blockage thereof shall occur during the time period from November 1 through January 31 of the following year. Notwithstanding anything in this Section to the contrary, upon 48 hours prior written notice, the Developer may fully close the entrance from and exit to Olive Boulevard into the MDC Land or fully block access to or from such entrance to or from the existing parking spaces located on the MDC Land if such closure or blockage occurs outside of Tenant’s hours of operation or if Developer obtains Tenant’s prior consent. Developer shall repair any damage to the MDC Land and improvements thereon resulting from exercise of Developer’s rights hereunder and otherwise restore the MDR Land to substantially the same condition existing prior to commencement of construction, including without limitation the replacement of any existing parking spaces within the TCE Easement upon expiration of the TCE Easement. The TCE Easement will terminate upon the earliest of (a) completion of the Roadway Improvements on the MDC Land and dedication of such Roadway Improvements to the City as public right-of-way, (b) one year from the date of this Agreement, or (c) at such time as 10300 Olive sends written notice to MDC of acceptance of the Roadway Improvements by the City and termination of the Cross-Access Easement in accordance with **Section 2** of this Agreement.

5. Reservation of Rights. Nothing contained in this Agreement shall in any way restrict MDC’s ability to use the surface, air rights or underground portions of the Cross-Access Easement in any manner whatsoever so long as such use does not unreasonably interfere with the non-exclusive easement rights granted in this Agreement. Furthermore, MDC reserves for itself and its successors and assigns, the following rights:

(a) Subject to existing easements and restrictions recorded against the Land and all governmental regulations, MDC may reserve all or any portion of the parking areas located on the MDC Land adjacent to the Access Road for private use by the owner(s), lessees, and/or sublessees of the MDC Land and their respective licensees (collectively, the “Private Users”).

(b) MDC shall have the right to cause the peaceable removal from the MDC Land of any person (1) causing a disturbance of the activities on the MDC Land, (2) causing a nuisance, (3) loitering, or (4) otherwise not using the MDC Land in a safe and legal manner.

6. Duration. The Easement, covenants, conditions and restrictions contained herein shall create mutual benefits and covenants running with the Land, and shall be binding upon any owner, tenant or occupant of the Land and MDC’s successors and assigns.

7. Operating Income. The City shall not impose any fee, toll or other charge for the public's use of the Access Road.

8. Maintenance of Easement Area. Developer shall maintain or cause to be maintained the Access Road until such time as the City accepts the Access Road for maintenance for the benefit of the public.

9. Modification; Sole Agreement; Waiver. This Agreement may not be amended or modified in any respect whatsoever except by an instrument in writing signed by each owner of the Land, Developer and the City with the consent of the Tenant (so long as the Tenant is then a tenant under a lease for any portion of the Land). This Agreement constitutes the entire agreement between the parties with respect to the subject matter set forth herein and supersedes all prior negotiations, discussions, writing and agreements between them in connection therewith. The failure of a party to insist upon strict adherence to any term of this Agreement on any occasion shall not be considered a waiver thereof or deprive that party of the right thereafter to insist upon strict adherence to that term or any other term of this Agreement.

10. Attorneys' Fees. In the event of any controversy, claim or dispute relating to this Agreement, the prevailing party in a non-appealable judicial resolution of such controversy, claim or dispute shall be entitled to recover from the losing party reasonable expenses, attorneys' fees and costs.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

12. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

13. Partial Invalidity. Should any one or more of the provisions of this Agreement be determined to be invalid, unlawful or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby unless as a result the purpose and intent of this Agreement shall thereby be substantially and essentially impaired. In such event, the parties shall diligently proceed to revise this Agreement in order to re-memorialize such purpose and intent.

14. Notices. Any notice required or permitted to be given by any party upon the other shall be given by certified mail, return receipt requested, by nationally recognized overnight courier, or by personal delivery addressed as follows:

If to MDC:	MDC Coast 26, LLC c/o Realty Income Corporation 11995 El Camino Real San Diego, CA 92130 Attention: _____ Email: _____
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With a copy to: _____

Attention: _____
Email: _____

If to the City: City of Creve Coeur, Missouri
Creve Coeur City Hall
300 North New Ballas Road
Creve Coeur, Missouri 63141
Attention: Mark Perkins, City Administrator
Email: mperkins@crevecoeurmo.gov

With a copy to: Curtis, Heinz, Garrett & O'Keefe, P.C.
130 South Bemiston Avenue, Suite 200
St. Louis, Missouri 63105
Attention: Carl Lumley, City Attorney
Email: CLumley@chgolaw.com

If to 10300 Olive or
10300 Olive Dev: c/o Fireside Financial LLC
90 Edwardsville Professional Park
Edwardsville, Illinois 62025
Attention: Kristie Bailey
Email: klbailey@firesidefinancial.com

With a copy to: c/o Jack Matthews Development LLC
3925 Blackburn Road
Edwardsville, Illinois 62025
Attention: Matthew J. Pfund
Email: matt@jackmatthewsdevelopment.com

With a copy to: Armstrong Teasdale LLP
7700 Forsyth Boulevard, Suite 1800
St. Louis, Missouri 63105
Attention: Robert Klahr, Esq.
Email: rklahr@atllp.com

All notices shall be deemed given three (3) business days following deposit in the United States mail with respect to certified or registered letters, one (1) business day following deposit if delivered to any overnight courier guaranteeing next day delivery, and on the same day if sent by personal delivery. Attorneys for each party shall be authorized to give notices for each such party. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified.

15. Miscellaneous. Whenever a transfer occurs in the ownership of the Land, the transferor shall have no further liability for breach of any covenant or provision of this Agreement occurring thereafter.

16. Successors and Assigns. This Agreement shall be deemed to run with the Land and shall be for the benefit of and an obligation of the owners of the Land.

17. Estoppel. If requested by any party to this Agreement, the other parties will within ten (10) days provide a written statement for the benefit of the requesting party and its assignee or lender stating that the Cross-Access Easement and the TCE Easement are in full force and effect without modification or default, if the same be true, and such other reasonable provisions as may be requested.

18. Authorization. The parties hereto represent and warrant that they have the authority and power to enter into this Agreement and to consummate the transaction provided for herein. This Agreement constitutes a legal binding, valid and enforceable obligation of the parties, and there are no claims or defenses, personal or otherwise, or offsets whatsoever to the enforceability or validity of this Agreement.

19. Subordination. Any mortgage, deed of trust, or deed to secure debt affecting the Land shall at all times be subject and subordinate to the terms of this Agreement, and any party foreclosing any such mortgage, deed of trust or deed to secure debt, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Agreement.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

MDC:

MDC COAST 26, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS

COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of MDC Coast 26, LLC, a Delaware limited liability company, and that said instrument was signed in behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City or County and State aforesaid on the day and year first above written.

Name (print): _____

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

10300 OLIVE:

10300 OLIVE LLC,
a Missouri limited liability company

By: _____

Name: Michael Bailey

Title: Manager

STATE OF _____)
) SS

COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared Michael J. Bailey to me personally known, who, being by me duly sworn, did say that he is the Manager of 10300 Olive LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said limited liability company; and said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City or County and State aforesaid on the day and year first above written.

Name (print): _____

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

10300 OLIVE DEV:

10300 OLIVE DEV LLC,
a Missouri limited liability company

By: _____

Name: Michael Bailey

Title: Manager

STATE OF _____)
) SS

COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared Michael J. Bailey to me personally known, who, being by me duly sworn, did say that he is the Manager of 10300 Olive Dev LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said limited liability company; and said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City or County and State aforesaid on the day and year first above written.

Name (print): _____

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

CITY OF CREVE COEUR, MISSOURI

(SEAL)

By: _____
Mark Perkins, City Administrator

ATTEST:

Kellie Henke, City Clerk

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this ____ day of _____, 2025, before me appeared **MARK PERKINS**, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of the **CITY OF CREVE COEUR, MISSOURI**, a home rule city, and that he is authorized to sign the foregoing instrument on behalf of said city, and acknowledged that he executed said instrument as said city's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year last above written.

Name: _____
Notary Public - State of Missouri
Commissioned in _____

My Commission Expires: _____

THE FOREGOING AGREEMENT IS HEREBY ACKNOWLEDGED AND CONSENTED TO BY THE UNDERSIGNED:

TENANT:

SCHNUCK MARKETS, INC.,
a Missouri corporation

By: _____
Name: Todd R. Schnuck
Title: President and Chief Executive Officer

STATE OF _____)
) SS
COUNTY OF _____)

On this ____ day of _____, 2025, before me appeared Todd R. Schnuck to me personally known, who, being by me duly sworn, did say that he is the President and Chief Executive Officer of Schnuck Markets, Inc., a Missouri corporation, and that said instrument was signed in behalf of said corporation; and said President and Chief Executive Officer acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City or County and State aforesaid on the day and year first above written.

Name (print): _____
Notary Public in and for said State
My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

EXHIBIT A
LEGAL DESCRIPTION OF MDC LAND

PARCEL 1:

A tract of land in Section 1, Township 45 North, Range 5 East, Fifth Principal Meridian, situated in the City of Creve Coeur, in St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the Southerly Right-of-Way line of Missouri State Highway 340 (Olive Street Road - varying width) with the Easterly line of Spoede (varying width) Road; thence North 88 degrees 00 minutes 00 seconds East along the Southerly Right-of-Way line of said Highway 340 a distance of 24.74 feet to a point of curve; thence along said Southerly Right-of-Way line and on a curve to the right having a radius of 11,359.20 feet, through a central angle of 01 degrees 13 minutes 55 seconds, an arc distance of 244.26 feet (the chord thereof being North 88 degrees 36 minutes 58 seconds East, 244.25 feet) to a point; thence South 0 degrees 57 minutes 03 seconds East a distance of 128.23 feet to a point; thence South 35 degrees 37 minutes 00 seconds East a distance of 127.00 feet to a point; thence North 84 degrees 57 minutes 00 seconds East a distance of 115.00 feet to a point on the Westerly line of land now or formerly of the Monsanto Chemical Company; thence South 05 degrees 03 minutes 00 seconds East along said Westerly line a distance of 145.29 feet to a point on the Northerly line of the Ramblewood Subdivision; thence North 88 degrees 56 minutes 00 seconds West a distance of 507.23 feet to a point on the Easterly Right-of-Way line of Spoede Road; thence along the Easterly Right-of-Way line of Spoede Road the following courses: North 0 degrees 47 minutes 00 seconds East, 147.93 feet; South 89 degrees 13 minutes 00 seconds East, 20.00 feet; North 0 degrees 47 minutes 00 seconds East, 25.00 feet; North 04 degrees 01 minutes 00 seconds East, 177.65 feet to the point of beginning, according to calculations made by EA, Inc. on January 12, 1983.

PARCEL 2:

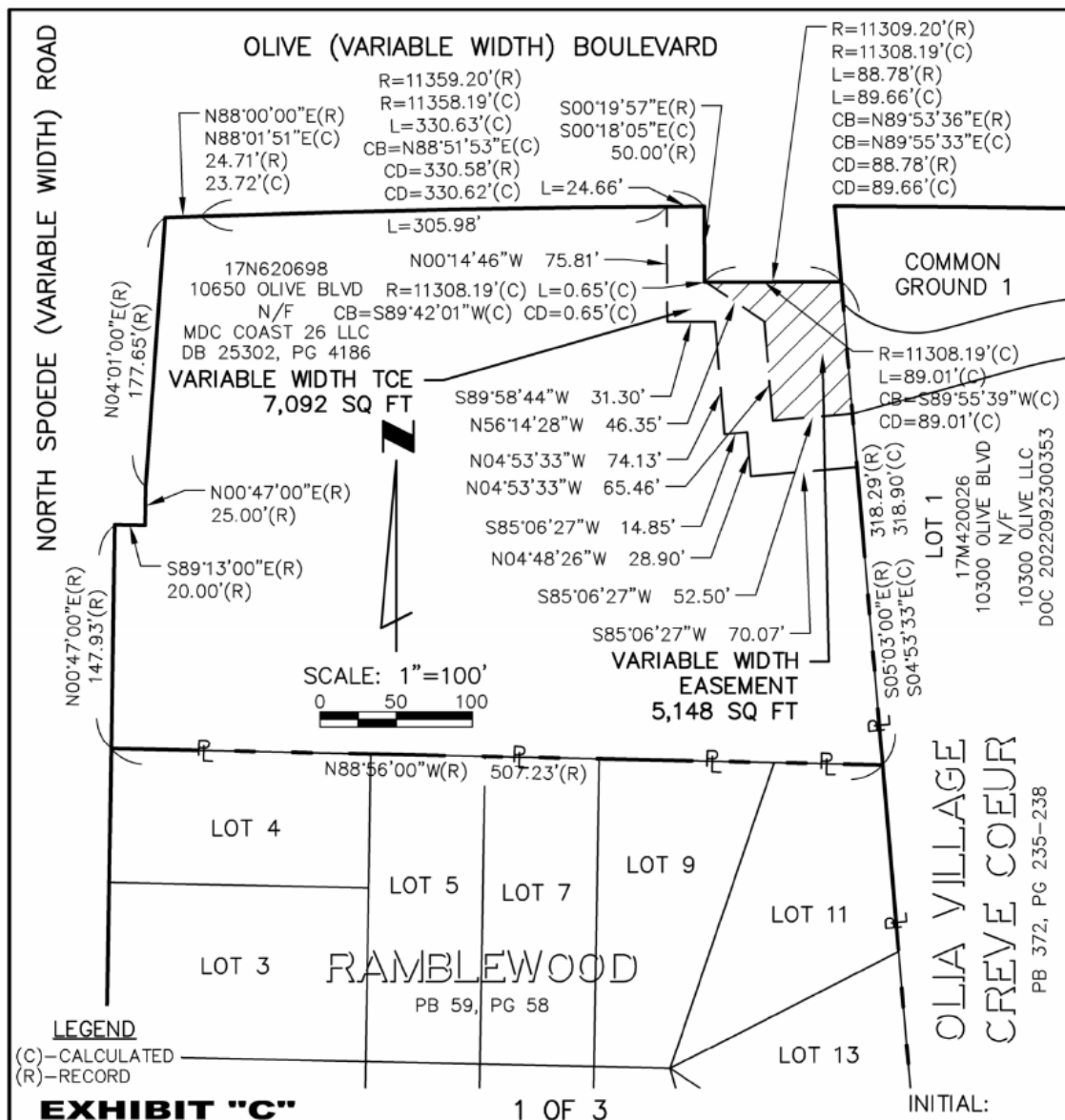
A tract of land in Section 1, Township 45 North, Range 5 East Fifth Principal Meridian, situated in the City of Creve Coeur, in St. Louis County, Missouri and being more particularly described as follows:

Commencing at the intersection of the Southerly Right-of-Way line of Missouri State Highway 340 (Olive Street Road - varying width) with the Easterly line of Spoede (varying width) Road; thence North 88 degrees 00 minutes 00 seconds East along the Southerly Right-of-Way line of said Highway 340 a distance of 24.74 feet to a point of curve; thence along said Southerly Right-of-Way line and on a curve to the right having a radius of 11,359.20 feet through a central angle of 01 degrees 13 minutes 55 seconds, an arc distance of 244.26 feet (the chord thereof being North 88 degrees 36 minutes 58 seconds East, 244.25 feet) to the point of beginning; thence along said Southerly Right-of-Way line and on a curve to the right having a radius of 11,359.20 feet, through a central angle of 0 degrees 26 minutes 08 seconds, an arc distance of 86.33 feet (the chord thereof being North 89 degrees 26 minutes 59 seconds East, 86.33 feet) to a point; thence South 0 degrees 19 minutes 57 seconds East along an offset line in said Southerly Right-of-Way line a distance of 50.00 feet to a point; thence along said Southerly Right-of-Way line and on a curve to the right having a radius of 11,309.20 feet, through a central angle of 0 degrees 26 minutes 59 seconds, an arc distance of 88.78 feet (the chord thereof being North 89 degrees 53 minutes 36 seconds East, 88.78 feet) to a point on the Westerly line of land now or formerly of the Monsanto Chemical Company; thence South 05 degrees 03 minutes 00 seconds East along said Westerly line a distance of 173.00 feet to a point; thence South 84 degrees 57 minutes 00 seconds West a distance of 115.00 feet to a point; thence North 35 degrees 37 minutes 00 seconds West a distance of 127.00 feet to a point; thence North 0 degrees 57 minutes 03 seconds West a distance of 128.23 feet to the point of beginning, more or less, according to the calculations made by EA, Inc. on January 12, 1983.

EXHIBIT B
LEGAL DESCRIPTION OF 10300 OLIVE LAND

LOTS 1 THRU 17 AND COMMON GROUND AREAS 1 THRU 8 OF "OLIA VILLAGE CREVE COEUR" A
SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 372, PAGE 235, OF THE ST.
LOUIS COUNTY, MISSOURI, RECORDS.

EXHIBIT C EASEMENT EXHIBIT



EASEMENT PLAT A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, 5TH PM DEED BOOK 25302, PAGE 4186 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI		
cole CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING COLE & ASSOCIATES, INC. L.S. 266-D Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona & Texas herein referred to as "Cole"	1520 S. Fifth Street Suite 307 St. Charles, MO 63303 636.978.7508 tel www.colesti.com	
JOB NO.: 22-0218 DATE: 04/02/2025 DRAW/CHECK: TJK/TDW		TERRY D. WESTERMAN MISSOURI P.L.S. #2363
TERRY D. WESTERMAN MISSOURI P.L.S. #2363		

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ACCESS EASEMENT DESCRIPTION

AN EASEMENT BEING PART OF A TRACT OF LAND AS RECORDED BY DEED IN BOOK 25302, PAGE 4186 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE SITUATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF OLIVE (VARIABLE WIDTH - PUBLIC) BOULEVARD WITH THE WEST LINE OF OLIA VILLAGE CREVE COEUR, A SUBDIVISION AS RECORDED IN PLAT BOOK 372, PAGES 235 THROUGH 238 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 86.93 FEET TO THE SOUTH LINE OF THE HEREINAFTER DESCRIBED ACCESS EASEMENT;

THENCE ALONG SAID HEREINAFTER DESCRIBED ACCESS EASEMENT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 52.50 FEET; NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 65.46 FEET AND NORTH 56 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 46.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED OLIVE BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,308.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 04 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 89.01 FEET, THROUGH AN ARC LENGTH OF 89.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ACCESS EASEMENT CONTAINING 5,148 SQUARE FEET IS BASED UPON RECORD AND SURVEYED INFORMATION COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JANUARY 2025 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

EXHIBIT "C"

2 OF 3

INITIAL:

EASEMENT PLAT

A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, 5TH PM
DEED BOOK 25302, PAGE 4186
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

cole

CIVIL ENGINEERING / SURVEYING / PLANNING
/ LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING
COLE & ASSOCIATES, INC. L.S. 266-D
Cole & Associates, Inc. is a Missouri Corporation d.b.a.
Cole Design Group, Inc. In Arizona & Texas herein referred to as "Cole"

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

www.colesti.com

JOB NO.: 22-0218

DATE: 04/02/2025

DRAW/CHECK: TJK/TDW

TERRY D. WESTERMAN
MISSOURI P.L.S. #2363



OLIA VILLAGE

03/18/25

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TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT BEING PART OF A TRACT OF LAND AS RECORDED BY DEED IN BOOK 25302, PAGE 4186 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE SITUATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN-MOST NORTHEAST CORNER OF SAID TRACT, ALSO BEING ON THE SOUTH RIGHT OF WAY OF OLIVE (VARIABLE WIDTH - PUBLIC) BOULEVARD;

THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND, SOUTH 00 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.00 FEET TO AN INTERIOR NORTHEAST CORNER OF SAID TRACT;

THENCE ALONG THE NORTH LINE OF SAID TRACT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,308.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 00 MINUTES 12 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 42 MINUTES 01 SECONDS WEST, A CHORD DISTANCE OF 0.65 FEET, THROUGH AN ARC LENGTH OF 0.65 FEET TO THE WEST LINE OF HEREIN DESCRIBED ACCESS EASEMENT;

THENCE ALONG SAID HEREIN DESCRIBED ACCESS EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 56 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 46.35 FEET; SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 65.46 FEET; NORTH 85 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF 52.50 FEET TO THE EAST LINE OF SAID TRACT;

THENCE ALONG SAID EAST LINE, SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF THE HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT;

THENCE ALONG SAID HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 70.07 FEET; NORTH 04 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF 28.90 FEET; SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 14.85 FEET; NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 74.13 FEET; SOUTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 31.30 FEET; NORTH 00 DEGREES 14 MINUTES 46 SECONDS WEST, A DISTANCE OF 75.81 FEET TO SAID SOUTH RIGHT OF WAY;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,358.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 07 MINUTES 31 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, A CHORD DISTANCE OF 24.66 FEET, THROUGH AN ARC LENGTH OF 24.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINING 7,092 SQUARE FEET IS BASED UPON RECORD AND SURVEYED INFORMATION COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JANUARY 2025 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

EXHIBIT "C"

3 OF 3

INITIAL:

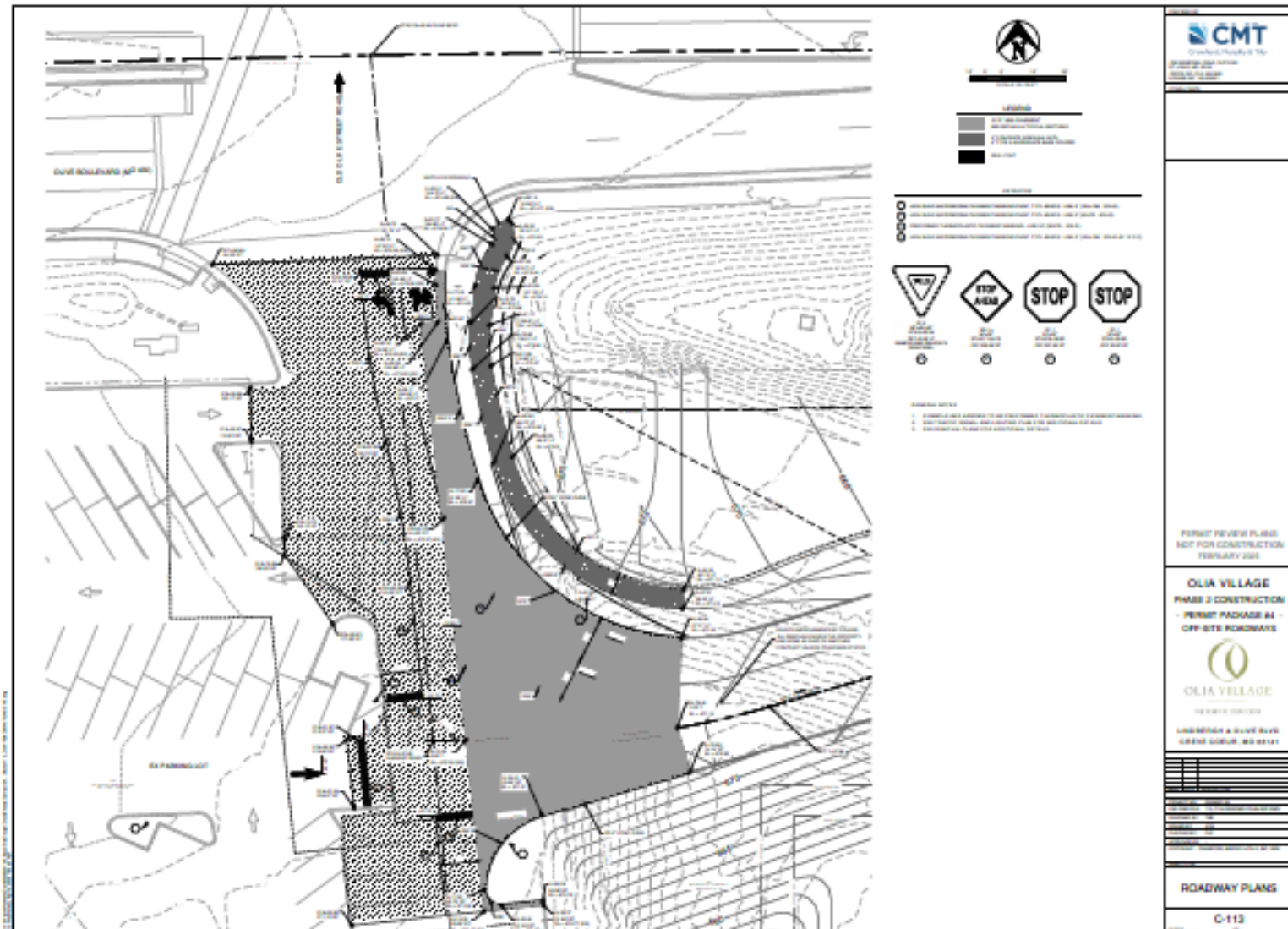
EASEMENT PLAT A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, 5TH PM DEED BOOK 25302, PAGE 4186 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI			
 COLE & ASSOCIATES, INC. L.S. 266-D Civil Engineering / Surveying / Planning / Landscape Architecture / GIS / ADA Transition Planning <i>Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona & Texas herein referred to as "Cole"</i>	1520 S. Fifth Street Suite 307 St. Charles, MO 63303 636.978.7508 tel www.colesti.com		JOB NO.: 22-0218 DATE: 04/02/2025 DRAW/CHECK: TJK/TDW
			
			TERRY D. WESTERMAN MISSOURI P.L.S. #2363

03/18/25

V_ESMT_22-0218-000E-17N620698-[E-TCE]

OLIA VILLAGE

EXHIBIT D ROADWAY IMPROVEMENTS



Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: Deed of Dedication (Olia Village Access Road)

DATE OF DOCUMENT: _____, 2025

GRANTOR: MDC COAST 26, LLC

Mailing Address: 11995 El Camino Real
San Diego, CA 92130

GRANTEE: CITY OF CREVE COEUR, MISSOURI

Mailing Address: 300 North New Ballas Road
Creve Coeur, MO 63141

LEGAL DESCRIPTION: See Attached **Exhibit A**

This document prepared by and when recorded return to:
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, Missouri 63105
Attn: Robert Klahr

DEED OF DEDICATION
(Olia Village Access Road)

THIS DEED OF DEDICATION, made and entered into as of the ____ day of _____, 2025 by and between MDC Coast 26, LLC, a Delaware limited liability company, and whose address is 11995 El Camino Real, San Diego, California 92130, hereinafter Grantor, and the City of Creve Coeur, Missouri, a municipal corporation, of the County of St. Louis, State of Missouri, and whose address is Attn: City Clerk, 300 N. New Ballas Road, Creve Coeur, Missouri 63141, hereinafter Grantee.

WITNESSETH, that the said Grantor, pursuant to Section 400.010 of the Code of Ordinances, City of Creve Coeur, Missouri, does by these presents *Dedicate, Grant, Bargain and Sell, Convey and Confirm*, unto the Grantee, the real estate described on **Exhibit A**, attached hereto and incorporated herein by reference, situated in the County of St. Louis, State of Missouri,

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and its successors and assigns, for the general use of the public for vehicular ingress and egress and incidental pedestrian use as a public roadway forever, subject to the full authority of the City over the maintenance and use thereof, provided that no rights are hereby granted to use any part of the real estate for parking and further provided that, except in the event of an emergency and, then, only for the reasonable length of said emergency, the City shall not close access to the public roadway from Olive Boulevard.

The said Grantor hereby covenanting that said Grantor and its successors and assigns, shall and will *WARRANT AND DEFEND* the title to the aforesaid real estate unto the said Grantee, and to the successors and assigns of such Grantee forever, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first above written.

MDC:

MDC COAST 26, LLC, a Delaware limited liability company

By:

Name: _____

Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared _____, to me personally known, who, being by me duly sworn, did say that he/she is the _____ of MDC Coast 26, LLC, a Delaware limited liability company, and that said instrument was signed in behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City or County and State aforesaid on the day and year first above written.

Name (print):

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

Acknowledgement of Political Subdivision:

I hereby acknowledge, on behalf of the City of Creve Coeur, Missouri, the dedication of the real estate described herein for public roadway purposes as reflected in the above Deed of Dedication and further acknowledge that the governing body of the City has taken action to accept such Deed of Dedication for public roadway purposes, subject to full authority of the City over maintenance and use thereof, which acceptance, however, expressly does not include any landscaping, any storm water facilities, or any liability for any claim which arose prior to the date of this acceptance. I further acknowledge and agree that the conveyance of the Deed of Dedication meets the criteria of Section 400.010 of the Code of Ordinances, City of Creve Coeur, Missouri. Such acceptance shall be effective upon recording of a confirmation of completion of the roadway improvements in accordance with City requirements which has been duly executed on behalf of the City.

CITY OF CREVE COEUR, MISSOURI

(SEAL)

By: _____
Mark Perkins, City Administrator

ATTEST:

Kellie Henke, City Clerk

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2025, before me appeared **MARK PERKINS**, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of the **CITY OF CREVE COEUR, MISSOURI**, a home rule city, and that he is authorized to sign the foregoing instrument on behalf of said city, and acknowledged that he executed said instrument as said city's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year last above written.

Name: _____
Notary Public - State of Missouri
Commissioned in _____

Acknowledgement of and Consent to Deed of Dedication and Relinquishment of Leasehold Interest by Tenant:

SCHNUCK MARKETS, INC.,
a Missouri corporation

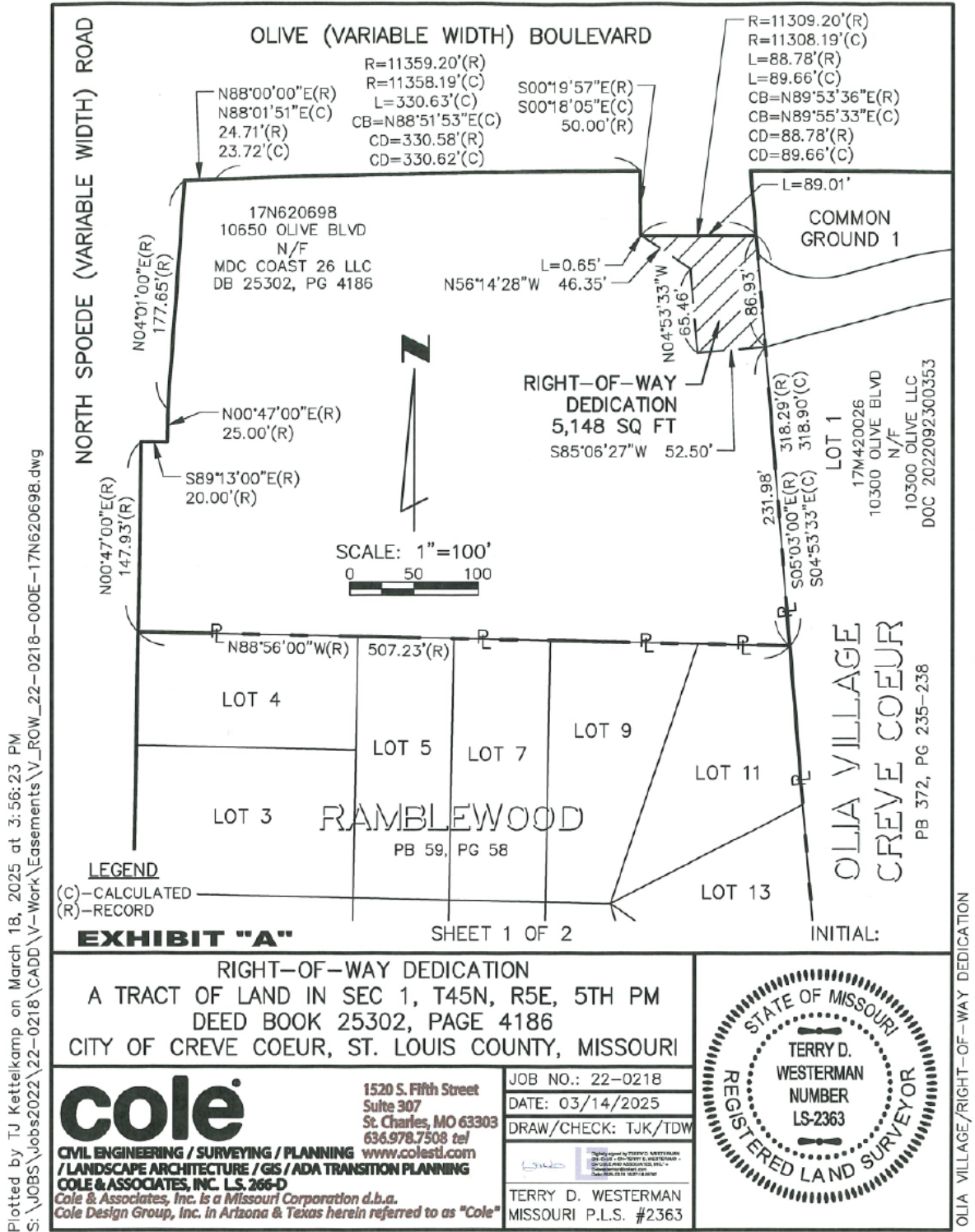
STATE OF _____)
) SS
COUNTY OF _____)

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City or County and State aforesaid on the day and year first above written.

My Commission Expires:

4

EXHIBIT A LEGAL DESCRIPTION



01/14/25

V_ROW_22-0218-000E-17N620698

RIGHT-OF-WAY DEDICATION

A RIGHT-OF-WAY DEDICATION BEING PART OF A TRACT OF LAND AS RECORDED BY DEED IN BOOK 25302, PAGE 4186 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE SITUATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF OLIVE (VARIABLE WIDTH - PUBLIC) BOULEVARD WITH THE WEST LINE OF OLIA VILLAGE CREVE COEUR, A SUBDIVISION AS RECORDED IN PLAT BOOK 372, PAGES 235 THROUGH 238 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 86.93 FEET TO THE SOUTH LINE OF THE HEREINAFTER DESCRIBED RIGHT-OF-WAY DEDICATION;

THENCE ALONG SAID HEREINAFTER DESCRIBED RIGHT-OF-WAY DEDICATION, THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF 52.50 FEET; NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 65.46 FEET AND NORTH 56 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 46.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED OLIVE BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,308.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 04 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 89.01 FEET, THROUGH AN ARC LENGTH OF 89.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED RIGHT-OF-WAY DEDICATION CONTAINING 5,148 SQUARE FEET IS BASED UPON RECORD AND SURVEYED INFORMATION COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JANUARY 2025 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

EXHIBIT "A"

SHEET 2 OF 2

INITIAL:

RIGHT-OF-WAY DEDICATION
A TRACT OF LAND IN SEC 1, T45N, R5E, 5TH PM
DEED BOOK 25302, PAGE 4186
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

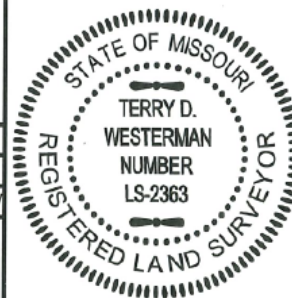
cole

CIVIL ENGINEERING / SURVEYING / PLANNING
/ LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING
COLE & ASSOCIATES, INC. L.S. 266-D
Cole & Associates, Inc. is a Missouri Corporation d.b.a.
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1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel
www.coledtl.com

JOB NO.: 22-021B
DATE: 03/14/2025
DRAW/CHECK: TJK/TDW

TERRY D. WESTERMAN
MISSOURI P.L.S. #2363



Plotted by TJ Kettelkamp on March 18, 2025 at 3:56:24 PM
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OLIA VILLAGE/RIGHT-OF-WAY DEDICATION

Section 400.010. Effect of Dedication of Land To City Upon Owner's Use of Remaining Property. [R.O. 2008 §20-1; Ord. No. 1017 §1, 3-22-1982; Ord. No. 1370 §1, 12-11-1989]

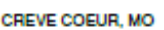
- A. In order that undue hardships are not placed upon land owners and developers who cooperate with the City by dedicating or conveying land to the City, or to other governmental entities at the City's request, for street widenings and public improvement purposes, provided such conveyance meets the following criteria:
 - 1. It is given voluntarily and without any monetary reimbursement;
 - 2. It is along an existing street or streets or a street or streets to be constructed by the City or proposed by the City for construction;
 - 3. It is at the City's request; and
 - 4. It is in accordance with City development plans or standards.
- B. It shall be the policy of the City to permit construction and development on a tract of land from which a dedication or conveyance has been made to be developed in the same manner and to the same extent as though a dedication or conveyance had not been made. That is to say that after a dedication or conveyance under the above criteria, the tract of land shall be considered to have the same number of square feet as prior to the dedication or conveyance.
- C. Any person or entity asserting rights under this section shall have the burden of proving eligibility to the reasonable satisfaction of the Zoning Administrator. **[Ord. No. 5431 §1, 7-27-2015]**

SOUTHWEST QUADRANT OF OLIVE & LINDBERGH BOULEVARD
CREVE COEUR, MO

SITE CONCEPT PLAN



OLIA VILLAGE
DEVELOPMENT
LINDBERGH & OLIVE BLVD



STREET PLAN

Page 199 of 574

GENERAL NOTES

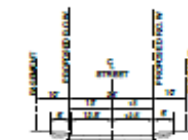
1. EXISTING EASEMENTS NOT SHOWN FOR CLARITY.
2. EXISTING UTILITIES NOT SHOWN FOR CLARITY.
3. PROPOSED UTILITY EASEMENTS NOT SHOWN FOR CLARITY.
4. PROPOSED UTILITIES NOT SHOWN FOR CLARITY.
5. COMMON GROUND S & E WILL BE MODIFIED FOR ROADWAY ACCESS COMMON GROUND FOR FINAL PLOT.

LEGEND

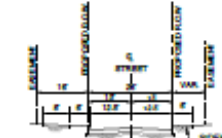
- | | |
|--|--|
| | DEVELOPMENT BOUNDARY LINE |
| | PROPOSED LOT LINE |
| | PROPOSED ROW LINE |
| | CONCEPTUAL BLDG FOOTPRINT |
| | PROPOSED ROW L.S.B. EASEMENT |
| | PROPOSED ROADWAY (WITHIN RIGHT-OF-WAY) |
| | PROPOSED ON-STREET PARKING (WITHIN EASEMENT) |
| | PROPOSED PRIVATE ROADWAY |

KEYNOTES

- ☐ A PROPOSED RIGHT-OF-WAY
☐ B PROPOSED ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, SIDEWALK (R.I.M.U.S.S.) AGREEMENT
☐ C CONCEPTUAL FUTURE ENTRANCE
☐ D EXISTING STL WATER MAIN CONDUITS
☐ E EXISTING STL WATER MAIN AGREEMENT



TYPICAL SECTION A
STANDARD STREET SECTION



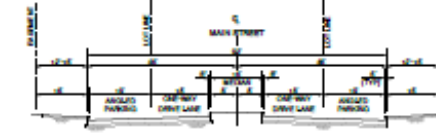
TYPICAL SECTION A



TYPICAL SECTION #3
STANDARD STREET SECTION



TYPICAL SECTION A



TYPICAL SECTION



APPLICATION TO PLANNING AND ZONING COMMISSION
#25-006: A CONDITIONAL USE PERMIT FOR A LIMITED-SERVICE
RESTAURANT, TAQUERIA LUNA, LOCATED AT 663-667 N. NEW BALLAS
ROAD WITHIN BAL COEUR PLAZA

FOR THE MEETING OF: Monday, March 17th, 2025, 6:00 PM

LOCATION: 663-667 N. New Ballas Road, within Bal Coeur Plaza. Zoned "CB"
Core Business District

REQUEST: Hugo Villegas, of DAVICAD, LLC, on behalf of Taqueria 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. Taqueria Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513).

ADDITIONAL INFORMATION: 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.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan
References

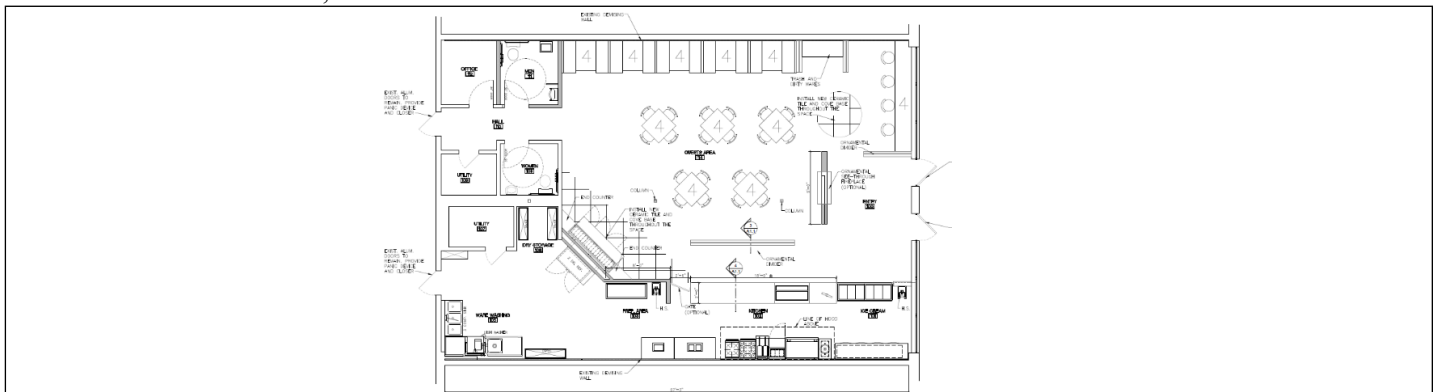
- Mixed-Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Hugo Villegas
DAVICAD, LLC
12012 Charter House Lane
St. Louis, MO 63146

PROPERTY OWNER: Forsyth Investments, LLC
150 N. Meramec Suite 500
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 3/11/2025

ATTACHMENTS: Applicant's Materials received 2/21/25
Draft Ordinance

BACKGROUND:

Bal Coeur Plaza, located at the southwestern corner of Studt Road and North New Ballas Road, was approved and constructed in 1969 and is located within the “CB” Core Business zoning district. This site has pre-existing non-conformities in relation to the current zoning code. The center consists of one 2-story building, currently housing 13 tenant spaces, totaling approximately 16,500 square feet. The subject tenant space was previously used for a hair salon. There are currently no vacancies within the building. Taqueria Luna will be occupying 2,400 square feet within tenant space “2” on the first floor of the building.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for a fast casual restaurant, Taqueria Luna, focusing on offering Mexican tacos for lunch and dinner. The business will take orders and payments at the counter before the customers are seated. The proposed space is 2,400 square feet and no changes to the exterior of the building or the site are proposed in association with this application. Hours of operation are 10:00 AM to 9:00 PM Monday-Friday seven days a week.

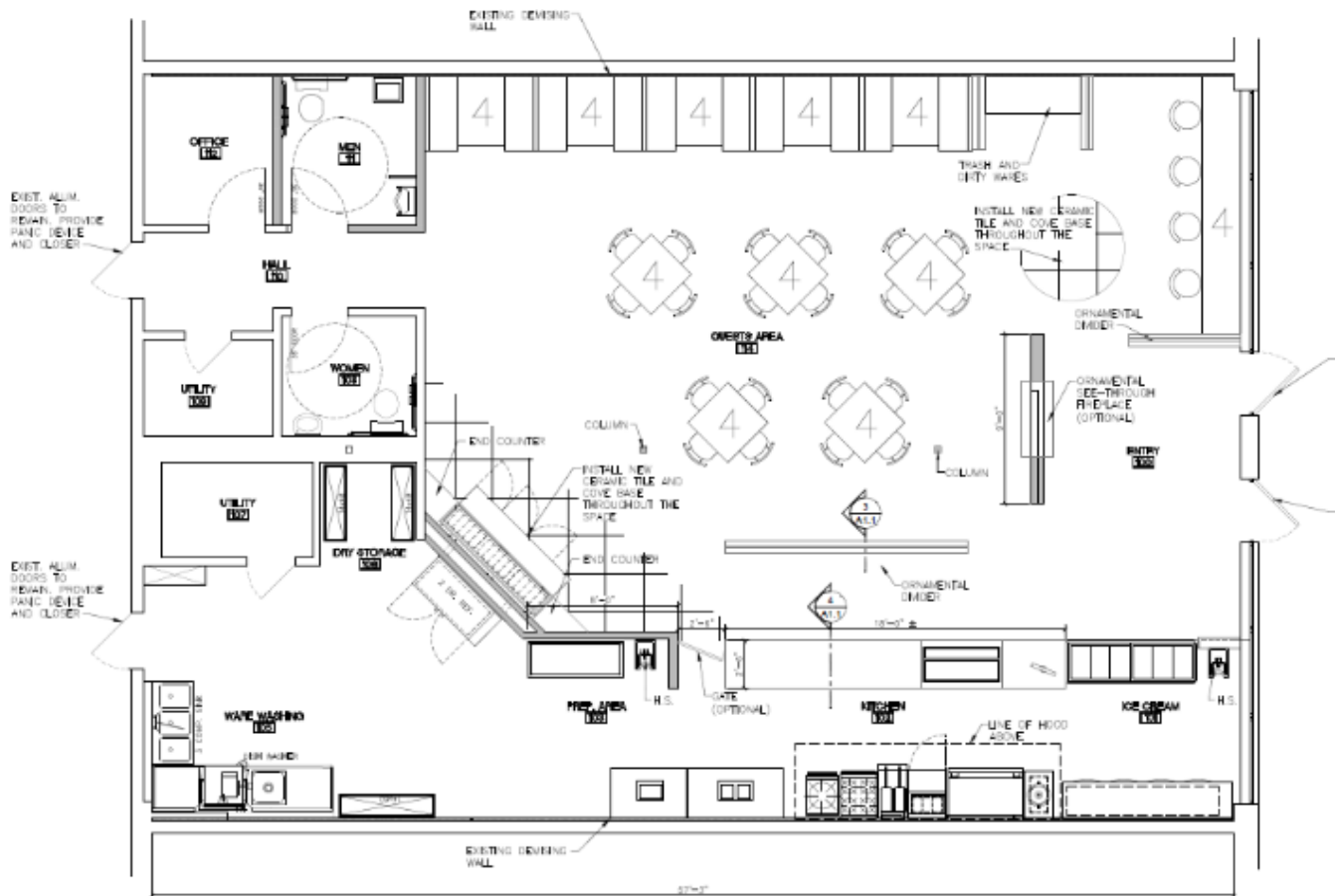
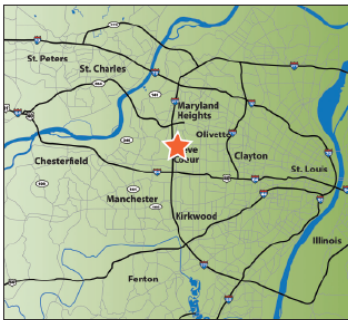


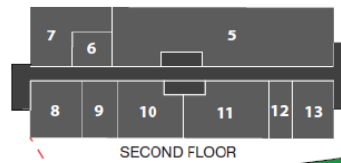
Figure 1: Floor Plan.

#	Address	Tenant	SF	
1	660-673	Central Bank	2,500	Banking
2	663-667	Taco Luna	2,400	Restaurant
3	659	Elite Dental	1,080	Dental Office
4	653-657	True Radiology	2,620	MRI
5	207	Elite Dental	3,314	Dental Office
6	219	Parkway Maintenance	150	Housekeeping
7	221	Star International	579	Plywood Importer
8	220	Sung Kwang Lee	650	Chiropractor
9	218	FLY Counseling	487	Counseling
10	214	Love at Home	841	Home Health Care
11	208	Alynn McManus	1,121	Counseling
12	206	STL Stress Clinic	307	Counseling
13	200	Gelber Family LP	450	Builder/Contractor

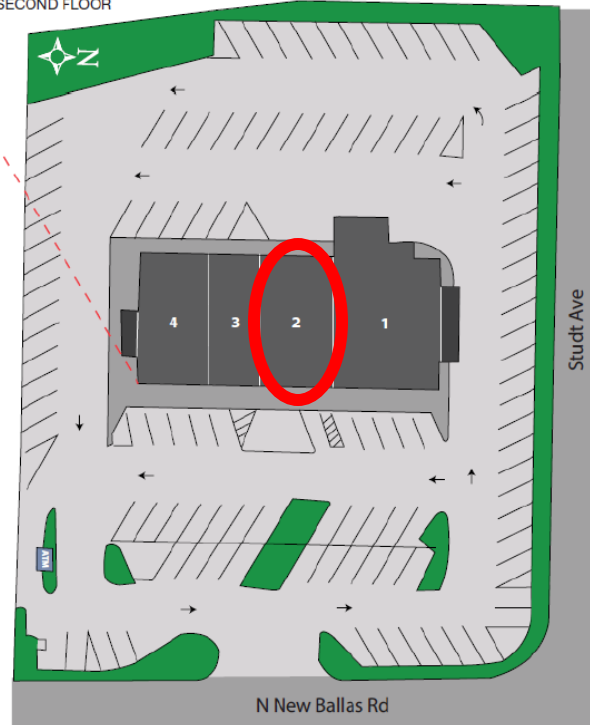


11/18/24

Gershman



SECOND FLOOR



Bal Coeur

677 N New Ballas Rd
St. Louis, MO 63124

Figure 2: Proposed Location Site Plan. Taqueria Luna shown in red circle.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	Studt Road
South	Commercial	CB-Core Business	N/A
East	Commercial	CB-Core Business	N. New Ballas Road
West	Commercial	CB-Core Business	N/A

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use District (MU) place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports

the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is filling a space within a commercial building at Bal Coeur Plaza as a dining establishment which has not previously held restaurant space. No changes to the exterior of the building or site are proposed. The use as a dining establishment is consistent with the Comprehensive Plan..

ZONING REVIEW

NAICS 722513, Limited-Service Restaurants, are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Bal Coeur Plaza complex is 1.61 acres with approximately 16,500 square feet of commercial space. The proposal is for 2,400 square feet, thus representing roughly 14.5% of the building's square footage.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(a) Required Off-Street Parking Spaces requires one (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. The proposed use is a limited-service restaurant, serving both dine-in and carryout customers with a maximum number of 44 indoor seats requiring 25 parking spaces for this use.

Below is the current parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
669-673 N. New Ballas – Central Bank	Bank	2,500	4/1000 sq. ft.	10
663-667 N. New Ballas – Taquería Luna	Restaurant (44 seats)	2,400	1/3 seats in C.U.P. + 1/250 sq. ft.	25
659 N. New Ballas – Elite Dental	Dentist	1,080	4/1000 sq. ft.	5
653-657 N. New Ballas – True Radiology	Ambulatory Health Care Services	2,620	3.3/1000 sq. ft.	10
207 N. New Ballas – Elite Dental	Dentist	3,314	4/1000 sq. ft.	14
219 N. New Ballas – Parkway Maintenance	Housekeeping	150	4/1000 sq. ft.	1
221 N. New Ballas – Star International	General Retail	579	4/1000 sq. ft.	3
220 N. New Ballas – Sung Kwang Lee	Chiropractor	650	4/1000 sq. ft.	3
218 N. New Ballas – FLY Counseling	Counseling	487	4/1000 sq. ft.	2
214 N. New Ballas – Love at Home	Home Health Care	841	4/1000 sq. ft.	4
208 N. New Ballas – Alynn McManus	Counseling	1,121	4/1000 sq. ft.	5
206 N. New Ballas – STL Stress Clinic	Counseling	307	4/1000 sq. ft.	2

200 N. New Ballas – Gelber Family LP	General Retail	450	4/1000 sq. ft.	2
Total # of Parking Spaces Required:				86
Total Available On-site:				111
Excess Parking:				25

Trash Enclosure

Trash for the restaurant will utilize the existing dumpsters located behind the building. There are currently two dumpsters placed within designated parking stalls without an enclosure. Staff has included a condition of approval to require dumpster enclosures to meet the City's Design Guidelines. The responsibility for the dumpster enclosures will likely be a responsibility of the landlord and not the applicant as these dumpsters are not for the exclusive use of the proposed restaurant.

Parking Lot

The parking lot is in good condition and appears to have been restriped fairly recently as the paint is clearly visible.

Lighting

No new lighting is proposed as part of this application and the existing site lighting consisting of several pole lights appear to be adequate for the site and are downcast and shielded.

Landscaping

Due to the age of this development, there is not an updated landscaping plan on record for the site but there is existing landscaping that appears to be well maintained and in good condition.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 2,400 square foot Limited-Service Restaurant, NAICS 722513, establishment at 663-667 North New Ballas Road, within Bal Coeur Plaza.
2. Maximum seating permitted is limited to 44 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be from 10:00 AM to 9:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Dumpster enclosures shall be provided for all dumpsters on-site. The design and location of the dumpster enclosures shall meet the Design Guidelines for staff approval prior to the issuance of a final occupancy permit.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. All existing landscaping shall be maintained in good condition and any dying or dead plant material shall be replaced in order to maintain the existing standard.

8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for Taqueria Luna located at 663-667 N. New Ballas Road, within Bal Coeur Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of March 17, 2025” (conditions may be added, eliminated, or modified by preceding motion).

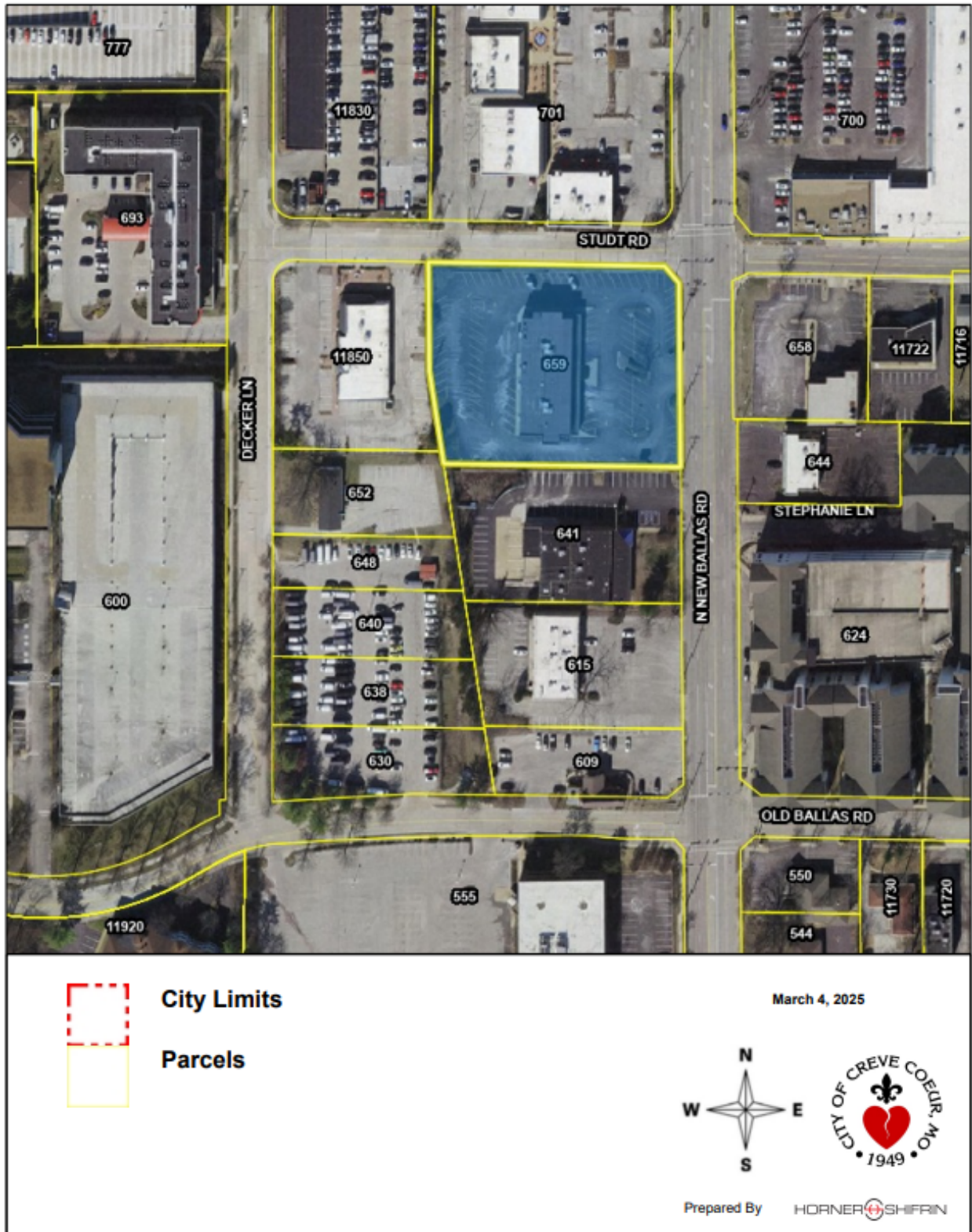
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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.

APPENDIX 3: AERIAL PHOTO



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

WHEREAS, under Section 405.360(C), limited-service restaurants in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Hugo Villegas, of DAVICAD, LLC, submitted an application for a conditional use permit for a 2,400 square foot limited-service restaurant, Taco Luna, at 663-667 N. New Ballas Road, within the Bal Coeur Plaza; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 7, 2025, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously 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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 17, 2025; and

WHEREAS, all parties desiring to be heard, either for or against said application, 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 Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City’s Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.

5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a limited-service restaurant located at 663-667 N. New Ballas Road, in the "CB" Core Business zoning district, within Bal Coeur Plaza, whose legal description is as follows:

Parcel No.1: Part of Lots 5 and 6 of the Subdivision of Studt's Hone Place, a Subdivision in St Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 30 of the St Louis County Records and described as follows:

Beginning at a point in the West line of New Ballas Road, 60 feet wide, as established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56. Said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6; thence North 89 degrees 54 minutes West, a distance of 28900 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344; thence along said West line, North 9 degrees 43 minutes West, a distance of 10812 feet to a point; thence North 0 degrees 53minutes West, a distance of 130.31 feet to a point; thence South 89 degrees 53 minutes East, a distance o f30347 feel to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 235.75 feet to the point of beginning, EXCEPTING that part conveyed to the City of Creve Coeur by instruments recorded in Book 7538 page 1242 and Book 10818 page 1713 of the St. Louis County Records.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 2,400 square foot Limited-Service Restaurant, NAICS 722513, establishment at 663-667 North New Ballas Road, within Bal Coeur Plaza.
2. Maximum seating permitted is limited to 44 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.

3. Hours of operation shall be from 10:00 AM to 9:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Dumpster enclosures shall be provided for all dumpsters on-site. The design and location of the dumpster enclosures shall meet the Design Guidelines for staff approval prior to the issuance of a final occupancy permit.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. All existing landscaping shall be maintained in good condition and any dying or dead plant material shall be replaced in order to maintain the existing standard.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. 6165

ORDINANCE NO. _____

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

(667 N. New Ballas Rd.) Taqueria Luna

- Rationale:

We are respectfully requesting the Conditional Use Permit approval for our new Taqueria Luna, to be located at 667 N. New Ballas Rd., on the existing Bal Coeur Plaza.

The building is mainly used for Business and Offices and has plenty of parking at all sides of the building, providing a total of 111 spaces to be shared by all tenants. We do not anticipate the need for more parking so the impact to the surrounding areas should be minimal.

We believe our Taqueria (Mexican Tacos), will be a great addition not only to the plaza but to the whole area composed of Residences, Offices and other businesses.

We operate another successful restaurant in the area "Carretas Mexican Restaurant" located at 11939 Olive Blvd., Creve Coeur 63141, and recently opened another in Twin Oaks.

Thank you very much for your consideration and hopefully approval of our plans.

Best regards,

Jose Perez



Bethany Moore <bmoore@crevecoeurmo.gov>

Conditional Use Permit Application Information

Hugo Villegas <divicad18@gmail.com>

Wed, Feb 26, 2025 at 10:27 AM

To: Bethany Moore <bmoore@crevecoeurmo.gov>

Good morning Bethany,

- They will have 5 employees at the busiest shift.
- We show 44 seats total - but the model is more Grab-and-Go. They can do it with fewer seats if necessary.
- They will operate everyday of the week from 10:00 am to 9:00 pm.

Thanks,

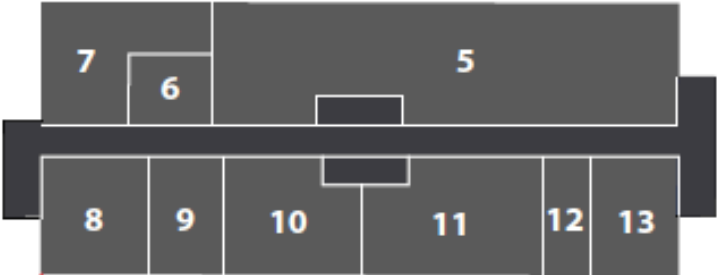
Hugo Villegas
314-452-3968

[Quoted text hidden]

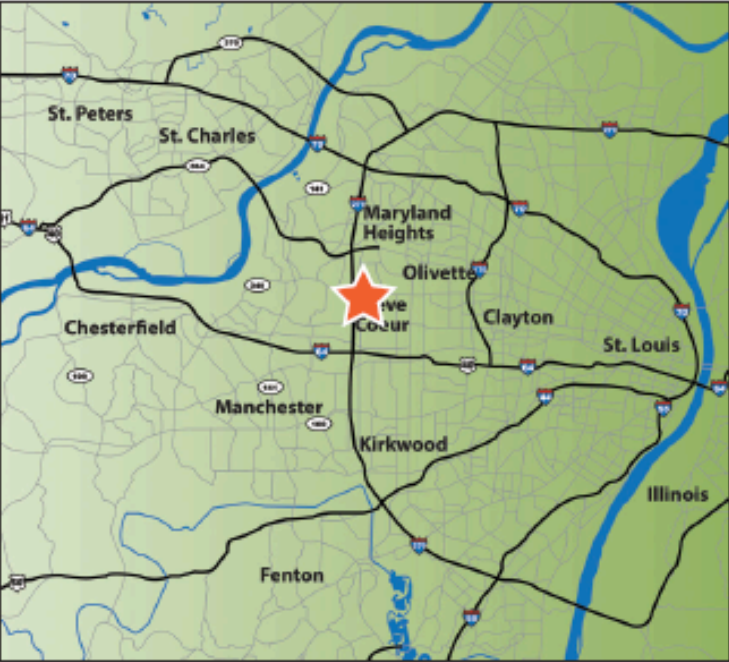
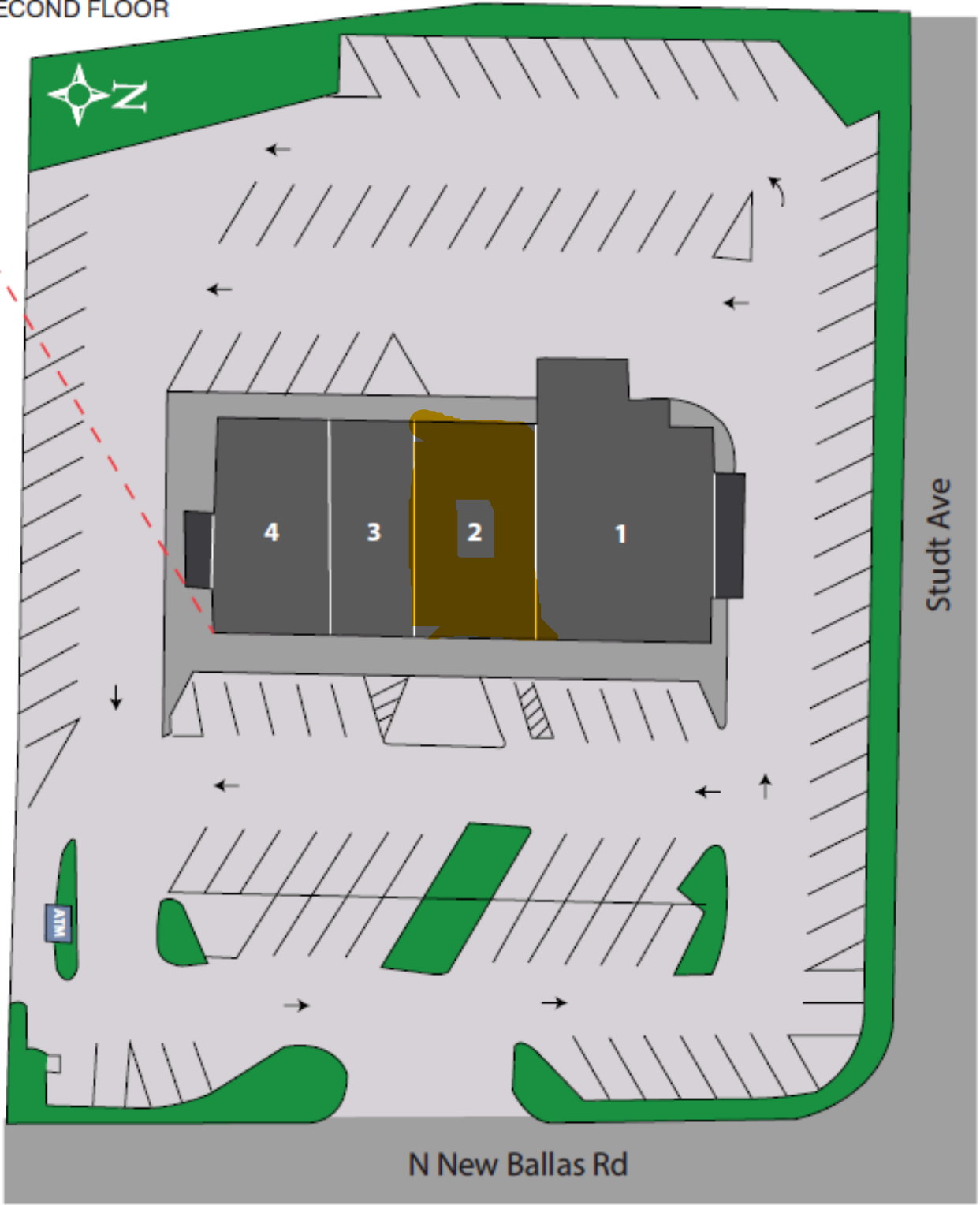
Bal Coeur

677 N New Ballas Rd
St. Louis, MO 63124

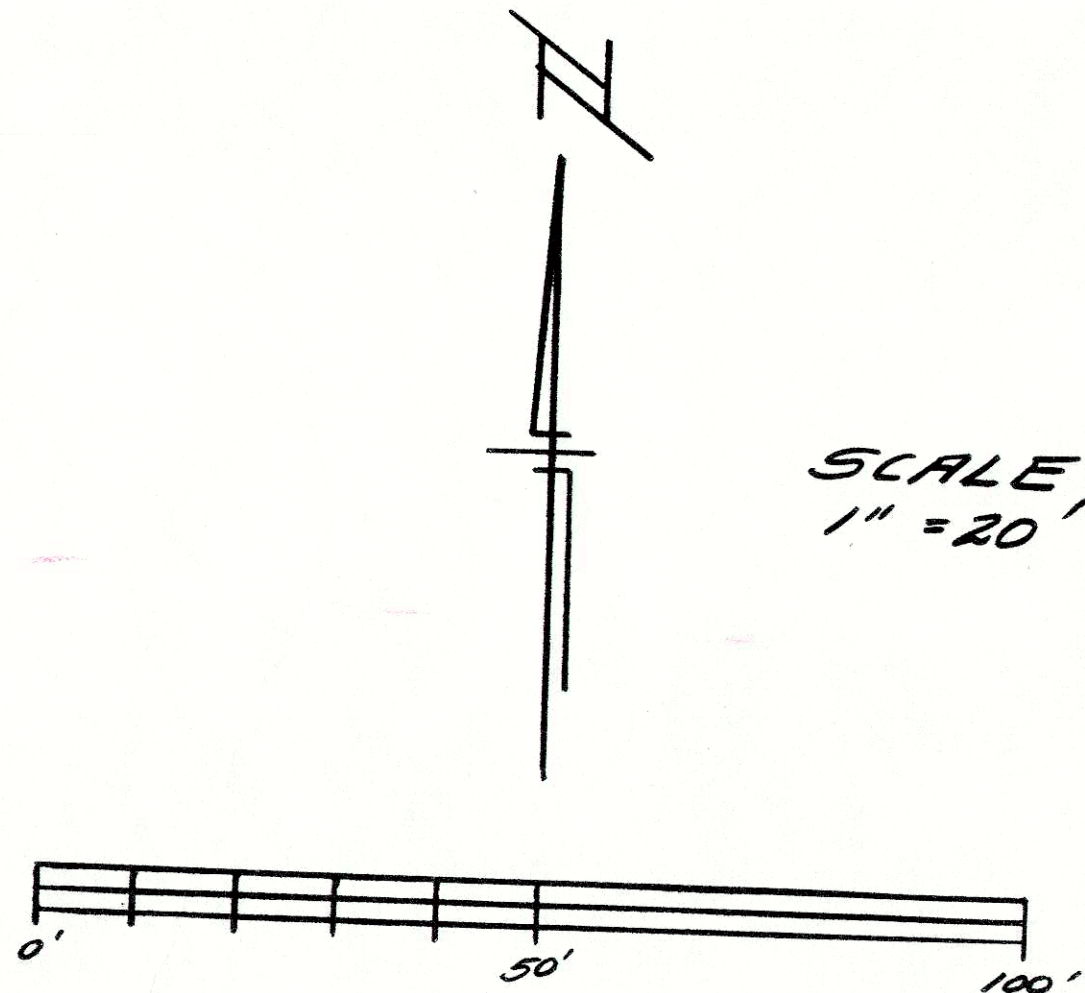
#	Address	Tenant	SF	
1	669-673	Central Bank	2,500	Banking
2	663-667	Taco Luna	2,400	Restaurant
3	659	Elite Dental	1,080	Dental Office
4	653-657	True Radiology	2,620	MRI
5	207	Elite Dental	3,314	Dental Office
6	219	Parkway Maintenance	150	Housekeeping
7	221	Star International	579	Plywood Importer
8	220	Sung Kwang Lee	650	Chiropractor
9	218	FLY Counseling	487	Counseling
10	214	Love at Home	841	Home Health Care
11	208	Alynn McManus	1,121	Counseling
12	206	STL Stress Clinic	307	Counseling
13	200	Gelber Family LP	450	Builder/Contractor



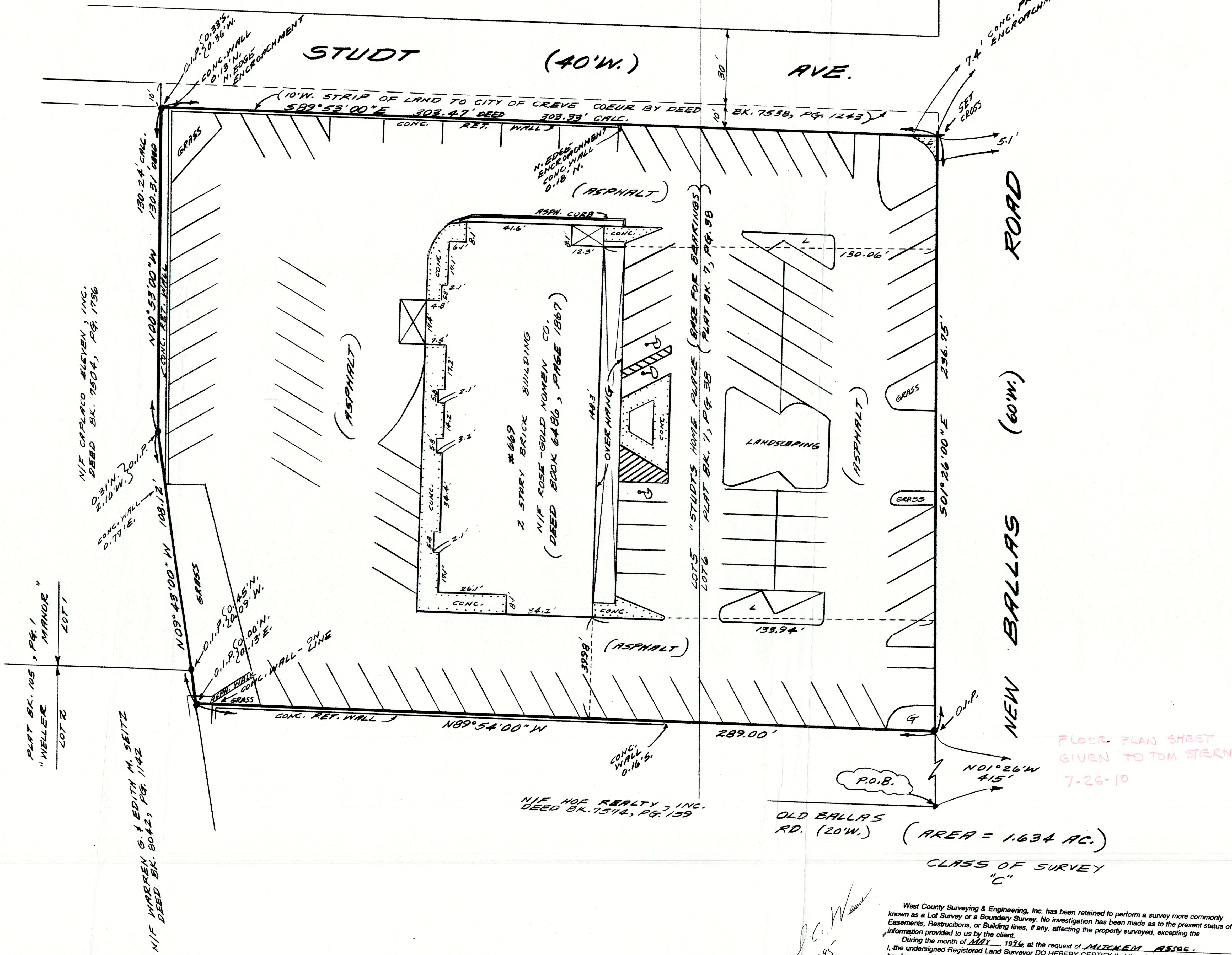
SECOND FLOOR



11/18/24



Part of Lots 5 and 6 of the Subdivision of STUDD'S HOME PLACE, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 38 of the St. Louis County records, and described as follows: Beginning at a point in the West line of New Ballas Road, 60 feet wide, as established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56, said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6, thence North 89 degrees 54 minutes West, a distance of 289.00 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344, thence along said West line, North 9 degrees 43 minutes West, a distance of 108.12 feet to a point, thence North 0 degrees 53 minutes West, a distance of 130.31 feet to a point, thence South 89 degrees 53 minutes East, a distance of 303.47 feet to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 236.75 feet to the point of beginning.



WEST COUNTY SURVEYING &
ENGINEERING

III COVERT LANE / ELLISVILLE, MO. 63021

394-6090

MITCHEM ASSOC.
14323 S. OUTER 40
CHESTERFIELD, MO
OFF - 434-0029

ORDER NO.	23-222
DRAWN BY	ELW
CHECKED BY	ELW
DATE	

EET
OFF
ETS

West County Surveying & Engineering, Inc. has been retained to perform a survey more commonly known as a Lot Survey or a Boundary Survey. No investigation has been made as to the present status of Easements, Restrictions, or Building lines, if any, affecting the property surveyed, excepting the information provided to us by the client.

During the month of MAY, 1934, at the request of MITCHEM ASSOC., I, the undersigned Registered Land Surveyor DO HEREBY CERTIFY that the above described property has been surveyed at and under my direction and supervision and that the hereon SURVEY is a representation of said survey to the best of my knowledge and belief. This survey conforms to the MINIMUM STANDARDS FOR BOUNDARY SURVEYS as established by Missouri Department of Natural Resources, Division of Geology and Land Survey.

We obtained the following legal description from the deed that was recorded when the property was acquired in March 2008.

Parcel No.1: Part of Lots 5 and 6 of the Subdivision of Studt's Hone Place, a Subdivision in St Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 30 of the St Louis County Records and described as follows:

Beginning at a point in the West line of New Ballas Road, 60feetwide, as established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56. Said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6; thence North 89 degrees 54 minutes West, a distance of 28900 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344; thence along said West line, North 9 degrees 43 minutes West, a distance of 10812 feet to a point; thence North 0 degrees 53minutes West, a distance of 130.31 feet to a point; thence South 89 degrees 53 minutes East, a distance of 30347 feet to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 235.75 feet to the point of beginning, EXCEPTING that part conveyed to the City of Creve Coeur by instruments recorded in Book 7538 page 1242 and Book 10818 page 1713 of the St. Louis County Records.



APPLICATION TO PLANNING AND ZONING COMMISSION
#25-004: A CONDITIONAL USE PERMIT AMENDMENT FOR A NEW
PARKING LOT, PARKING LOT LIGHTING, AND LANDSCAPING FOR LIFE
TIME CREVE COEUR, LOCATED AT 12691 CONWAY ROAD

FOR THE MEETING OF: Monday, March 17, 2025

LOCATION: 12691 Conway Road, Zoned A-Single Family Residential

REQUEST: 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.

ADDITIONAL INFORMATION: 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.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan
References

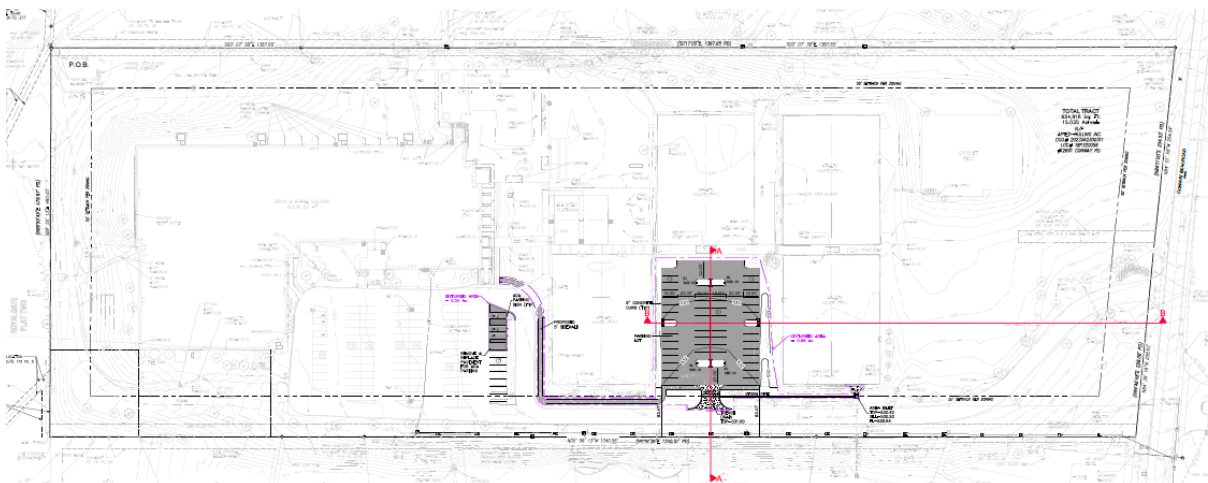
- Civic Place Type District
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single-Family Residential Zoning District
- Section 405.470: Conditional Uses

APPLICANT: Natalie Nye
Life Time
2902 Corporate Place
Chanhassen, MN 55317

APPLICANT’S REPRESENTATIVE: George M. Stock
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, Mo 63005



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 3/12/25

ATTACHMENTS: Applicant’s revised materials submitted February 21, 2025; Draft Ordinance

The subject property, Life Time Creve Coeur, is located at 12691 Conway Road in the “A” Single-Family zoning district. The use is classified as NAICS (713940) All Fitness and Recreational Sports Centers which is a Conditional Use in the “A” zoning district requiring a Conditional Use Permit. The Creve Coeur Racquet Club received approval of the original conditional use permit, then a special use permit, in 1967 with Ordinance No. 486 as a private, member’s only club. The conditional use permit was amended in 1993 with Ord. 1593 for a building addition, in 2013 with Ord. 5338 for additional outdoor platform racquet courts, and in 2019 the previous ordinances were repealed and replaced with the existing conditional use permit for the site, Ord. 5635, to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. In 2025, Life Time, Inc bought the Creve Coeur Racquet Club and currently operates it as Life Time Creve Coeur. The conditional use permit was administratively transferred to Life Time on January 8, 2025 (attached for reference). The applicant’s currently have a building permit under review for interior renovations to the existing building and will be coming before the Planning and Zoning Commission with a text amendment related to signage for conditional uses in residential districts to address signage allowances for this use.

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LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-Family Residential	"A-RDD" Single-Family Residential	N/A
South	Single-Family Residential	"A-RDD" Single-Family Residential	Conway Road
East	Single-Family Residential	"A-RDD" Single-Family Residential	N/A
West	Single-Family Residential	"A-RDD" Single-Family Residential	N/A



Figure 2: Google aerial of site with proposed parking lot location in red.

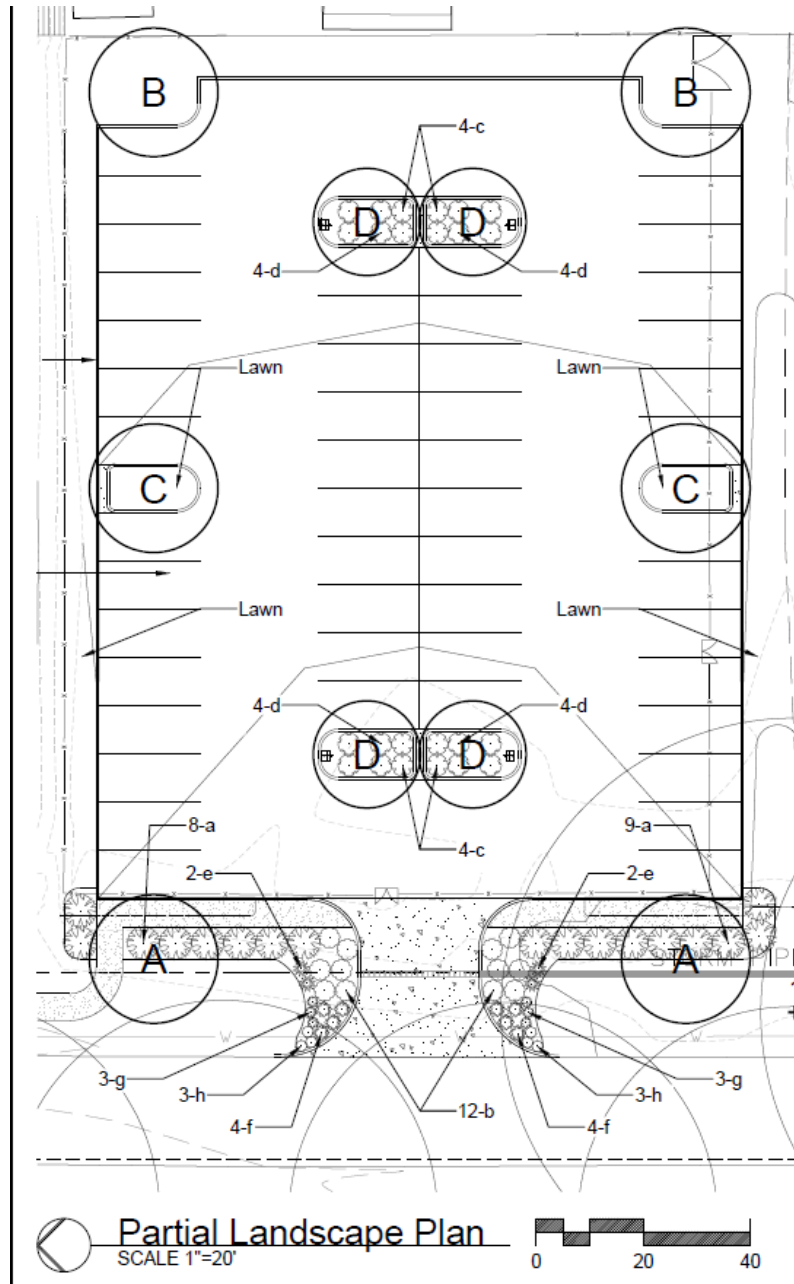


Figure 3: Parking Lot Landscaping Plan.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the *Creve Coeur 2030 Comprehensive Plan's* Civic (CV) Place Type for Campus and Institutional Districts, whose vision is a community place type or overlay for various institutional uses – including schools, churches, religious facilities, and public facilities – that are comprised of a single primary building with ancillary or out-buildings on a single lot, with a minimum of three acres (p.108). The Comprehensive Plan recommendations for Civic and Institutional Place Types are to be compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type to reflect each place type's articulated vision. When a lot directly abuts other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided. When located in primarily residential areas, established a "green edge" landscape zoned, measured horizontally from the lot boundary along all street frontages to maintain compatibility with the surrounding development character; buildings shall be prohibited from this landscape zone. (p. 110). The Site Development Plan that was submitted by the applicant shows that all proposed improvements associated with the CUP amendment will be outside of the 50-foot buffer adjacent to residential uses. Although there are pre-existing, non-conformities in the buffer, no new improvements are to be placed there. Given the pre-existing nature of the site, the proposed location of the parking lot, and the proposed landscaping installed to block headlight glare, Staff finds that the proposed new parking lot is in compliance with the Comprehensive Plan in as much as this request can.

Design Guidelines

The Design Guidelines recommend that the design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into smaller, palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping. Parking areas located to the side or rear of commercial buildings or parking structure to replace large open asphalt parking areas are encouraged (p.19.) Building services, such as delivery and trash enclosures, should be located in the less visible areas and screened (p.10.) There is an existing parking lot around the building with 102 parking stalls, not visible from the street, and the new parking lot with 50 parking stalls will be separated from the existing parking lot. It is proposed to help alleviate existing parking issues that include having to park elsewhere on site to accommodate special events. This new lot will also not be visible from Conway Road due to the distance it is set back from the road and the existing sports courts with fences in between. The proposed parking lot includes landscaping islands to break up the parking stalls into no more than 10 per row, as suggested by the Design Guidelines. Pedestrian access via a sidewalk connection to the building is also provided. The applicant has included additional landscaping in the form of dense Holly shrubs in front of the parking lot facing the residential uses to the west in order to block headlight glare. The proposal appears to meet the recommendations of the Design Guidelines.

ZONING REVIEW

The subject property was originally built and approved for a special use permit by the City of Creve Coeur in 1967. Due to the age of the development, there are legally, pre-existing, non-conformities on the site including improvements located in the 50-foot buffer yard that is required of all conditional uses abutting or adjoining single-family uses in residential districts, per Section 405.250(E)(4)(f). Buffer yards for conditional uses under the A Single-Family District requires that any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of a minimum of 25 feet on all sides that abut the single-family use in the residential district. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Therefore, a buffer is required along the west property line but is not provided due to the existing access drive within this area that is considered pre-existing, non-conforming. The existing drive way is not within the scope of the project, no existing trees

are proposed to be removed and there is an existing 4-foot-tall wooden fence along the property line between the residential uses and the subject property which will remain. Section 405.1080 requires site development plan review for a conditional use permit where there is a significant alteration to the exterior of the building or site, and any new impermeable site coverage over 5,000 square feet. The proposed new parking lot and sidewalk includes roughly 18,296 square feet of new impervious surface. The new parking lot is being built in the footprint of an existing grass sports court and will not encroach into the 50-foot buffer, although a small portion of the access to it will in order to connect to the existing driveway within the buffer. The existing site coverage is 22.5% and the proposal will increase the site coverage to 25.3%, which is less than the allowed maximum of 40% site coverage for such conditional uses in residential zoning districts.

Parking

Section 405.820(H)(7)(b) of the required Off-Street Parking Spaces regulations require that public or private commercially operated recreational complexes and associated structures provide five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings. The property is 15.04 acres, with 79,536 sq. ft. of space in the existing building, a total of 607 spaces is required and 152 are proposed to be provided on site. As previously established in the 2019 CUP, this large amount of parking is not needed for this use although the 50 additional parking spaces in addition to the existing 102 will help to address the parking needs on site. With the addition of the new parking lot, the existing provision in the Conditional Use Permit to allow temporary parking elsewhere on the site for large events will be removed. Per the requirements of Section 405.810(A)(2), the parking lot project will include gentle sloping leading to a trench drain connected to an inlet via a storm pipe in order to prevent damage or inconvenience to abutting property. The proposal also includes adding additional accessible parking spaces closer to the building.

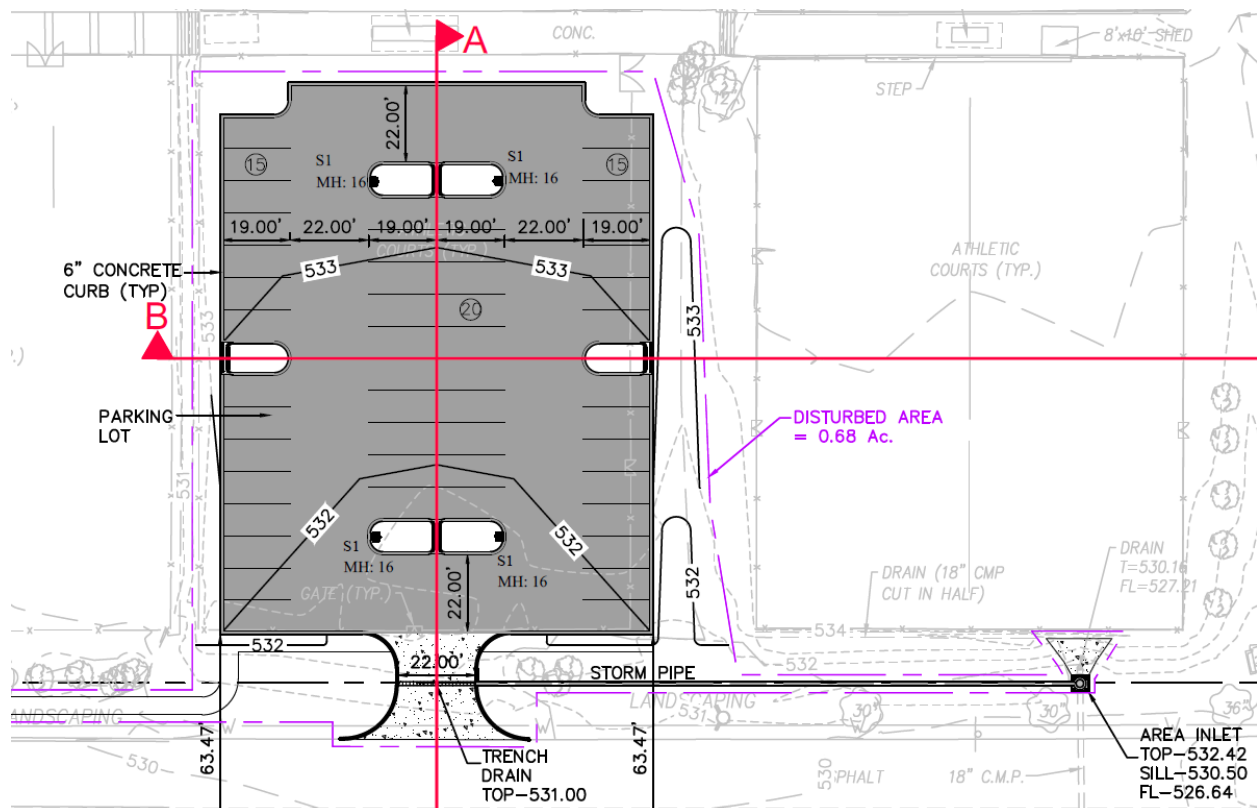


Figure 4: Parking lot with drain detail.

Landscaping:

A landscaping plan, sheet L1.01, was provided for new landscaping around the new parking lot. No existing trees will be removed. The landscaping plan shows 10 new trees to be installed within the parking lot islands and at each corner of the parking lot. In addition to landscaped parking lot islands, the landscaping plan shows landscaping along the entrance to the parking lot. A row of Berri-Magic Kids Holly Combination shrubs is proposed to serve as the screening to block the headlight glare from the parking lot from the adjacent residential uses. The Holly shrubs can grow to 8-10 feet in height and 6 to 8 feet wide which makes them perfect for blocking headlights and providing screening of the parking lot. Section 405.810(A)(5)(b) requires all parking adjoining a residential use or public right-of-way be screened from view by an earth berm, a solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means. Landscaping shall be a minimum of 18 inches in height and an average of three 3 feet in height at the time of planting. Screening shall be a minimum of six (6) feet in height between the parking lot and any other abutting residential property line. The proposed Holly shrubs meet this requirement. Per the notes on sheet L1.01, irrigation will be provided in order to maintain the health of the plant material and comply with Section 405.540(F)(10).

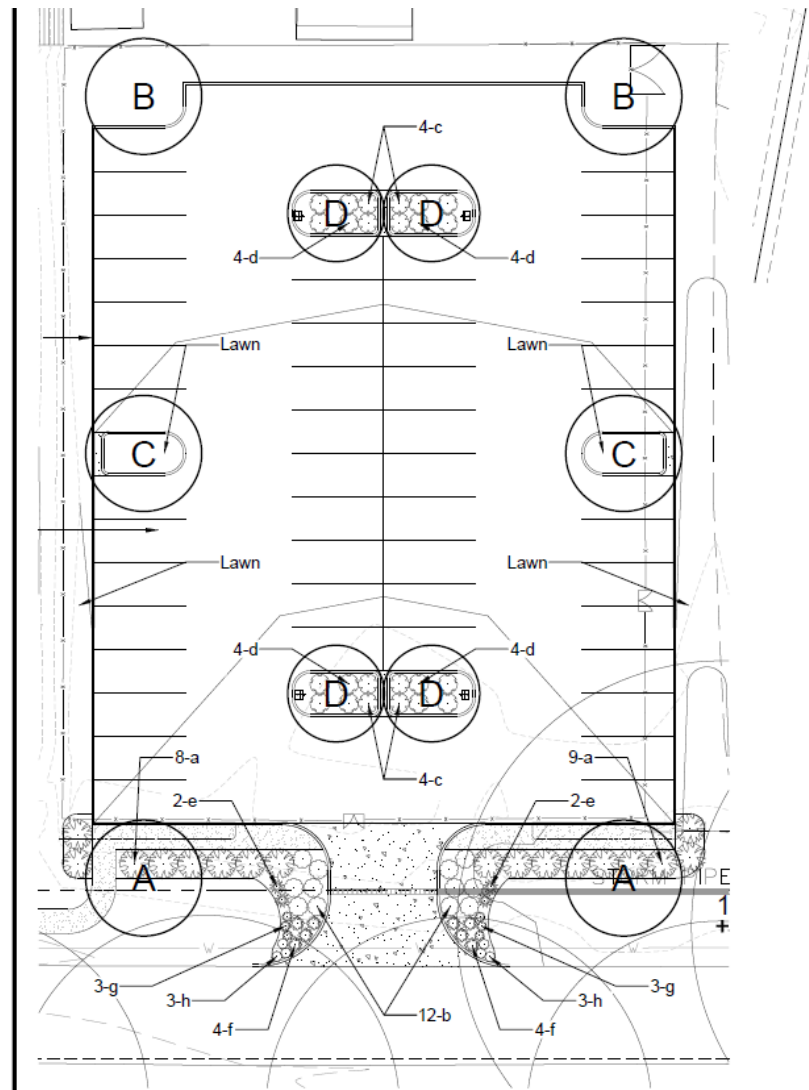


Figure 5: Landscaping Detail for parking lot.

Lighting

The proposal includes the installation of new lighting for the parking lot. The site development plan shows four new single arrangement light poles installed in the landscaping islands. The poles are 13 feet tall on 3-foot-tall bases for a total of 16 feet. The lights are downcast and shielded. Section 405.680(B)(2) requires light fixtures in residential districts not exceed 16 feet in height measured from the bottom of the base to the top of the fixture. The provided photometric plan shows the brightness of the lighting decreasing to less than 1.0 footcandle at the parking lot entrance and reaching 0.0 footcandles at the property line, consistent with the requirements outlined in 405.680(B)(4) to not cast light upon adjacent property. The existing CUP limits the use of the lights for the outdoor sports or recreation facilities by not allowing them to be used past 10:00 PM. Given the new parking lot's location within a previously used grass sports field, staff suggests the lighting for the new parking lot also be limited by this restriction due to its proximity to residents. Staff suggests that the Planning and Zoning Commission discuss the hours of use for the parking lot lighting and make a determination as to whether this condition is necessary.

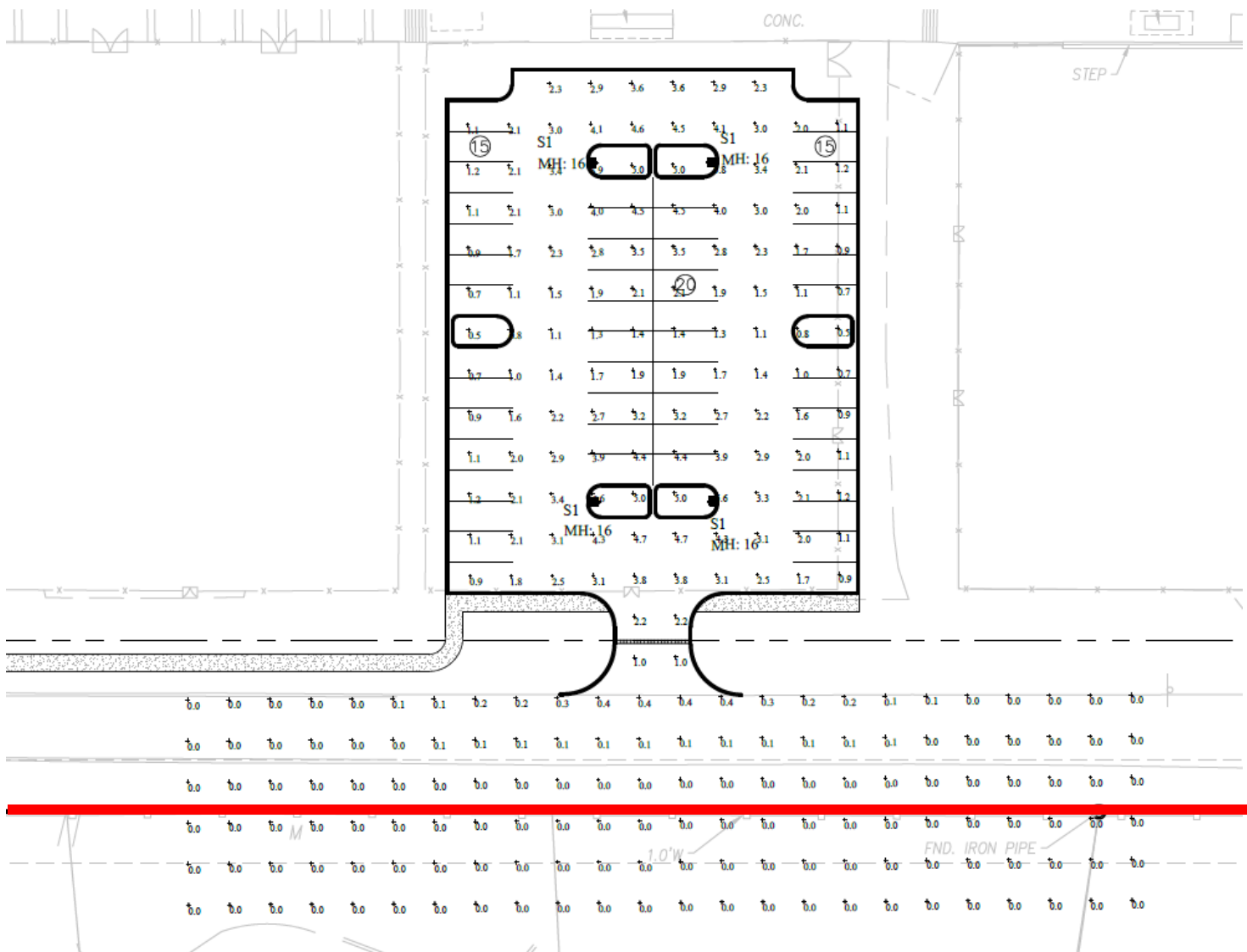


Figure 6: Photometric plan with property line in red.



Figure 7: Proposed lighting.

Sidewalks

The proposal includes new sidewalks to provide pedestrian access from the new parking lot to the building. The site development plan shows them as 5 feet wide. Section 405.730(A)(2) requires the minimum width of internal sidewalks in non-residential developments be 6 feet wide. A condition of approval has been added to reflect this.

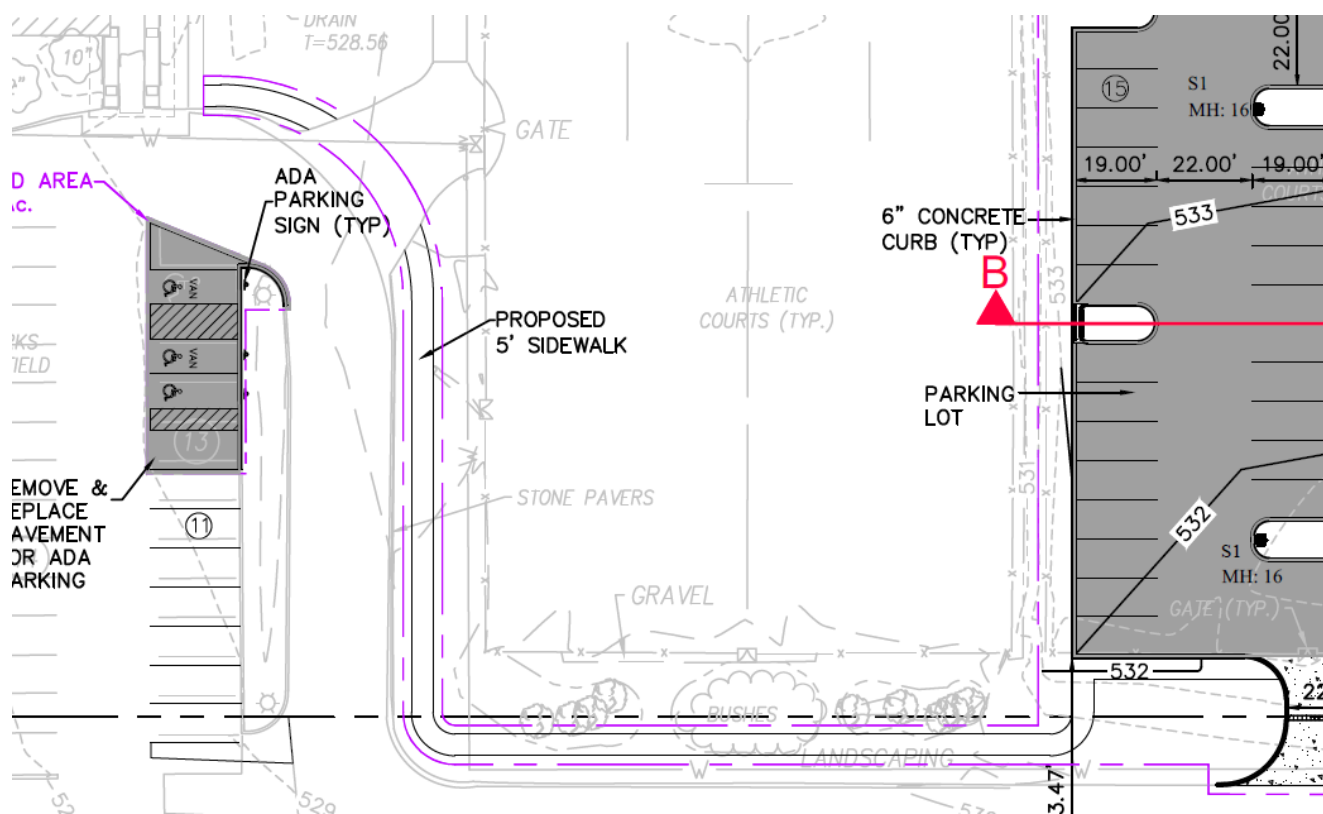


Figure 8: Sidewalk detail.

RECOMMENDATION

Based on the above analysis, the request for a conditional use amendment with associated site development plan meets most of the requirements of the Comprehensive Plan and Zoning Ordinance as close as a such a project can while the acknowledging that there are pre-existing conditions from when the property was originally developed. If recommended for approval by the Planning and Zoning Commission, Staff suggests the existing Conditional Use Permit be amended per the following conditions, which are included in the draft ordinance. All other conditions of the Conditional Use Permit shall remain in effect except as amended below:

1. Condition #8 of Ordinance #5635 is no longer valid and is to be removed.
2. Condition #9 of Ordinance #5635 is to be amended to state the following: No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot.
3. The parking lot expansion shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received February 21, 2025 as prepared by Stock and Associates.
4. All new interior sidewalks to be 6 feet in width per the requirements of Section 405.730(A)(2).
5. New parking lot lighting shall be subject to the same restrictions as outdoor lighting for sports courts and recreation facilities as outlined in condition #14 of Ordinance #5635.
6. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on February 21, 2025 as bound together and submitted in conjunction with Application #25-004 by Stock and Associates, and as amended below.
7. All landscaping shall be maintained to the same standard as is shown in the existing landscaping plan and the parking lot landscaping plan submitted as part of Application #25-004 by Stock and Associates on February 21, 2025. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping.

ACTION AND MOTION

If the Planning and Zoning Commission finds the attached draft conditional use permit amendment to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions. The following is an example of an appropriate motion for this application:

“I move to recommend approval of Application #25-004 for a Conditional Use Permit amendment and Site Development Plan approval for a new parking lot with lighting and landscaping for Life Time Creve Coeur located at 12691 Conway Road subject to the conditions contained in the draft ordinance for the meeting of March 17, 2025” (conditions may be added, eliminated, or modified by preceding 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.

Parcels



HORNER SHIFRIN

APPENDIX 4: SITE PHOTOGRAPHS

	Description: Google Street view image of existing driveway with fence and sports courts.
	Description: Google Street view image of sports court visibility from Conway Road.

**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**

WHEREAS, an application was submitted by Natalie Nye, on behalf of Life Time, Inc, for an amendment to the conditional use permit (CUP), Ordinance No. 5635, to modify the terms and conditions of the ordinance relating to parking, and to include a Site Development Plan for a new parking lot with lighting and landscaping; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 17, 2025 beginning at 6:00 p.m. or immediately following the close of the previous public hearing, for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously 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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 17, 2025; and

WHEREAS, all parties desiring to be heard, either for or against said application, 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 Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: Ordinance Numbers 5635 is hereby amended.

Section 2: Ordinance 5635, the Conditional Use Permit, is authorized to be amended pursuant to Section 4 hereof for Life Time Creve Coeur at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 3: All requirements of Ordinance No. 5635 shall remain in effect except as amended below:

1. Condition #8 of Ordinance #5635 is no longer valid and is to be removed.

2. Condition #9 of Ordinance #5635 is to be amended to state the following: No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot.
3. The parking lot expansion shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received February 21, 2025 as prepared by Stock and Associates.
4. All new interior sidewalks to be 6 feet in width per the requirements of Section 405.730(A)(2).
5. The new parking lot lighting shall be turned off at Midnight daily.
6. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on February 21, 2025 as bound together and submitted in conjunction with Application #25-004 by Stock and Associates, and as amended below.
7. All landscaping shall be maintained to the same standard as is shown in the existing landscaping plan and the parking lot landscaping plan submitted as part of Application #25-004 by Stock and Associates on February 21, 2025. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping. All landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of Section 405.540 as noted on the landscaping plan.
8. A final landscaping plan shall be submitted for Staff review including additional evergreen landscaping along the western fence line opposite the proposed parking lot to block headlight glare from residential uses.
9. Conditions #5 and #14 shall be amended to limit outdoor events to no later than 10:00 PM daily.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit amendment in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations set forth in Ordinance 5635 amended as hereinabove set out in Section 3 of this ordinance.

BILL NO. 6166

ORDINANCE NO. _____

Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: 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

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. 257 Chesterfield Business Parkway St. Louis, MO 63105 PH: (636) 530-9300 FAX: (636) 530-9303 e-mail: gmoen@stockassoc.com Web: www.stockassoc.com

PREPARED FOR:
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PLACE
CHANHASSEN, MN 55317
ATTN: MS. NATALIE NYE
ASSOCIATE DEVELOPMENT MANAGER

PROPERTY DESCRIPTION
A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT, THENCE, LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

25.3% [3.81 Ac. - BASED ON 15.035 Ac]

(MAXIMUM SITE COVERAGE = 40%)

PARKING PROVIDED:

152 SPACES (INCLUDING ACCESSIBLE PARKING SPACES)

ACCESSIBLE PARKING PROVIDED:

6 SPACES (2 OF WHICH ARE LIFT VAN ACCESSIBLE)

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

16' MAX HEIGHT

FIXTURES TO BE DOWNCAST, CUTOFF AT
73° FROM VERTICAL AND FULLY SHIELDED

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

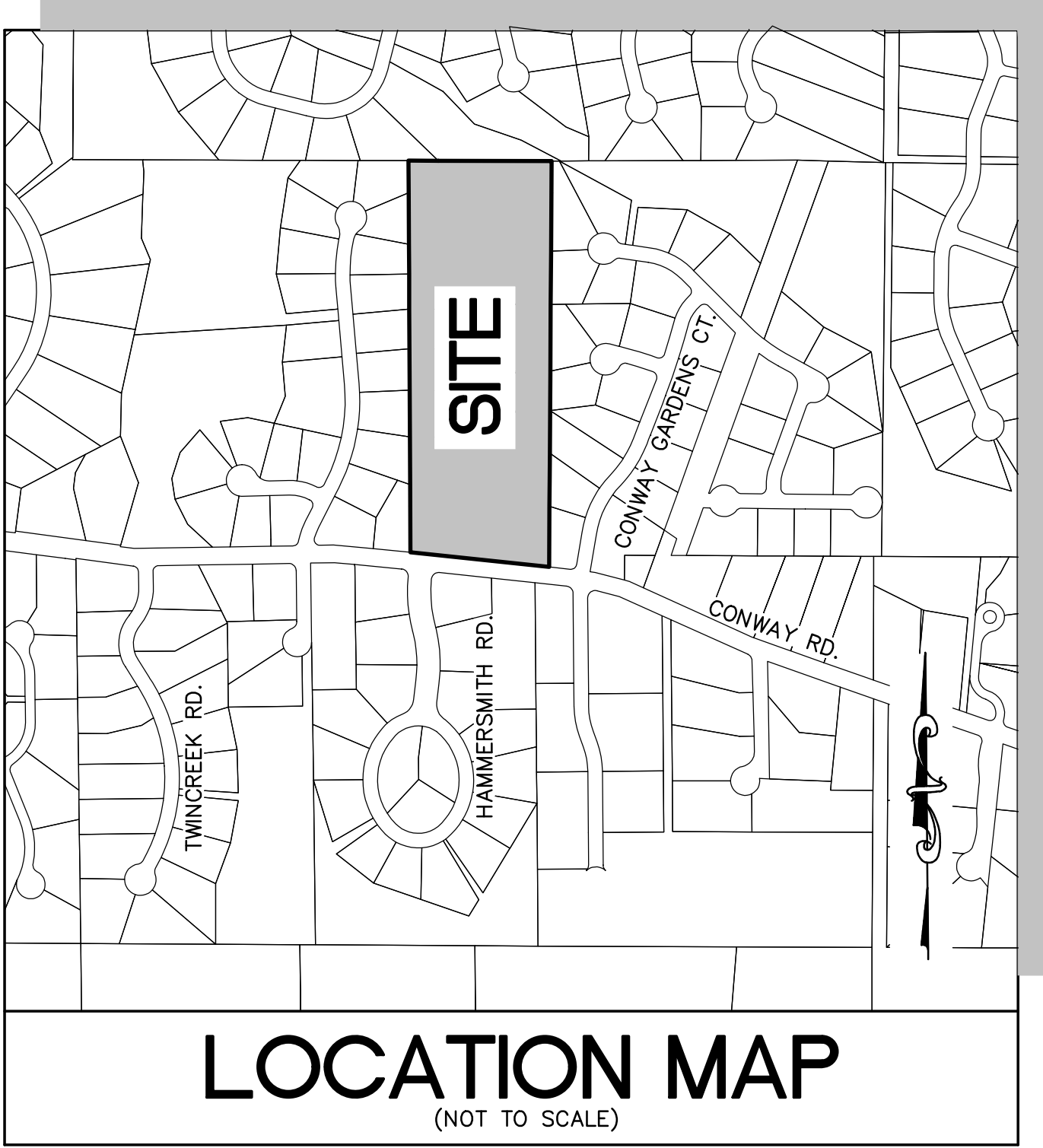
STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS

SITE DEVELOPMENT PLAN

LIFE TIME

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA:

SITE ACREAGE	=	15.035 Ac.
OWNER UNDER	=	APTED-HULLING INC.
LOCATOR No.	=	18P320056
ZONING	=	'A' SINGLE FAMILY
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PATTONVILLE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141

GENERAL NOTES:

1) Subject property is Zoned Single Family Residential with a CUP Per Ord. # 5635

Single Family Residential District Regulations:

- 1) Front Yard 50'
- 2) Side Yard 50'
- 3) Rear Yard 50'

4) Maximum structure height for all uses except schools, churches and other places of worship. Two and one-half (2½) stories or thirty-five (35) feet, whichever is less.

5) Buffer yard for conditional uses. any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0189K with effective date of 02/04/2015.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

4) There are 100 regular and 4 handicapped parking stalls onsite.

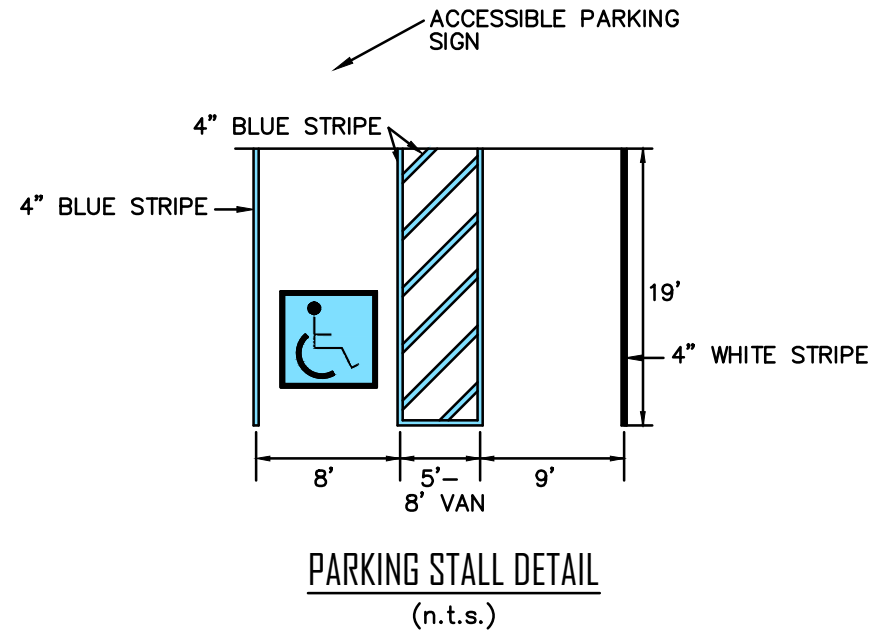
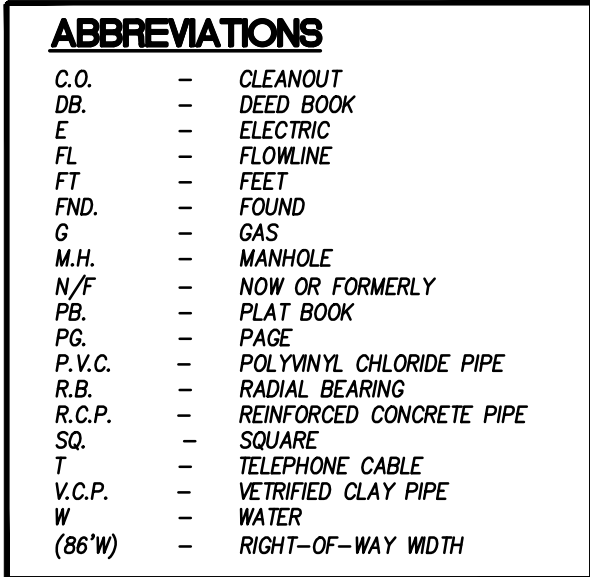
5) Subject property has direct access to Conway Road a public right of way.

6) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

7) There are no known changes in street right of way lines.

8) There was no evidence of recent sidewalk/street construction at the time of this survey.

9) There are possible encroachments of the Brick Entrance Monument signs into the Right of way of Conway Road. There are possible fence encroachments along the East and West Property lines of subject property.



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: (314) 615-0215
SIGNALS & LIGHTING:

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 13371 NAVD88 Elev = 508.25

Found "L" on the top southwest corner of a concrete barrier wall situated south of Conway Road north of the sidewalk and south of an extended asphalt shoulder at the culvert where Twin Creek passes under Conway Road, roughly 23 feet south of the centerline of Conway Road, and 166 feet east of the centerline of Twin Creek Road.

SITE BENCHMARK

ELEVATION 545.84
FND. IRON ROD AT THE S.E. CORNER OF PROPERTY AS SHOWN HEREON.

SHEET INDEX

SDP_1.0	TITLE SHEET
SDP_2.0	EXISTING CONDITIONS PLAN
SDP_3.0	SITE DEVELOPMENT PLAN
SDP_4.0	SITE PHOTOMETRIC PLAN
SDP_5.0	SITE SECTIONS
TC	TREE CENSUS
L1.01	LANDSCAPE PLAN

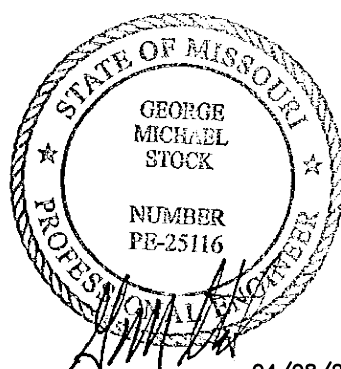
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

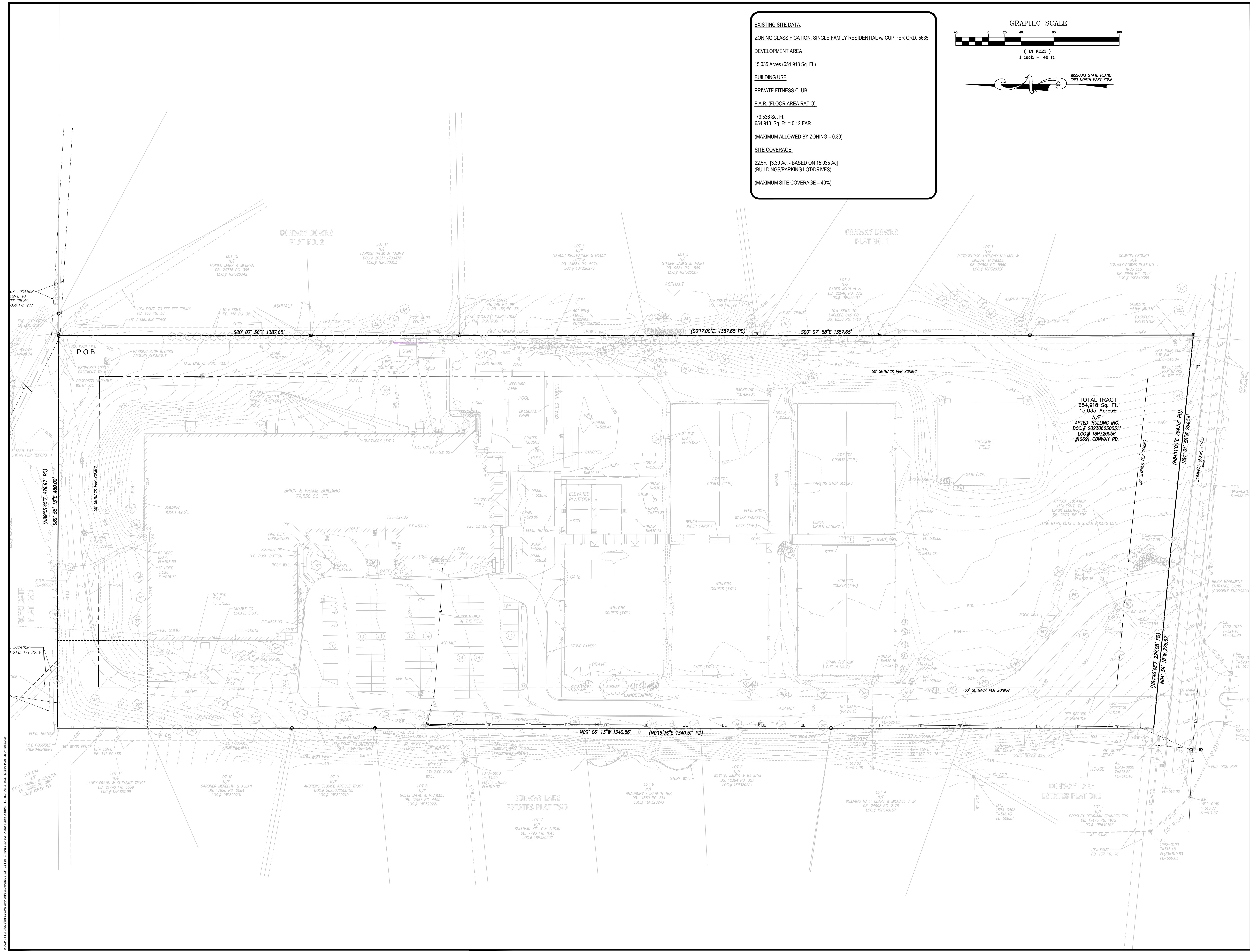
1. REVISED PER
PLANNING & ZONING
DISCUSSIONS.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
MS.D. # P-XXXX-XX	BAKE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
M.D.N.R. # MO-XXXXXXX	

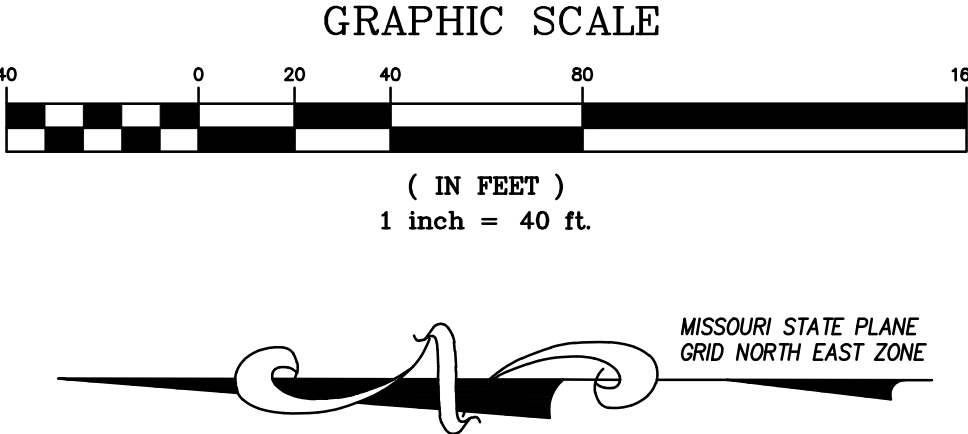
SHEET TITLE:

TITLE SHEET

SHEET NO.:
SDP_1.0



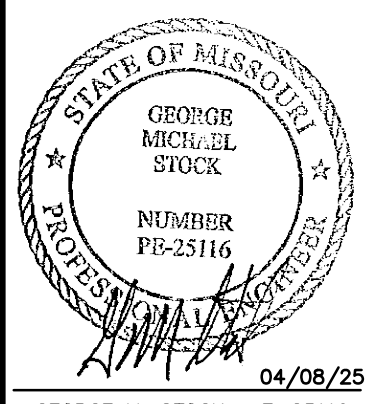
EXISTING SITE DATA:
ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635
DEVELOPMENT AREA
15.035 Acres (654,918 Sq. Ft.)
BUILDING USE
PRIVATE FITNESS CLUB
F.A.R. (FLOOR AREA RATIO):
79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR
(MAXIMUM ALLOWED BY ZONING = 0.30)
SITE COVERAGE:
22.5% (3.39 Ac. - BASED ON 15.035 Ac.)
(BUILDINGS/PARKING LOT/DRIVES)
(MAXIMUM SITE COVERAGE = 40%)



TOTAL TRACT
654,918 Sq. Ft.
15.035 Acres±
N/F
APTED-HULLING INC.
DOC # 2023062300311
LOC # 18P320056
#12691 CONWAY RD.

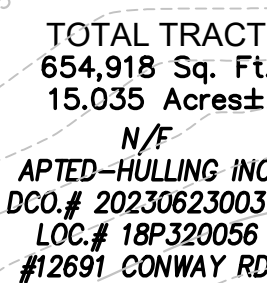
PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300
5301-9301 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
LIFE TIME
12691 CONWAY ROAD
CREVE COEUR, MO 63141



REVISIONS:	
1. REVISED PER PLANNING & ZONING DISCUSSIONS.	
DATE:	JOB NO:
02/21/25	224-7593
DESIGNED BY:	BASE MAP:
P-XXXX-XX	189 & 19P
S.L.C. HAT #	HAT SUP. #
N/A	N/A
MDNR #	
MO-XXXXXXX	
SHEET TITLE:	
EXISTING CONDITIONS PLAN	
SHEET NO:	
SDP_2.0	

STORAGE PROVIDED = 1,138 c.f.



12691 CONWAY ROAD
CREVE COEUR MO 63141

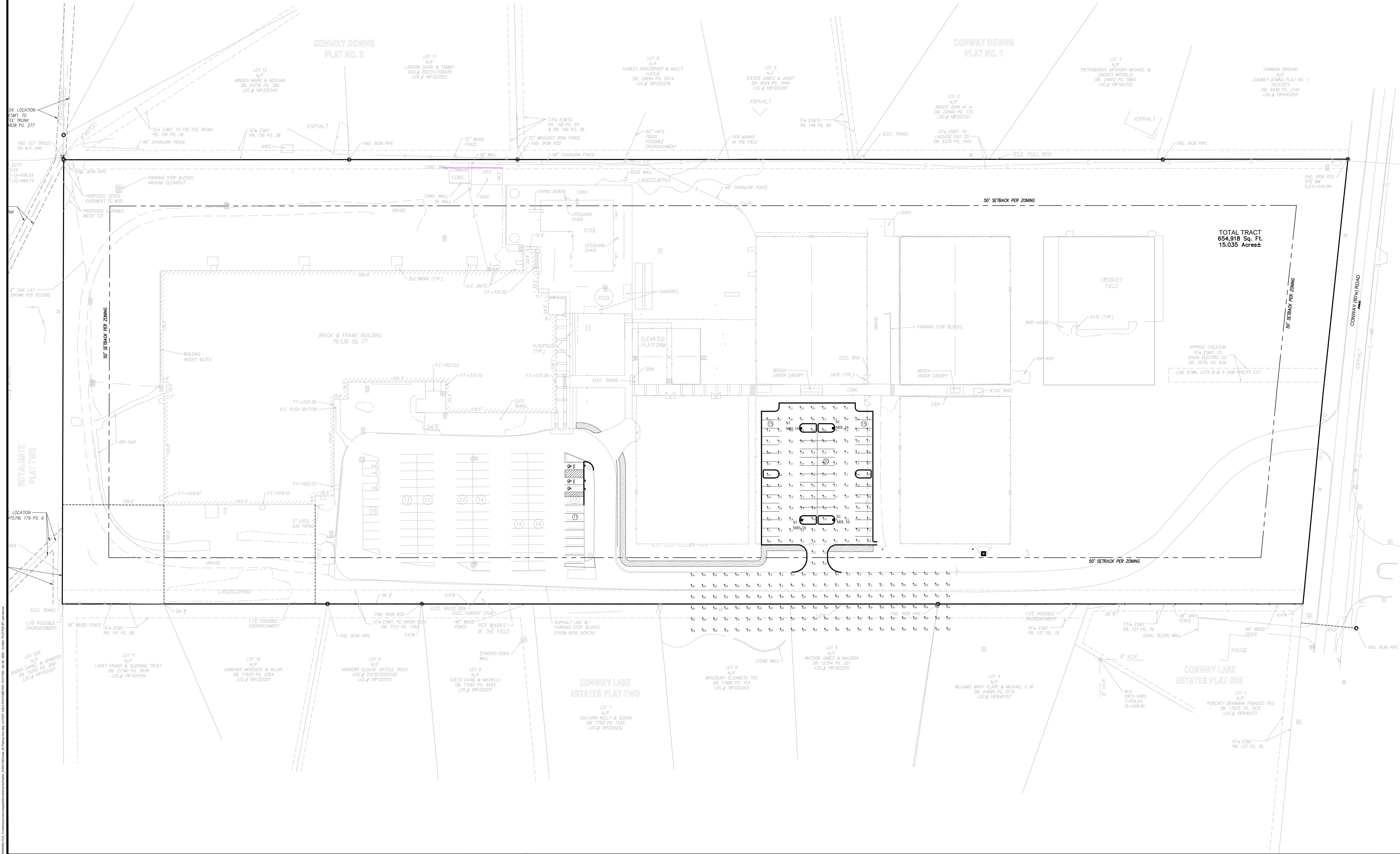
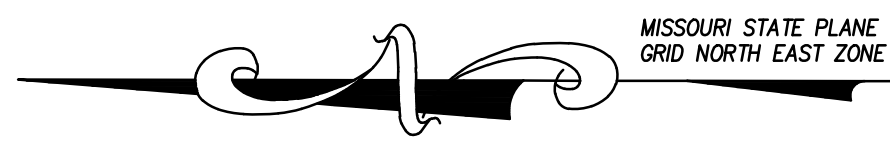
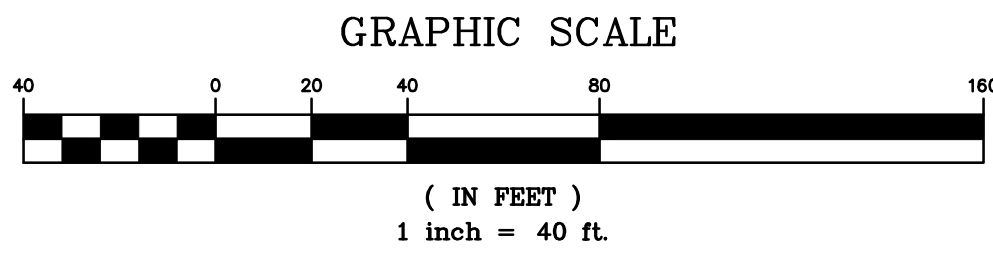


POLE FIXTURES MOUNTED ON 13' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.44	5.9	0.5	4.9	11.8
SPILL LIGHT	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	S1	Single	0.900	113	452	GPC-SA2C-740-U-5WQ

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



PREPARED BY:

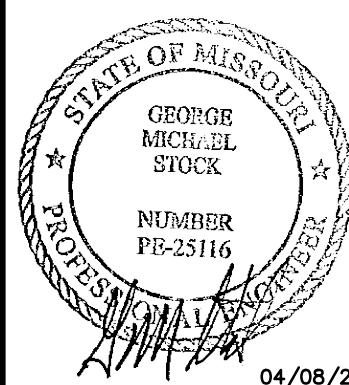
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300
5301-9301 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



04/08/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

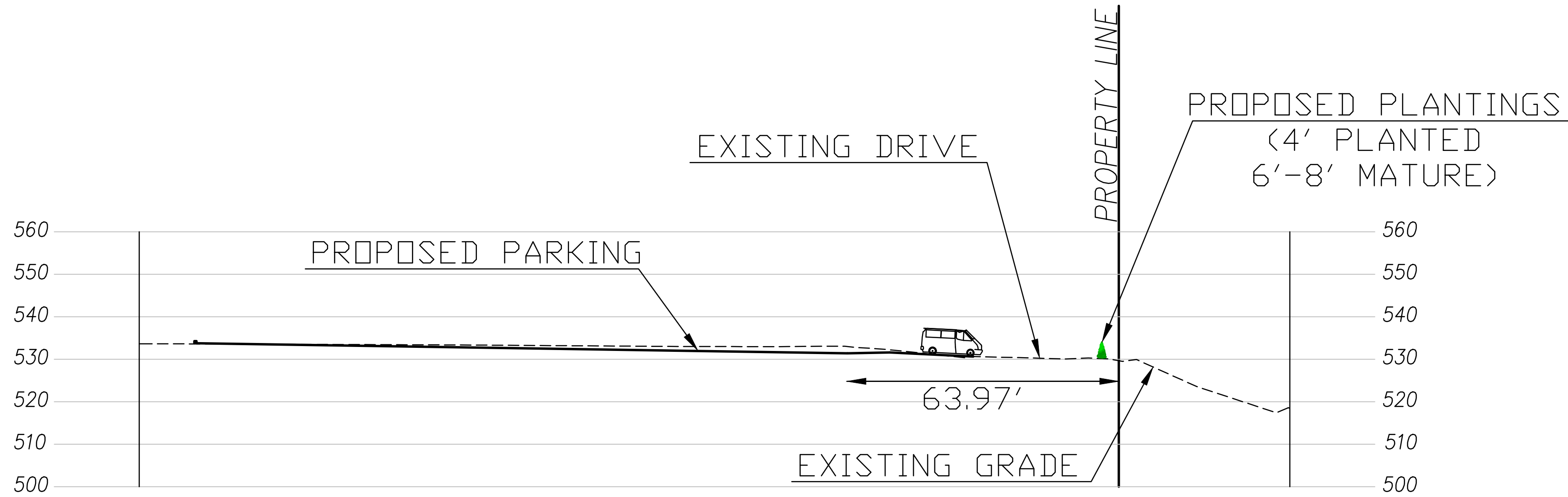
REVISIONS:

1. REVISED PER
PLANNING & ZONING
DISCUSSIONS.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
KEY: P = P-XXXX-XX	BASE MAP: 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
M.D.N.R. # MO-XXXXXX	

SHEET TITLE:
**SITE PHOTOMETRIC
PLAN**

SHEET NO.:
SDP_4.0



SECTION A-A
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



SECTION B-B
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

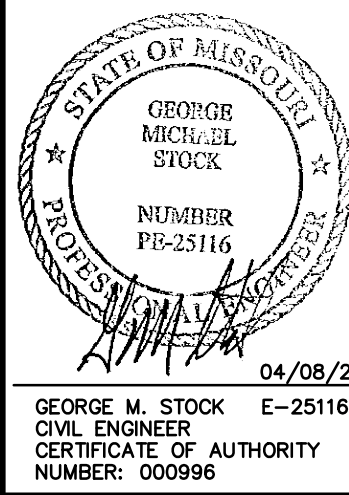
PREPARED BY:

STOCK & ASSOCIATES
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257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
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e-mail: gstock@stockassoc.com
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SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

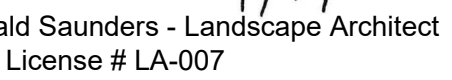
REVISIONS:

1. REVISED PER
PLANNING & ZONING
DISCUSSIONS.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
K&S: P.# P-XXXX-XX	BASE MAP: 189 & 19P
S.L.C. MAT.# N/A	HAT SUP.# N/A
M.D.N.R.# MO-XXXXXX	

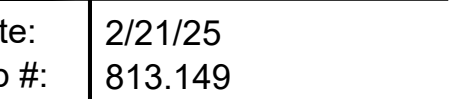
SHEET TITLE:
SITE SECTIONS

SHEET NO.:
SDP_5.0

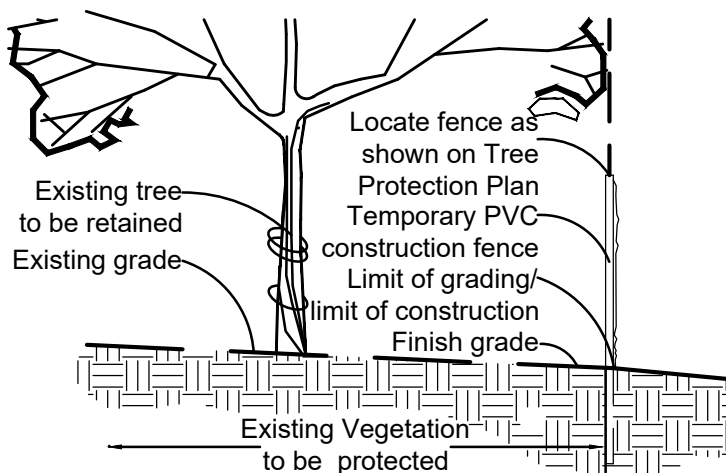
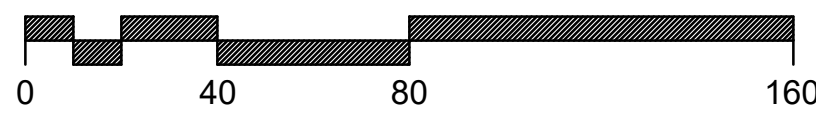


Life Time
12691 Conway Road
Creve Coeur, Missouri 63141

own: KP
checked: RS

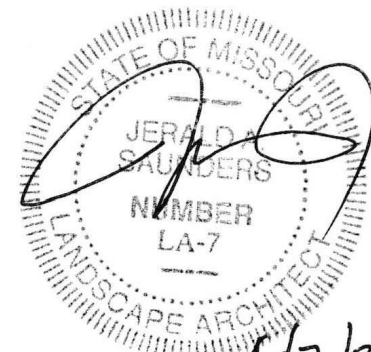


Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0



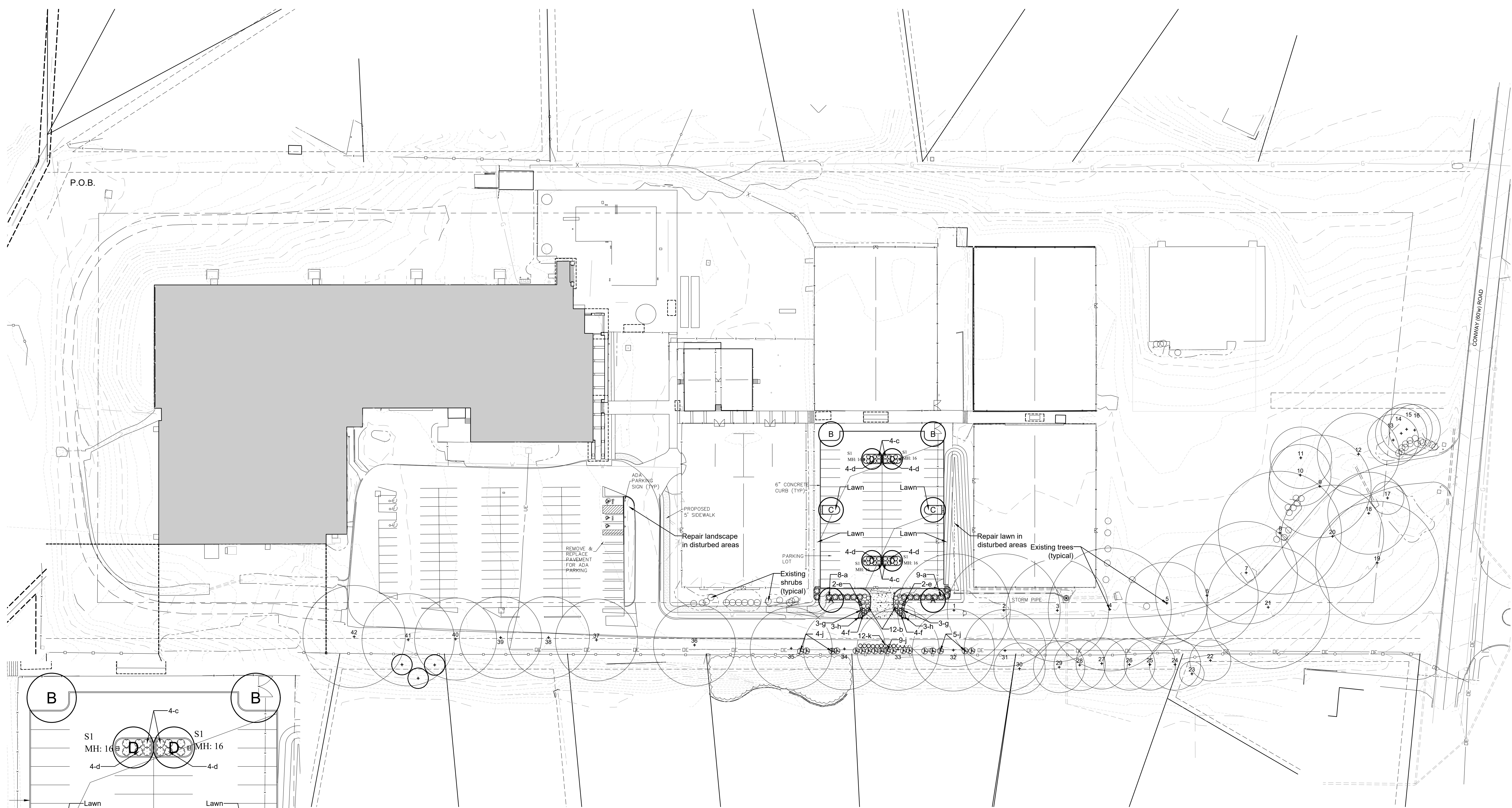
Tree Protection Detail

5) Maintain tree protection area as an off-limits zone.

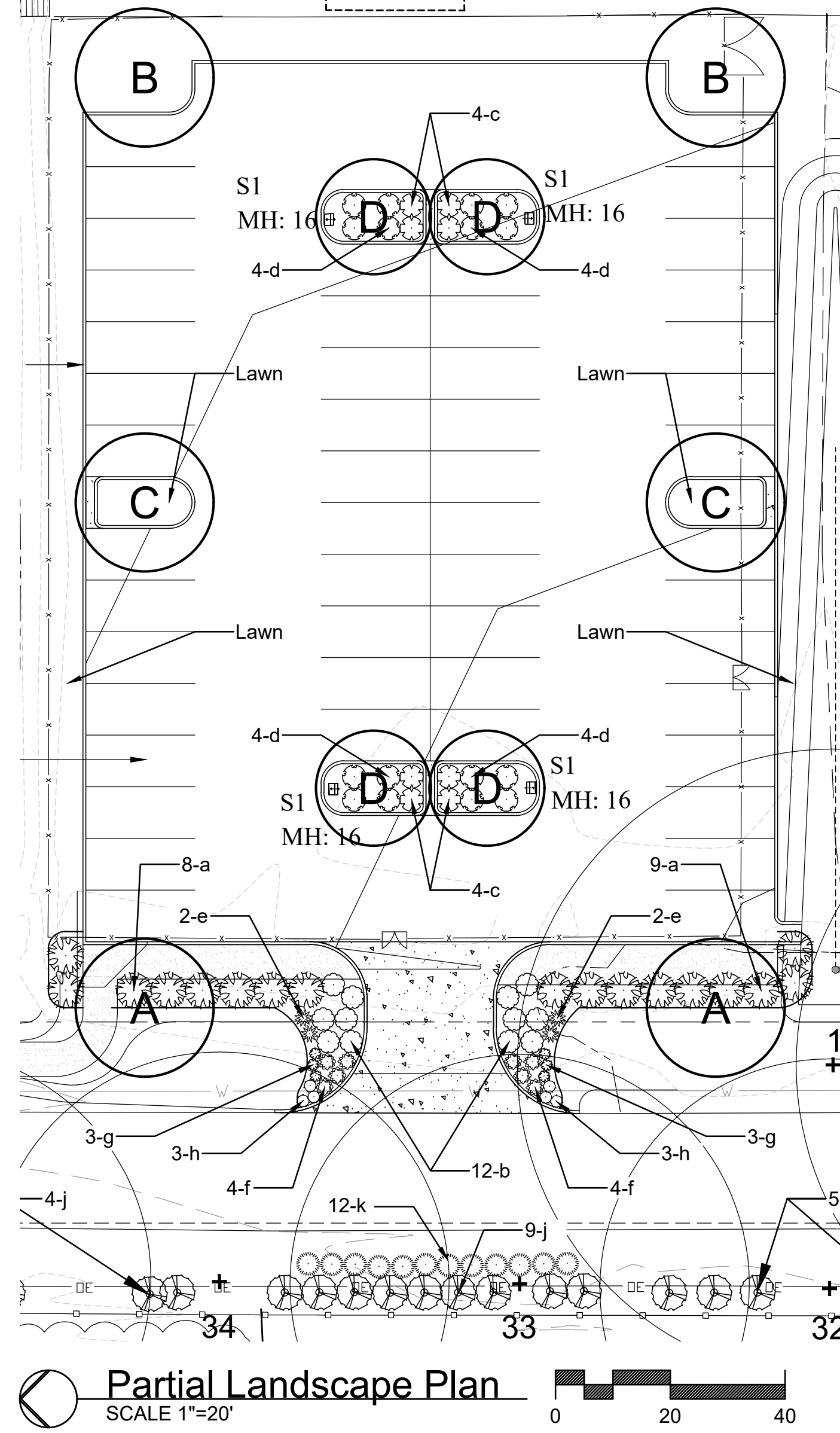


Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141



Landscape Plan
SCALE 1"=40'

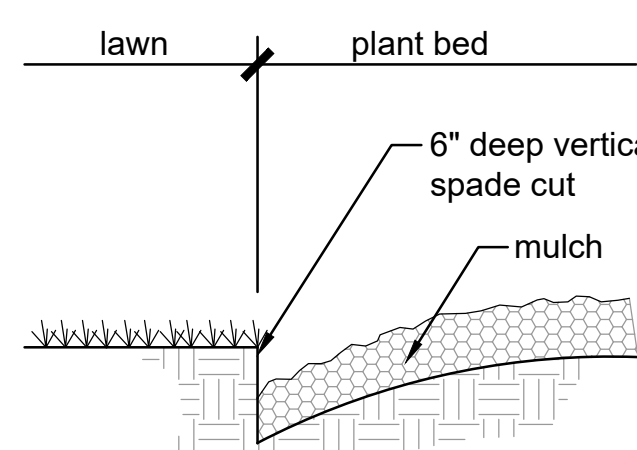


Partial Landscape Plan
SCALE 1"=20'

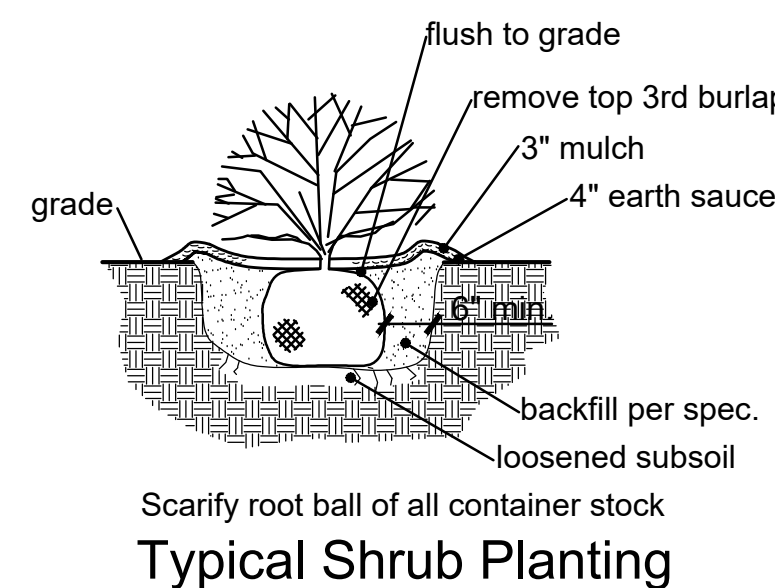
PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	2	Quercus shumardii	Shumard Oak	3" caliper	B & B
B	2	Quercus bicolor	Swamp White Oak	3" caliper	B & B
C	2	Acer saccharum	Sugar Maple	3" caliper	B & B
D	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	3" caliper	B & B

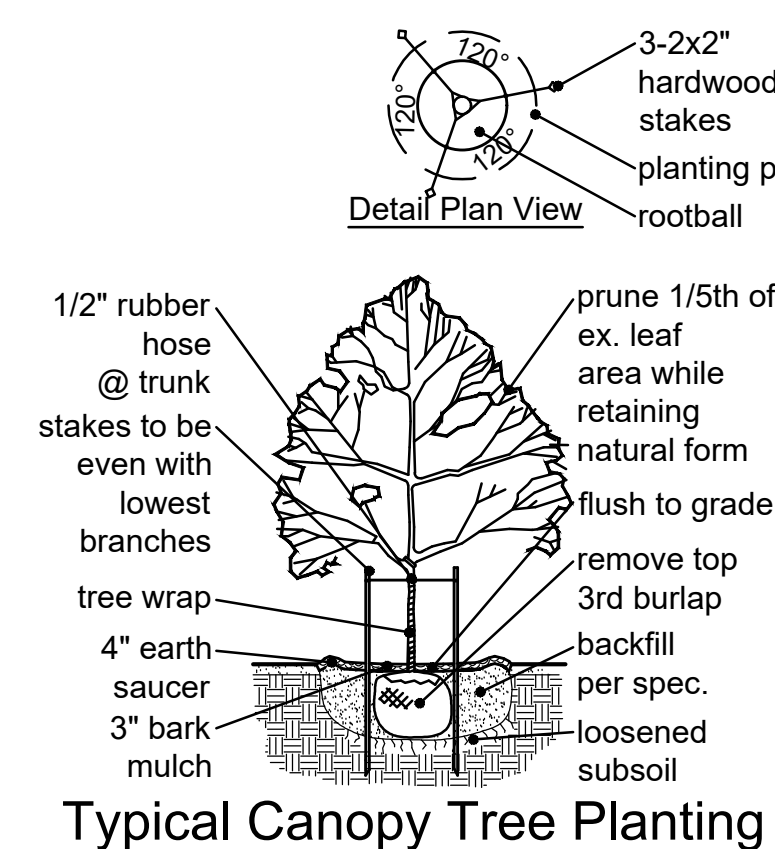
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	17	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	24"	72" o.c.
b	12	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	SPACING 48" o.c.
c	8	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
d	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	48" o.c.
e	4	Hydrangea paniculata 'SMNHPK'	Fire Light Tidbit Panicle Hydrangea	18"	36" o.c.
f	8	Hypericum frondosum 'Sunburst'	Sunburst St. John's Wort	18"	36" o.c.
g	6	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	18"	24" o.c.
h	6	Spiraea japonica 'Walbura'	Magic Carpet Spirea	18"	24" o.c.
j	18	Buxus 'Green Mountain'	Green Mountain Boxwood	48"	72" o.c.
k	12	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18"	48" o.c.



Spade Cut Bed Edge



Typical Shrub Planting



Typical Canopy Tree Planting

Landscape Notes:

- Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- Topsoil in all disturbed lawn areas at 6" depth.
- Soil mix in all shrub beds at 8" depth.
- All mulch to be double ground bark mulch.
- Bed edges to be spade cut.
- Per City of Creve Coeur (Section 405.540 Landscaping F.10.): In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.
- Refer to Tree Census, sheet TC, for existing conditions, tree survey information, and tree preservation measures.

Revisions:

Date	Description	No.
4/7/25	City Comments	1

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
700 apt 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000119

Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 2/21/25
Job #: 813.149



city
of

CREVE COEUR

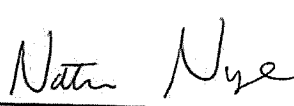
PLANNING DIVISION

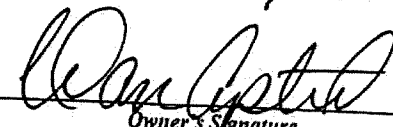
File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Natalie Nye Name	George Stock, Josh Barcus Name
Life Time Company (If Applicable)	Stock & Associates Company (If Applicable)
2902 Corporate Place Address	257 Chesterfield Business Pkwy Address
Chanhassen, MN 55317 Address	Chesterfield, MO 63005 Address
Telephone # 952.401.2405	Telephone # 636.530.9100
Fax #	Fax #
Email: NNye@lt.life	Email: josh.barcus@stockassoc.com
 Applicant's Signature	 Applicant's Representative's Signature

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
12691 Conway Road Address	Dan Apted Name
Creve Coeur, MO 63141 Address	Apted-Hulling, Inc. Company (If Applicable)
Life Time Development Name (if any)	12691 Conway Road 12661 Conway Rd Address
"A" Single-Family Residential District Current Zoning	Creve Coeur, MO 63141 Address
Ordinance No. 5635 Prior CUP Approvals (if known)	Telephone # 314-713-6640
	Fax #
	Email: danjaped@gmail.com
	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Life Time is a health, wellness and fitness membership organization and seeks to amend the existing conditional use permit at the property to provide additional and necessary parking, as set forth in its attached Statement of Rationale.

Gross Floor Area – Existing and Proposed: 79,615 sq.ft. (net area is 78,835 sq. ft. per plans)

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: Approximately 10 at peak hours; Approximately 25 total

Hours of Operation: As provided in the current CUP

Current or Most Recent Use of the Property: Various Membership Organization

Will the applicant apply for a liquor license: Yes ☒ No ☐

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒	Rationale	☐	Building elevations for new construction
☒	Site plan	☒	Photographs of existing structures
☒	Access and parking plan; (may be shown on site plan)	☐	Materials samples
☒	Landscape plan	☒	Legal Description in Word format
☐	Floor plan	☒	Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☒	Electronic copies of all materials	☒	Other items as requested by staff

Preferred Public Hearing Date: Monday, March 17, 2025.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete	Received By: _____
☐ All Documents, incl. e-Copies	_____
☐ Fees Paid	Date: _____

Revised: 7/22



February 17, 2025

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
Attn: Jason Jaggi, Director of Community Development

Re: Statement of Rationale in Support of Life Time's ("Life Time") application to Amend the Conditional Use Permit ("**Application to Amend**") authorized by the City of Creve Coeur (the "**City**") via Ordinance No. 5635, as amended (the "**CUP**") for the property located at 12691 Conway Road, Creve Coeur, Missouri 63141 (the "**Property**" or "**Site**")

Dear Mr. Jaggi,

By way of background, in 2025, occupancy of the Property recently transferred to Life Time. Since opening its doors nearly 30 years ago, Life Time has expanded into 175 plus athletic clubs in destinations that value health, knowledge and relationships, and in selecting the City of Creve Coeur and the Property as its next home, Life Time knew that it found such a community. Life Time's mission is to provide entertaining, educational, friendly and inviting experiences of uncompromising quality that empower everyone to live a healthy and happy life. With respect to the Property, Life Time assumed all operations currently offered, such as outdoor and indoor tennis and pickleball, as well as other recreational operations, including swimming. However, in order to further fulfill its mission, Life Time needs to give the Property a refresh, both internally, and for purposes of its Application to Amend, externally to provide additional, safe and adequate parking.

Accordingly, pursuant to Section 405.1070.E. of the City's zoning code, please allow this letter to serve as Life Time's Statement of Rationale in support of its Application to Amend its CUP.

1. The amendment to the CUP complies with Section 405, technically, including environmental standards and other standards related to the setback, parking, loading areas, screening and buffers, refuse, storage, and services areas and signs; and

The proposed amendment to the CUP complies with all applicable standards per Section 405. The proposed parking lot expansion complies with the required setbacks and brings the Property closer to conformance as it relates to the amount of parking needed for the use. The Property will remain below the maximum lot coverage. The proposed CUP amendment will not impact the size of the building or overall use and will simply be an expanded parking lot, which is very much needed for this Site. Much of the Site including the drive aisle, sections of the parking lot, pool and pool deck are nonconforming as it relates to required setbacks. At this time, these areas of the Site will not be altered. The

proposed parking lot expansion of 50 parking spaces will be conforming to all required setbacks, landscaping, and lighting requirements per the code.

2. The amendment to the CUP will contribute to and promote the welfare of the community

The proposed amendment will allow for a parking lot expansion for a site that is desperately under parked. The existing use has been operating for over 50 years and the existing parking lot of 102 spaces does not adequately serve the recreational use. The existing CUP allows for temporary parking on the lawn for six (6) events every calendar year. The current proposal intends to eliminate this language and instead construct an additional 50 parking spaces. The proposed amendment will be an improvement for the neighboring community.

3. The amendment to the CUP will not cause substantial injury to the value of neighboring property;

The proposed amendment will allow for a compliant parking lot expansion to an existing site that is severely under parked. The proposed changes will occur on the interior of the Site and away from any shared property lines. The parking improvement will benefit the neighboring properties who currently deal with overflow parking in the grassy areas of the Site.

4. The amendment to the CUP will be consisting with the City's Comprehensive Plan (copy here: [CC Comprehensive Plan](#))

The proposed amendment is consistent with the City's Comprehensive Plan. The amendment is to better a longstanding use within the community. The improvement of this recreation destination allows the city to continue to be a premiere livable community as well as continue to maintain a strong economic base. The proposed Life Time will improve upon the existing Site, while maintaining its character and being mindful of its residential neighbors. The proposed amendment for a parking lot expansion is designed to meet the required 50-foot setback and lot coverage maximums. The addition of 50 parking spaces will help adequately serve the recreational use, while eliminating the need to park temporarily on the grass. This 50-parking stall expansion will allow for the day-to-day parking needs of Life Time to be met as well as the event parking needs for tournaments, meets, etc.

5. The amendment to the CUP will provide erosion control and on-site stormwater detention in accordance with the Code; and

The proposed amendment meets all erosion control and stormwater detention requirements.

6. The amendment to the CUP will be compatible with the surrounding area and not be an excessive burden or have a substantial negative impact on the surrounding area or users, including on pedestrian and vehicular traffic or on other community facilities, such as emergency services.

The proposed CUP amendment will allow for a needed parking expansion for the Site and remove the parameters to allow for temporary grass parking for events. The current temporary parking arrangement showcases how underserved the current use is by the existing 102-stall parking lot. Life Time would like to provide its members with adequate parking as well as accommodate the events that are currently hosted at the Site. The current temporary parking is on grass and not within the required setbacks. The CUP amendment will alleviate the burden that is currently experienced by the neighboring property owners. All parking lot improvements will be completed under the review of the City and emergency services and will comply with regulations. The parking lot design will allow for a seamless flow of vehicular traffic while keeping pedestrian safety in mind. The goal is to improve upon an existing use and site and by bringing the Site closer to conformance, the surrounding residential neighborhood will be less impacted.

Sincerely,

Natalie Nye

Natalie Nye
Associate Development Manager
Life Time Property Development

EXHIBIT A
LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT; THENCE. LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DEVELOPMENT PLAN
LIFE TIME
A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT, THENCE, LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

25.3% [3.81 Ac. - BASED ON 15.035 Ac]

(MAXIMUM SITE COVERAGE = 40%)

PARKING PROVIDED:

152 SPACES (INCLUDING ACCESSIBLE PARKING SPACES)

ACCESSIBLE PARKING PROVIDED:

6 SPACES (2 OF WHICH ARE LIFT VAN ACCESSIBLE)

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

16' MAX HEIGHT

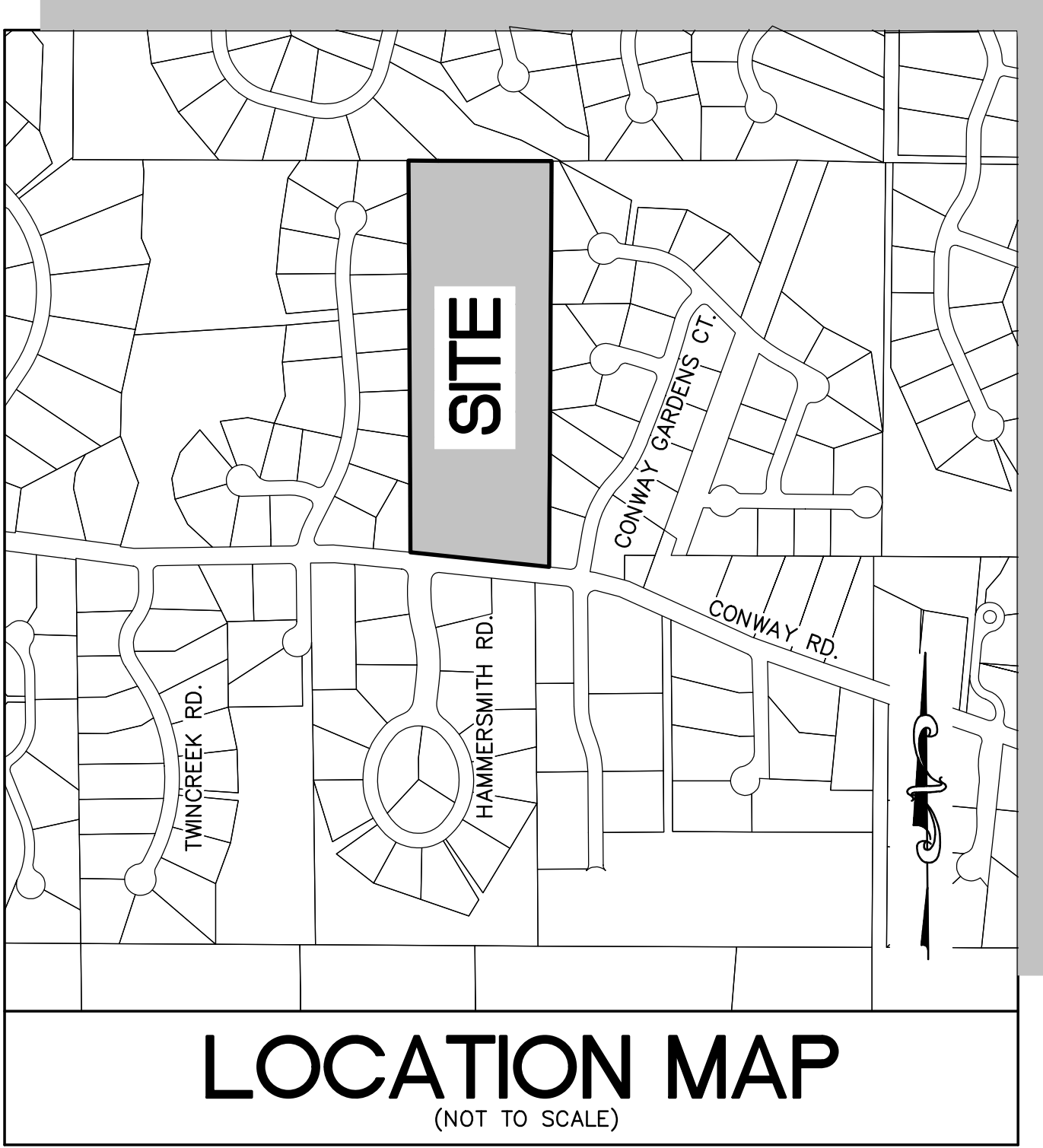
FIXTURES TO BE DOWNCAST, CUTOFF AT
73° FROM VERTICAL AND FULLY SHIELDED

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS



PERTINENT DATA:

SITE ACREAGE	=	15.035 Ac.
OWNER UNDER	=	APTED-HULLING INC.
LOCATOR No.	=	18P320056
ZONING	=	'A' SINGLE FAMILY
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PATTONVILLE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141

GENERAL NOTES:

1) Subject property is Zoned Single Family Residential with a CUP Per Ord. # 5635

Single Family Residential District Regulations:

- 1) Front Yard 50'
- 2) Side Yard 50'
- 3) Rear Yard 50'

4) Maximum structure height for all uses except schools, churches and other places of worship. Two and one-half (2½) stories or thirty-five (35) feet, whichever is less.

5) Buffer yard for conditional uses. any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0189K with effective date of 02/04/2015.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

4) There are 100 regular and 4 handicapped parking stalls onsite.

5) Subject property has direct access to Conway Road a public right of way.

6) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

7) There are no known changes in street right of way lines.

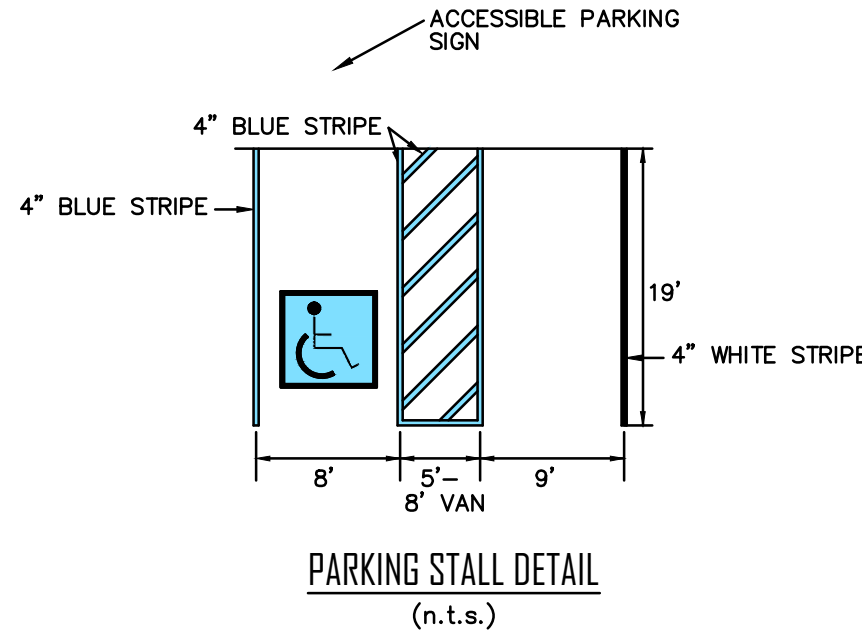
8) There was no evidence of recent sidewalk/street construction at the time of this survey.

9) There are possible encroachments of the Brick Entrance Monument signs into the Right of way of Conway Road. There are possible fence encroachments along the East and West Property lines of subject property.



ABBREVIATIONS

C.O.	=	CLEANOUT
D.B.	=	DEED BOOK
E.	=	ELECTRIC
FL	=	FLOWLINE
FT	=	FEET
FND.	=	FOUND
G	=	GAS
M.H.	=	MANHOLE
N/F	=	NOW OR FORMERLY
P.B.	=	PLAT BOOK
P.C.	=	PAGE
P.V.C.	=	POLYVINYL CHLORIDE PIPE
R.B.	=	RADIAL BEARING
R.C.P.	=	REINFORCED CONCRETE PIPE
SA	=	SQUARE
T	=	TELEPHONE CABLE
V.C.P.	=	VETROBED CLAY PIPE
W	=	WATER
(88°W)	=	RIGHT-OF-WAY WIDTH



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: (314) 615-0215
SIGNALS & LIGHTING:

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 13371 NAVD88 Elev = 508.25

Found "L" on the top southwest corner of a concrete barrier wall situated south of Conway Road north of the sidewalk and south of an extended asphalt shoulder at the culvert where Twin Creek passes under Conway Road, roughly 23 feet south of the centerline of Conway Road, and 166 feet east of the centerline of Twin Creek Road.

SITE BENCHMARK

ELEVATION 545.84
FND. IRON ROD AT THE S.E. CORNER OF PROPERTY AS SHOWN HEREON.

SHEET INDEX

SDP_1.0	TITLE SHEET
SDP_2.0	EXISTING CONDITIONS PLAN
SDP_3.0	SITE DEVELOPMENT PLAN
SDP_4.0	SITE PHOTOMETRIC PLAN
SDP_5.0	SITE SECTIONS
TC	TREE CENSUS
L1.01	LANDSCAPE PLAN

PREPARED FOR:
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PLACE
CHANHASSEN, MN 55317
ATTN: MS. NATALIE NYE
ASSOCIATE DEVELOPMENT MANAGER

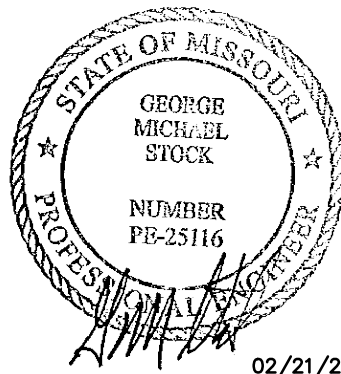
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300 FAX: (636) 530-9300
e-mail: gmoen@stockassoc.com Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

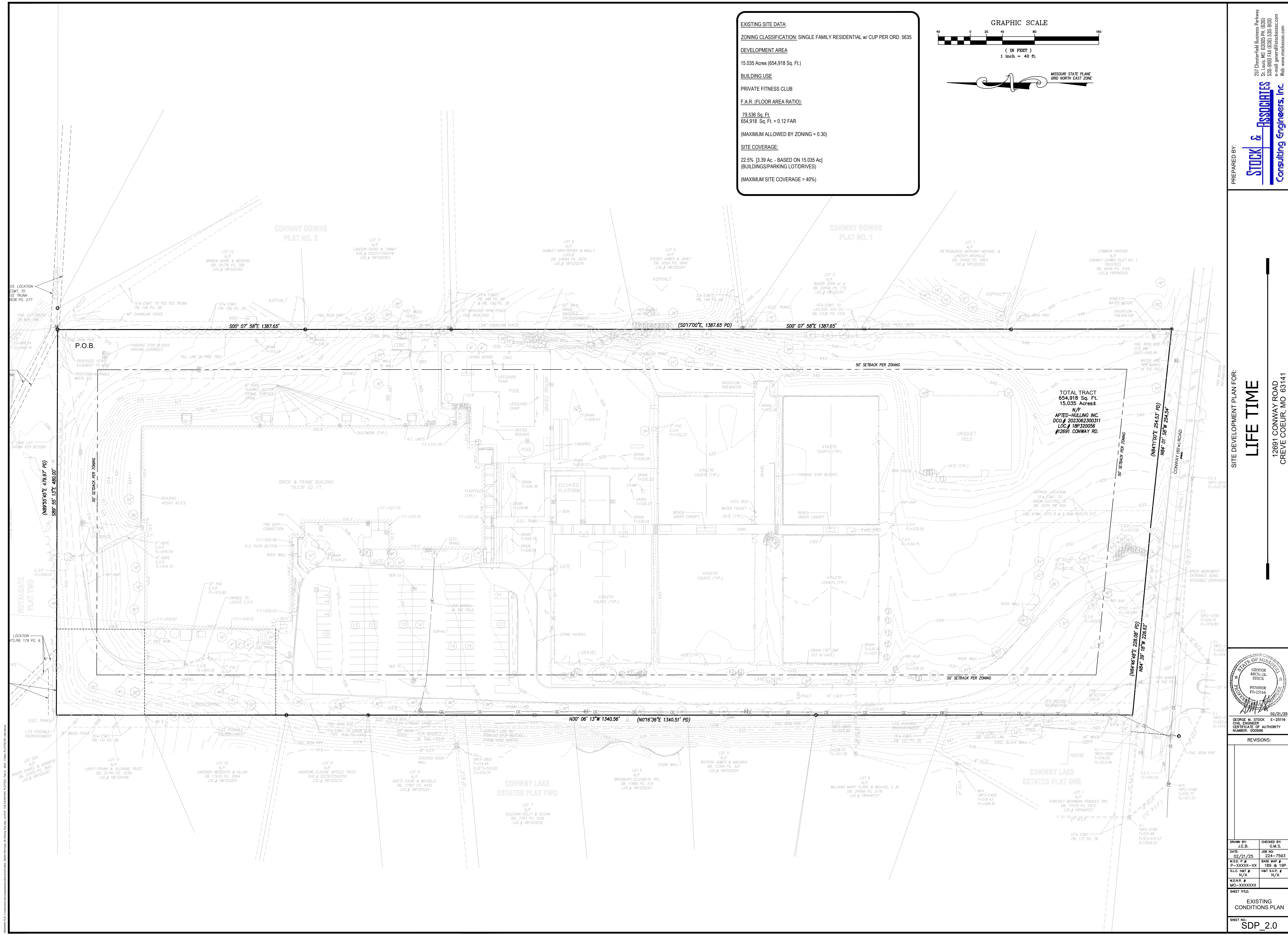
REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
W.S.D. # P-XXXX-XX	BAKE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
W.D.N.R. # MO-XXXXXXX	

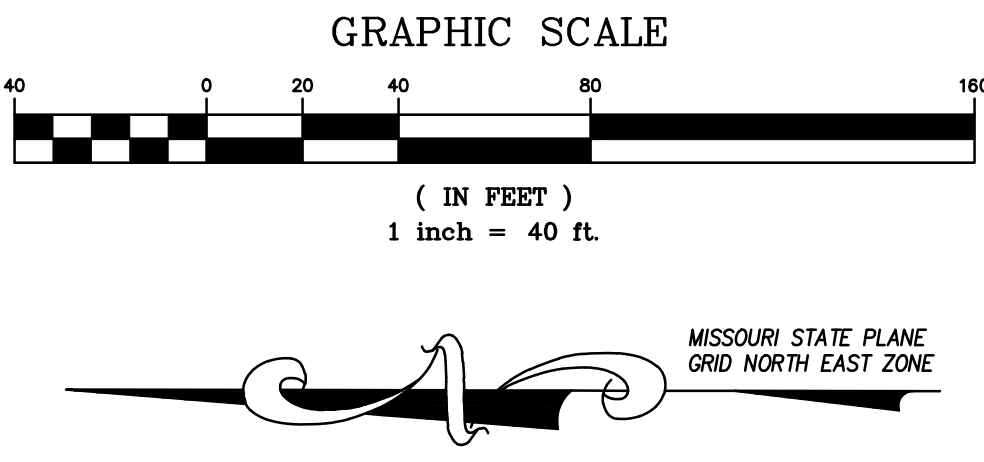
SHEET TITLE:

TITLE SHEET

SHEET NO: SDP_1.0



EXISTING SITE DATA:
ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635
DEVELOPMENT AREA
15.035 Acres (654,918 Sq. Ft.)
BUILDING USE
PRIVATE FITNESS CLUB
F.A.R. (FLOOR AREA RATIO):
79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR
(MAXIMUM ALLOWED BY ZONING = 0.30)
SITE COVERAGE:
22.5% (3.39 Ac. - BASED ON 15.035 Ac.)
(BUILDINGS/PARKING LOT/DRIVES)
(MAXIMUM SITE COVERAGE = 40%)



TOTAL TRACT
654,918 Sq. Ft.
15.035 Acres±
N/F
APTED-HULLING INC.
DOC # 2023062300311
LOC # 18P320056
#12691 CONWAY RD.

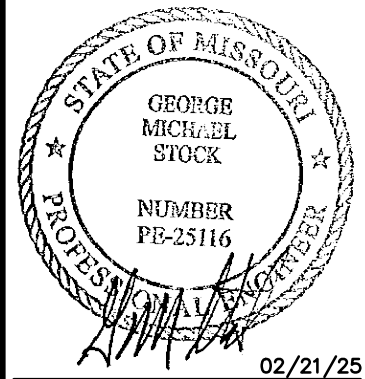
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300
5301-9301 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK
E-25116
02/21/25

REVISIONS:	
DATE:	JOB NO:
02/21/25	224-7593
DESIGNED BY:	DATE: 189 & 19P
P-XXXX-XX	189 & 19P
S.L.C. HAT #	HAT SUP. #
N/A	N/A
MDNR #	MD-XXXXXX
MD-XXXXXX	
SHEET TITLE:	
EXISTING CONDITIONS PLAN	
SHEET NO: SDP_2.0	

STOCK & ASSOCIATES, INC. 257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63105 PH: (636) 530-9300 FAX: (636) 530-9300 E-MAIL: GENERAL@STOCKASSOC.COM WEB: WWW.STOCKASSOC.COM

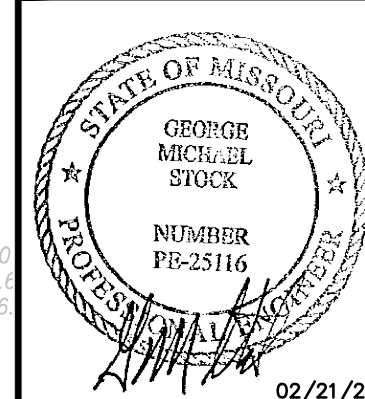
(MAXIMUM SITE COVERAGE = 40%)

MISSOURI STATE PLANE
SOUTH WEST PLANE PLANE

STOCK & ASSOCIATES
Consulting Engineers, Inc.

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
M.S.D. P #: P-XXXX-XX	BASE MAP #: 189 & 19P
S.L.C. H&T #: N/A	H&T S.U.P. #: N/A

SHEET TITLE:

SITE DEVELOPMENT
PLAN

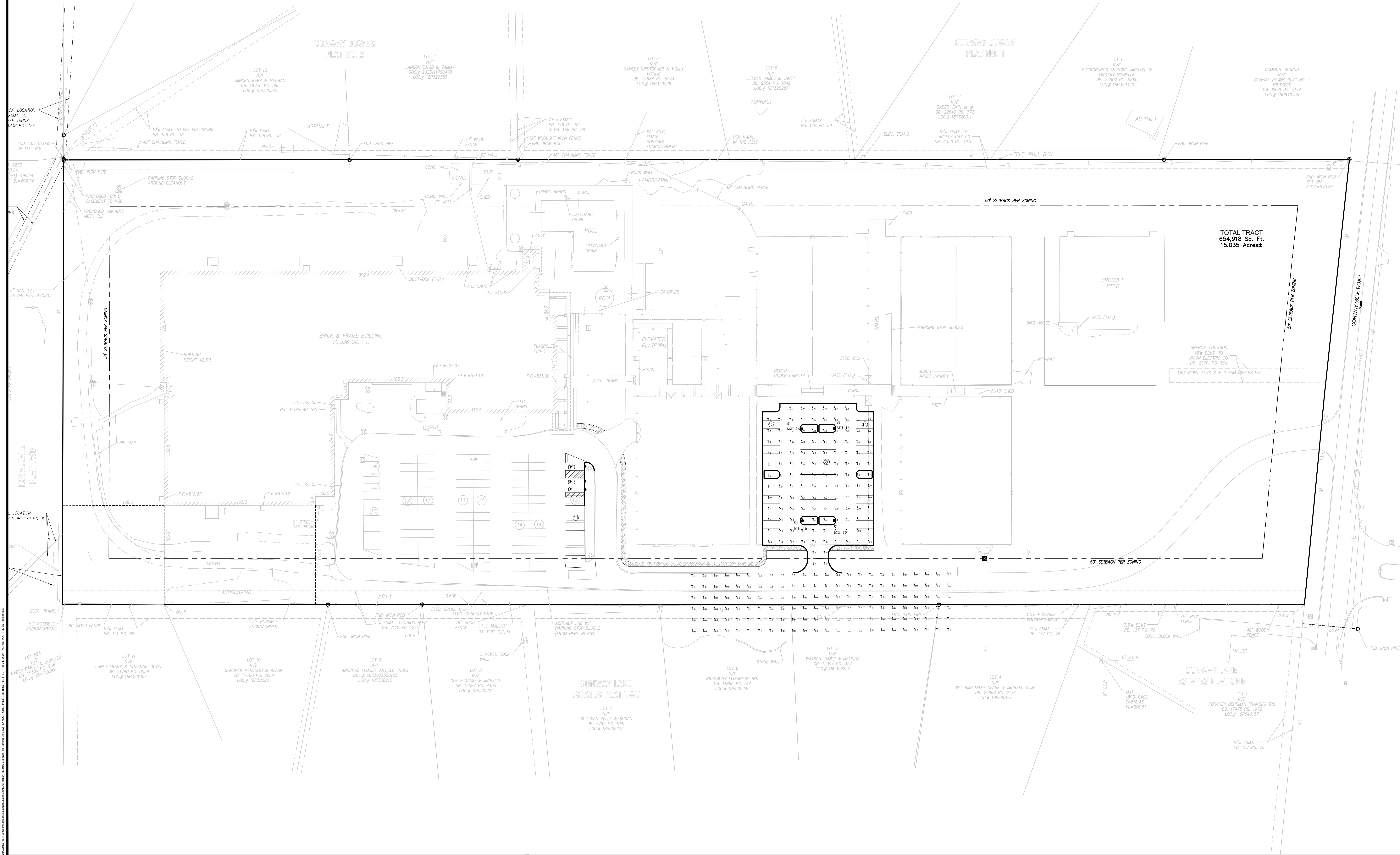
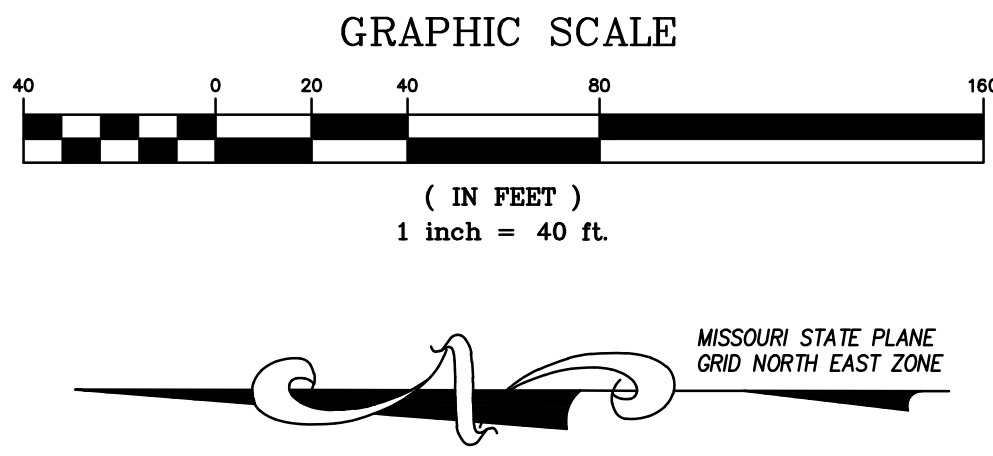
SHEET NO.: SDP_3.0

POLE FIXTURES MOUNTED ON 13' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.44	5.9	0.5	4.9	11.8
SPILL LIGHT	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	S1	Single	0.900	113	452	GPC-SA2C-740-U-5WQ

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



PREPARED BY:

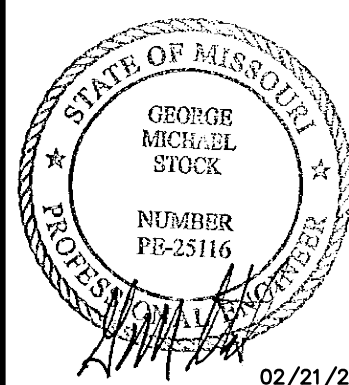
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300
5301-9301 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

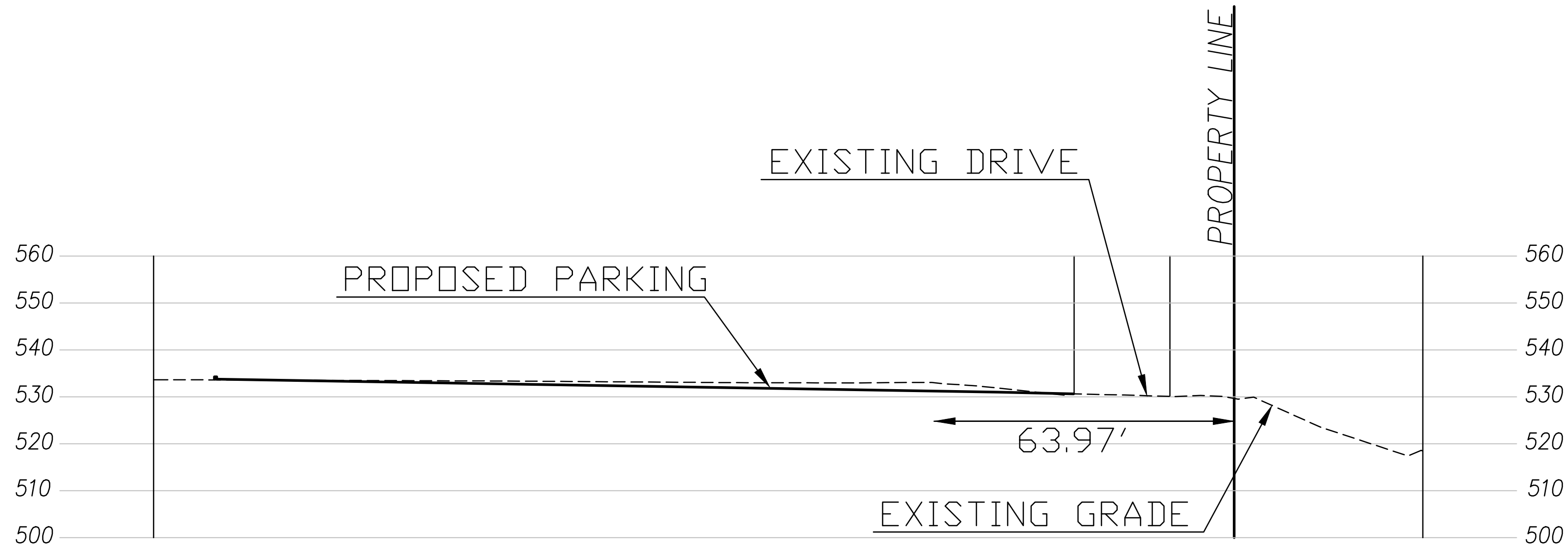
REVISIONS:

DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	02/21/25	JOB NO:	224-7593
KEY: P #	P-XXXX-XX	BASE MAP #	189 & 19P
S.L.C. HAT #	N/A	HAT SUP. #	N/A
M.D.N.R. #	MO-XXXXXXX		

SHEET TITLE
**SITE PHOTOMETRIC
PLAN**

SHEET NO.:
SDP_4.0

STOCK & ASSOCIATES, INC. 257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9300 FAX: (636) 530-9300 E-MAIL: gstock@stockassoc.com Web: www.stockassoc.com



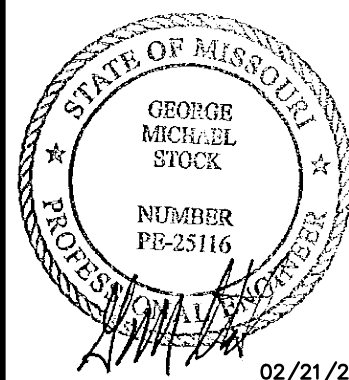
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
KEY: P # P-XXXX-XX	BASE MAP # 189 & 19P
S.L.C. MAT # N/A	MAT SUP. # N/A
M.D.N.R. # MO-XXXXXX	

SITE SECTIONS

SHEET NO:
SDP_5.0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

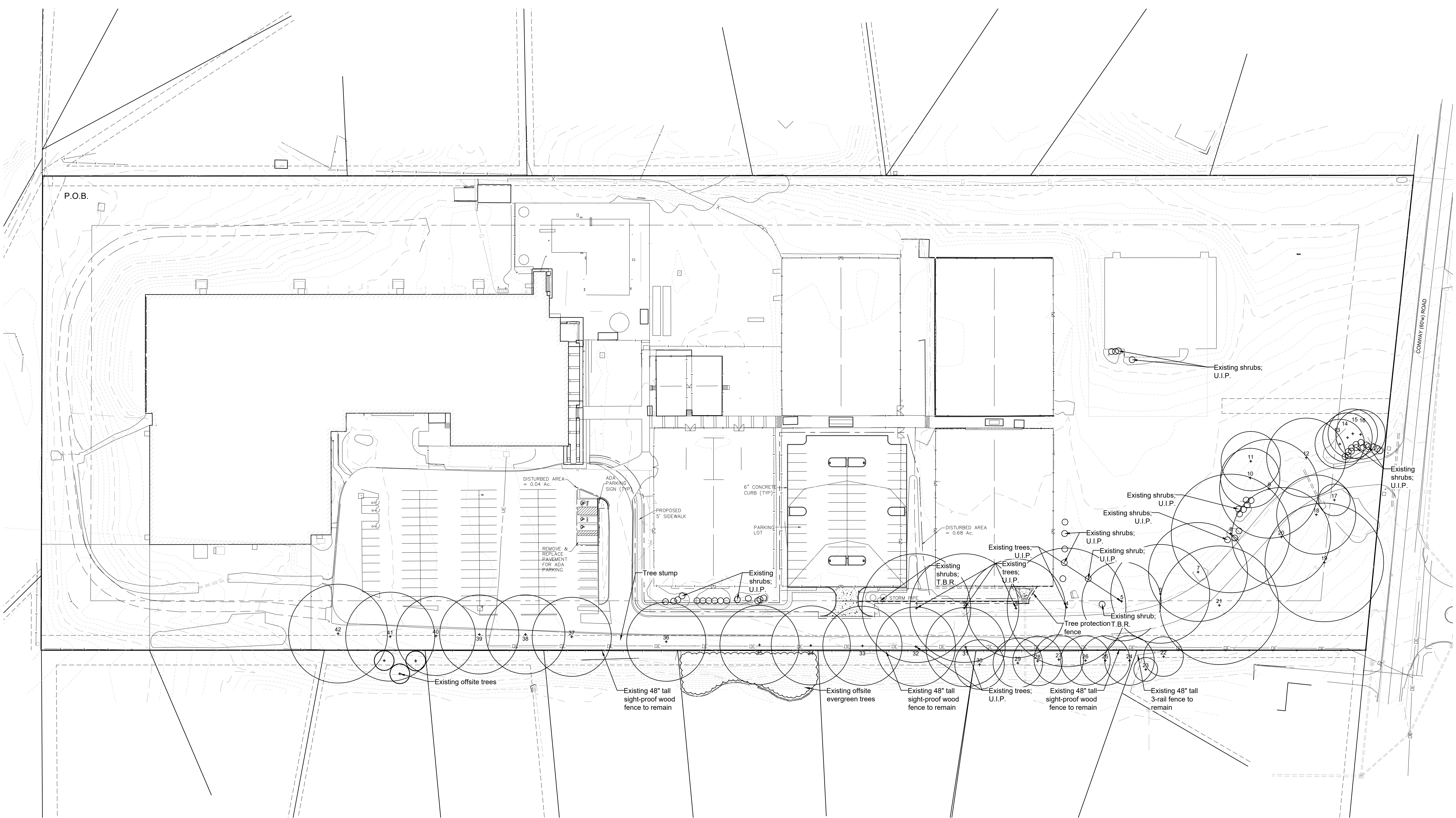


Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000119

Sheet Title: Tree Census

Sheet No: TC

Date: 2/21/25
Job #: 813.149

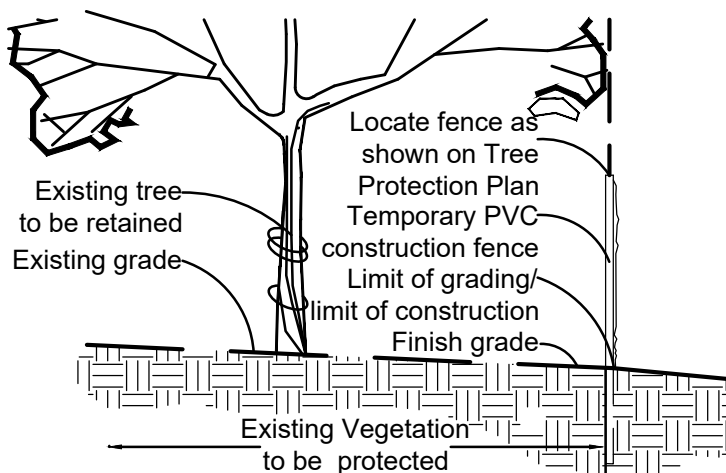
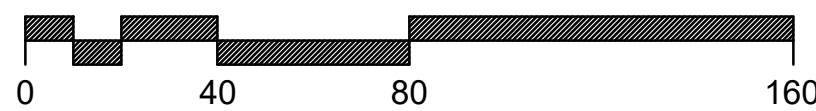


Tree Inventory							
ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Preserved	To Be Removed
1	Oak	30	55	3		X	
2	Oak	30	55	3		X	
3	Oak	27	50	3		X	
4	Oak	36	60	3		X	
5	Oak	21	40	3		X	
6	Oak	26	50	3		X	
7	Oak	27	50	3		X	
8	Oak	31	60	3		X	
9	Oak	26	50	3	Galls	X	
10	Walnut	23	30	2		X	
11	Walnut	22	30	2		X	
12	Oak	28	40	2	Galls	X	
13	Bradford Pear	15	25	2		X	
14	Bradford Pear	15	25	2		X	
15	Bradford Pear	16	25	2		X	
16	Bradford Pear	16	25	2		X	
17	White Pine	10	16	2		X	
18	Oak	32	40	3		X	
19	Oak	42	60	3		X	
20	Oak	34	50	3		X	
21	Oak	36	60	3		X	
22	Spruce	20	20	2	Offsite	X	
23	Spruce	4	12	3	Offsite	X	
24	Spruce	20	25	3	Offsite	X	
25	Spruce	18	25	3	Offsite	X	
26	Spruce	18	25	3	Offsite	X	
27	Spruce	18	25	3	Offsite	X	
28	Spruce	18	25	3	Offsite	X	
29	Spruce	18	25	3	Offsite	X	
30	Spruce	18	25	3	Offsite	X	
31	Oak	25	40	2	Powerlines	X	
32	Oak	23	40	2	Powerlines	X	
33	Oak	35	40	3	Powerlines	X	
34	Oak	36	40	2	Powerlines	X	
35	Oak	30	40	2	Powerlines	X	
36	Oak	30	40	2	Powerlines	X	
37	Oak	27	40	2	Powerlines	X	
38	Oak	33	40	2	Powerlines	X	
39	Oak	24	40	3		X	
40	Oak	34	40	3		X	
41	Oak	26	45	3		X	
42	Oak	24	50	3		X	

Tree Condition Rating:

Excellent = 4
Good = 3
Fair = 2
Poor = 1
Dead = 0

Tree Census
SCALE 1"=40'



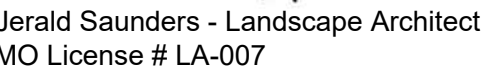
Tree Protection Detail

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Life Time
12691 Conway Road
Creve Coeur, Missouri 63141



Typical Canopy Tree Planting

Date:	2/21/25
Job #:	813.149

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GPC Galleon Pedestrian Companion

Area / Site Luminaire

Product Features



Product Certifications



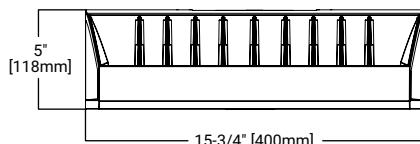
Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

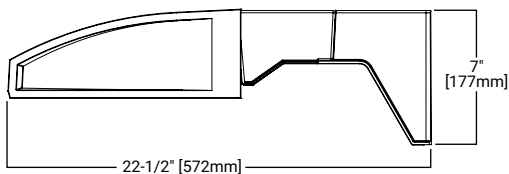
Quick Facts

- Choice of sixteen high-efficiency, patented AccuLED Optics
- Quick mount pole or mast-arm mounting configurations
- Eight lumen packages from 3,215 up to 17,056 lumens
- IP66 rated housing and LED light squares

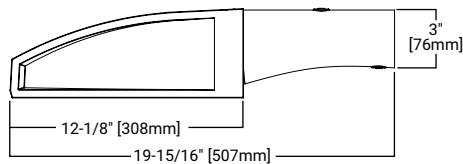
Dimensional Details



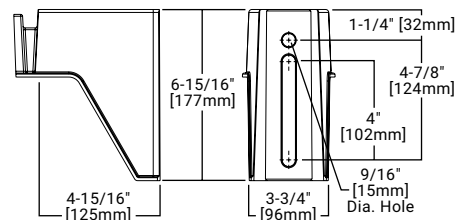
Quick Mount Arm



Mast Arm Mount



Quick Mount Arm (Pole Mounting Details)



EPA

Effective Projected Area (Sq. Ft.)	
Quick Mount Arm	0.73
Mast Arm	0.62

Weight

Approximate Net Weight	
27 lbs. (12.2 kgs.)	

NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GPC-SA2C-740-U-T4FT-GM**

Product Family	Light Engine		Color Temperature	Voltage	Distribution	Mounting Options	Finish
	Configuration	Drive Current					
GPC =Galleon Pedestrian Companion BAA-GPC =Galleon Pedestrian Companion, Buy American Act Compliant ³³ TAA-GPC =Galleon Pedestrian Companion, Trade Agreements Act Compliant ³³	SA1 =1 Square SA2 =2 Squares ²	A =615mA B =800mA C =1000mA D =1200mA ⁴ Z =Configured ³⁷	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{3,4}	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{6,7} 9 =347V ⁶ DV =277-480V DuraVolt Drivers ^{7,8,35}	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I SNQ =Type V Square Narrow SMQ =Type V Square Medium SWQ =Type V Square Wide AFL =Automotive Frontline	QM =Quick Mount Arm for Round or Square Pole ^{2,13} MA =2-3/8" Mast Arm ^{2,14}	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix) ¹		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ³³		
F =Single Fused (120, 277 or 347V. Must Specify Voltage) FF =Double Fused (208, 240 or 480V. Must Specify Voltage) 10K =10kV Surge Module 20K =20kV UL 1449 Fused Surge Protective Device DIM =External 0-10V Dimming Leads ^{9,10} L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right HSS =Factory Installed House Side Shield ²³ GRSBK =Factory Installed Glare Shield, BK ^{4,27} GRSWH =Factory Installed Glare Shield, WH ^{4,27} UPL =Uplight Housing ¹³ HA =50°C High Ambient ¹² LCF =Light Square Trim Plate Painted to Match Housing ²² MT =Factory Installed Mesh Top CC =Coastal Construction finish ⁵ CE =CE Marking and Small Terminal Block ²⁴ AHD145 =After Hours Dim, 5 Hours ¹⁶ AHD245 =After Hours Dim, 6 Hours ¹⁶ AHD255 =After Hours Dim, 7 Hours ¹⁶ AHD355 =After Hours Dim, 8 Hours ¹⁶ DALI =DALI Driver ¹¹		BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR =NEMA 3-PIN Twistlock Photocontrol Receptacle PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ FADC =Field Adjustable Dimming Controller ³⁵ SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{19,31} SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{19,31} SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{19,31} MS-LXX =Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX =Motion Sensor for Dimming Operation ^{17,18,19} WPS2XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{29,30,37} WPS4XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{29,30,37} WLS2XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{30,37} WLS4XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{30,37} LWR-LW =Enlightened Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19,20,21} LWR-LN =Enlightened Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19,20,21}			OA/RA1013 =Photocontrol Shorting Cap OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V MA1252 =10kV Circuit Module Replacement MA1059XX =Thru-branch Back Box (Must Specify Color) LS/HSS =Field Installed House Side Shield ^{23,25} LS/GRSBK-2PK =Glare Shield, Black ^{8,25,27} LS/GRSWH-2PK =Glare Shield, White ^{8,25,27} LS/PFS =Perimeter Shield, Black FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-pin) ^{26,28}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information. 3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 4. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 7. 480V not to be used with ungrounded or impedance grounded systems. 8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 9. Cannot be used with other control options. 10. Low voltage control leads extended 18" from fixture. 11. Not available in 1200mA. When used with CBP or HA options, only available with single light square. 12. Not available in 1200mA, UPL or CBP options. Available with single light square. 13. Quick mount arm adapter is factory installed. Pole mounting bracket shipped in box. Suitable for 1.5G. Fits square and round poles up to 6" O.D. 14. Mast arm adapter factory installed (2-3/8" O.D. arm only). Suitable for 3G vibration. 15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. 16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. 18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting). 19. Includes integral photosensor. 20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities. 21. Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options. 22. Not available with HSS or GRS options. 23. Not for use with SNQ, SMQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 25. One required for each light square. 26. Requires PR7. 27. Not for use with T4FT, T4W or SL4 optics. 28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). 29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 30. Replace XX with sensor color (WH, BZ, or BK). 31. Smart device with mobile application required to change system defaults. See controls section for details. 32. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 33. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 34. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. 35. Cannot be used with PR7 or other motion response control options. 36. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc. 37. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPBx).							

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- Dark Sky Approved (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

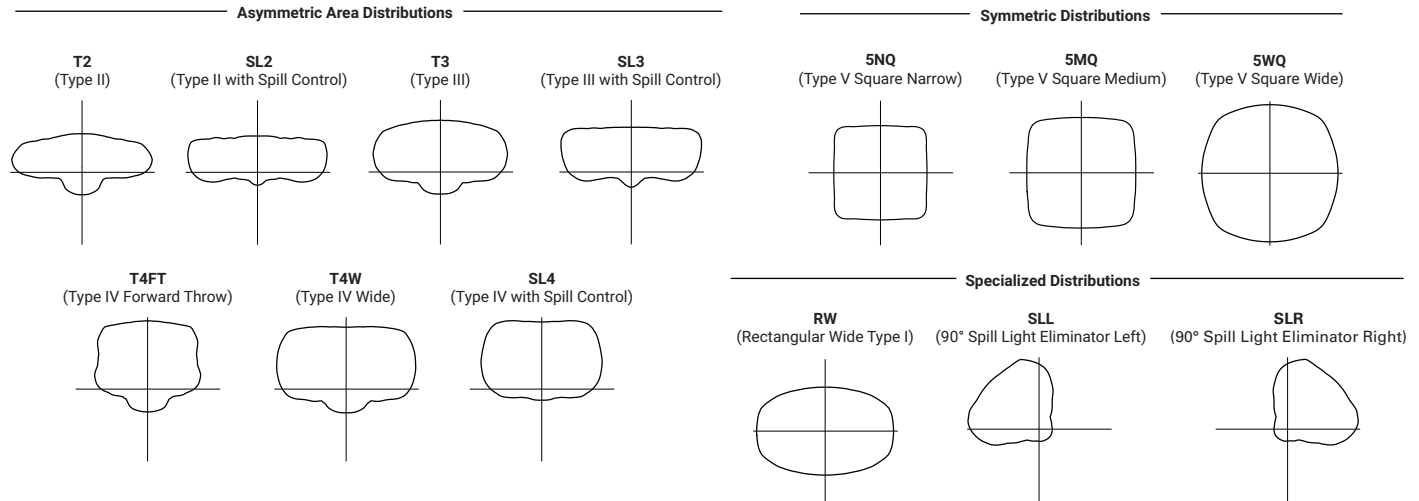
Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

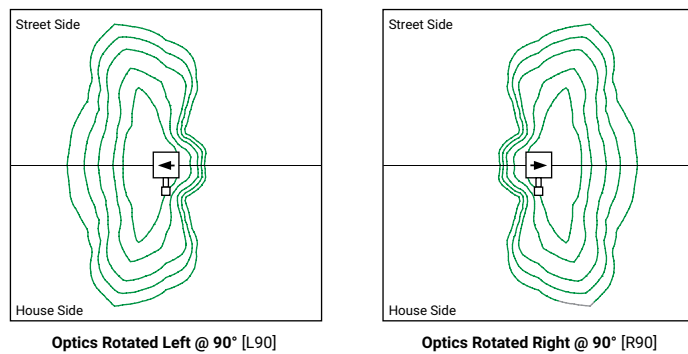
Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Optical Distributions



Optic Orientation



Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

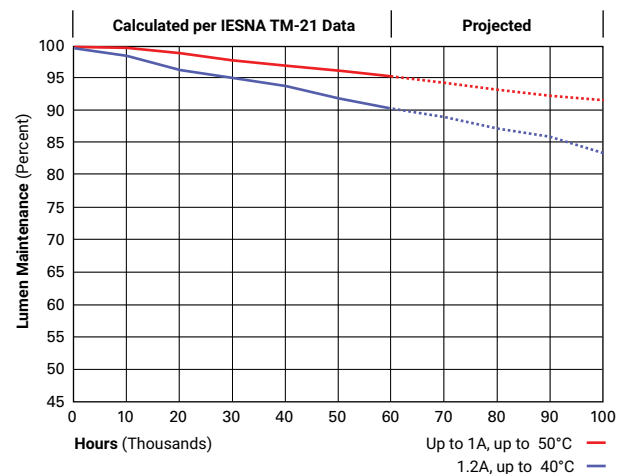
FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

[View GPC Galleon Pedestrian IES files](#)

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

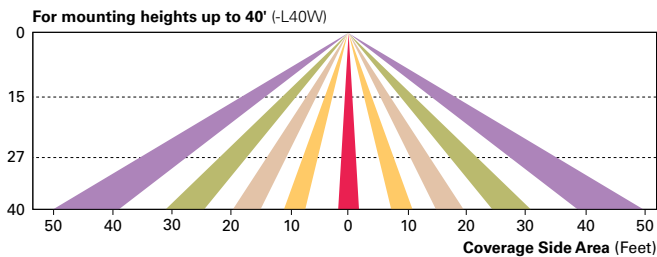
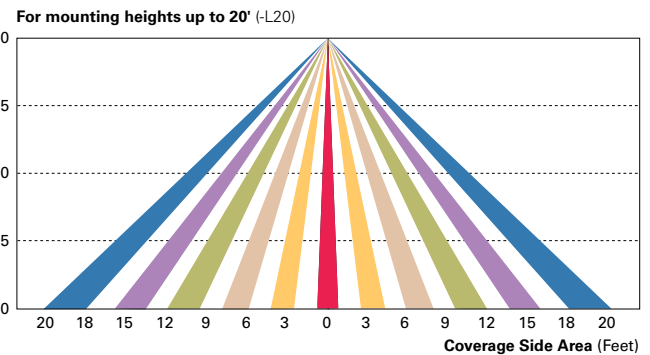
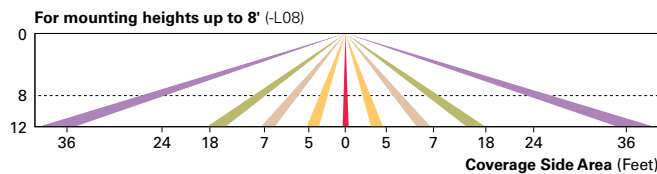
Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

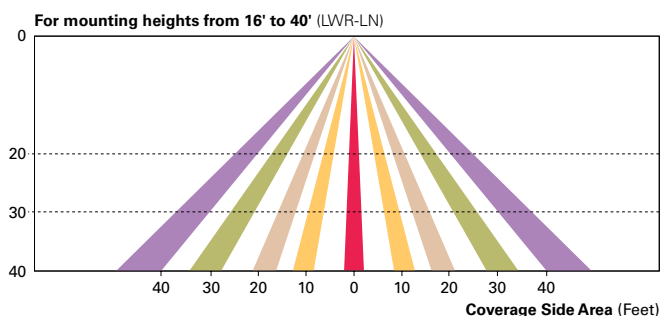
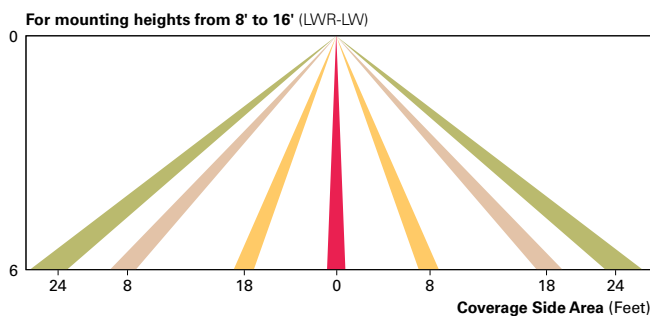
Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.







SAFETY FIRST

- Do not leave children, children, animals, unaccompanied in your vehicle at any time.
- Lock vehicles in your trunk or keep with you.
- Vehicles with animals or children left unaccompanied will be opened and contents will be lost.
- No smoking, no alcohol, drugs, tobacco, or weapons are allowed on parking lot.
- No open burning or picnicking is allowed at any time.

Call 314-434-0344 or 911 for any Safety Concerns



















AUTOMATIC
CAUTION
DOOR

AUTOMATIC
CAUTION
DOOR

HAZ
Call 314-434-0344 or 911
for any Safety Concerns

SAFETY FIRST
• Do not leave children, children, animals, unaccompanied in your vehicle at any time with you.
• Lock vehicles in your truck or keep with you.
• Vehicles with animals or children left unattended will be opened and authorized entry.
• Absolutely no alcohol, drugs, tobacco, or firearms are allowed on parking lot.
• No open burning or smoking is allowed in any form.
Call 314-434-0344 or 911
for any Safety Concerns

FDC

Push to Open





















PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT; THENCE. LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.



Bethany Moore <bmoore@crevecoeurmo.gov>

Fwd: CCRC Drainage Problem

1 message

James Watson <jawatson1977@gmail.com>

Thu, Mar 13, 2025 at 11:00 AM

To: bmoore@crevecoeurmo.gov, nnye@lt.life

Bethany, thank you for the information you shared with me yesterday. Natalie, we are 40 year members of CCRC and 40 year residents of 362 Conway Lake Drive, which sits across the driveway and below the proposed parking lot expansion. We also own 314 Conway Lake Drive, which is located on the other side of the fence from the main parking lot near the back building.

In advance of the hearing on March 17th, I wanted to ask Natalie a few questions and share some observations:

1. Project Scope - I have read the Notice of Public Hearing, reviewed material available online and the letters sent to members. I understand the description of the 50-space addition and plans to improve the interior of the club. My question is about the long-range plans for increasing membership and expanding the building complex footprint. Can you provide any additional insight at this stage?
2. Parking Expansion - Did you evaluate other options for increasing parking capacity? In my opinion, the dormant grass courts could be returned to their original purpose providing expanded outdoor tennis and pickleball, while the overflow parking lot could be located near the inactive croquet court area. Walking access between the hard courts would not be much further to the clubhouse & pool.
3. Lighting - How bright will the lights be and what will the hours of operation be? Even though the lights are downward facing, neighboring houses sit below grade, so they would appear to be very visible. Headlights facing our house, especially the second floor, could be a nuisance. The oak trees along the driveway do not provide any buffer due to trimming necessary to protect Ameren power lines.
4. Drainage - Rainwater runoff has been a significant issue for us over the years. Turning the grass courts into a paved lot has the potential to exaggerate the problem. Attached are photos of our back and side yards during a heavy rain. What drainage mitigation measures will you be taking?
5. Safety - Speed limit signs have been posted on the driveway, but that has not prevented occasional speeding down the driveway. With increased activity coming from the new 50 spaces, I am concerned about the opportunity for traffic issues on the other side of our 4' fence. Do you have plans for installing speed bumps or some other form of deterrent?

Dan & Deb Apted have been wonderful friends and neighbors over the years. We have enjoyed our long association with the CCRC, and hope to continue in that tradition with Lifetime. However, we have a significant investment in the two homes bordering the club, and we are concerned about protecting our value. A Conway Lake resident and CCRC members just sold their home over similar concerns. I was hoping to share these issues privately to see if you would provide more information and work with us to find acceptable solutions.

Natalie, I'm hoping we can meet at one of the public hearings, or separately, if you'd like. Bethany, thank you for your help.

Begin forwarded message:

From: James Watson <jawatson1977@gmail.com>

Subject: CCRC Drainage Problem

Date: March 13, 2025 at 9:55:28 AM CDT

To: James Watson <jawatson1977@gmail.com>







Jim Watson
314-409-3296
jawatson1977@gmail.com

March 14, 2025

City of Creve Coeur
Planning Division
300 North New Ballas Road
Creve Coeur, Missouri 63141

Dear Ms. Moore,

Life Time's application for a Conditional Use Permit application appropriately mitigates impact on west side residences with a Landscaping Plan. Life Time's proposal offers no mitigation for my home and is, therefore, unacceptable.

The CUP amendment proposal assumes that distance and the embankment sufficiently mitigate impact. This is incorrect. The parking lot lights will be directly visible from my backyard and a defining characteristic of my home. The entire parking lot will be directly visible from bedroom windows.

A Landscaping Plan like that provided for the west side is appropriate mitigation.

The existing River Birch and Evergreen trees are deteriorating and of no value.

The existing parking lot and lights are 90% blocked from my property by structures, trees, and bushes. The proposed new parking lot and lights are, therefore, a major alteration of the status quo. Mitigation is essential to achieve fairness.

The row of ten Arborvitae trees I planted on my side of the property line is testament to the importance of screening existing CCRC activities and lights. In the name of fairness, Life Time should assign the same importance to mitigating the impact of the proposed new parking lot and lights.

My home directly faces and is near the CCRC Swimming Pool and Entertainment area where Bands and Disc Jockeys are situated for outdoor events. The music is highly intrusive. I request that you review the outdoor event restriction (Section 3, paragraph 5) with an eye for strengthening and ensuring that Life Time understands its importance.

Bands and Disc Jockeys are allowed to play until Midnight. In keeping with Life Time's desire to be a member of our community they should accept a CUP revision changing "Midnight" to 10:00 PM. Historically, Creve Coeur Racquet Club has ended music by 9:00 PM with the event ending no later than 10:00 PM. This is the status quo and should be incorporated in the CUP.

Kindest regards,



James Steger
12632 Conway Club Court
Saint Louis, MO 63141

Copies
Jason Jaggi
David Hoffman
Drew Newman

Limited swim meet parking (six per year)
is not equivalent to a new parking lot
and lights 365 days a year.
Jim

CREVE COEUR TENNIS CLUB LLC
12691 CONWAY ROAD
CREVE COEUR, MO 63141

April 29, 2024

Mr. Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur, Missouri
300 North New Ballas Rd
Creve Coeur, MO 63141

RE: Creve Coeur Racquet Club
Conditional Use Permit dated April 22, 2019
Bill No. 5759, Ordinance No. 5635

Dear Mr. Jaggi:

As per the terms of the above Conditional Use Permit granted to Creve Coeur Racquet Club on April 22, 2019, please accept this letter as written confirmation that Creve Coeur Tennis Club LLC has leased the property covered by the above Conditional Use Permit.

As per Article 8 of our lease agreement, we do hereby agree to be bound by the approved site plan for the property and agree to operate the leased premises according to the Conditional Use Permit issued by the City of Creve Coeur.

If any additional information is required, please contact Margie Piot at 618-975-6572.

Sincerely,



Creve Coeur Tennis Club LLC
Daniel J. Apted, President
Apted-Hulling, Inc, Sole Member

**AN ORDINANCE REPEALING ORDINANCE NO. 486, 1593 AND 5338 AND
AUTHORIZING A CONDITIONAL USE PERMIT FOR THE CREVE COEUR
RACQUET CLUB, LOCATED AT 12691 CONWAY ROAD**

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to the club's conditional use permit (CUP) to modify the terms and conditions of the ordinance relating to hours of operation, parking, the hosting of special events, and other matters associated with the use of the property; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, February 19, 2019 beginning at 6:30 p.m. or immediately following the close of the previous public hearing, and continued on April 1, 2019 on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously 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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 1, 2019; and

WHEREAS, all parties desiring to be heard, either for or against said application, 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 Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Numbers 486, 1593 and 5338 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof to the Creve Coeur Racquet Club at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a private racquet and swim club on the property addressed as 12691 Conway Road.
2. The use of the property shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received March 13, 2019 as prepared by Weiss Design Group.
3. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on March 13, 2019 as bound together and submitted in conjunction with Application #19-006 by Weis Design Group, and as amended below.
4. A final landscape plan shall be provided indicating the plant materials, schedule, and planting details for the Zoning Administrator's approval. All landscaping shall be maintained per the approved plan. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping
5. The hours of operation shall be as follows: Indoors, 5:30 AM to Midnight daily; Outdoors, 6:00 AM to 10:00 PM daily. One (1) outdoor event per month from May through September is permitted until Midnight.
6. The Club shall not sub-lease to outside users of the facility without the approval of an amended conditional use permit.
7. Full food and beverage service as an amenity for the users of the facility is permitted with indoor and outdoor seating as an accessory use in accordance with all applicable City, County and State licenses and permits.

8. Temporary parking is permitted within the area depicted on the site development plan for a maximum of six (6) events per year accommodating no more than 50 vehicles. The base of this area shall be reinforced to allow temporary vehicle parking but in all other respects shall be properly maintained as a lawn or grassy field without erosion, dust or other nuisance condition.
9. No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot, except as provided in Condition #8.
10. The service drive shall be used exclusively by employees and contractors. A lockable swing arm gate shall be installed at the entrance to the service drive and affixed with a No Parking sign to prevent unauthorized access to the service drive. An additional No Parking sign shall be placed at the entrance to the tennis courts from the parking lot to prohibit parking on the courts.
11. Wood posts and No Parking signs shall be provided at regular intervals along the west side of the parking lot and access drive to prohibit parking on lawns and within the buffer areas adjacent to residential uses, subject to final approval by Staff.
12. The existing gravel service drive shall be reduced in width to no more than 14-feet and the area around the service drive shall be restored and maintained as greenspace.
13. No exterior storage shall occur unless fully screened with a solid fence and gate and a fence permit issued by the City. The pool deck may be used for storage during the off-season for pool furniture and related items.
14. Outdoor lighting for any outdoor sports or recreation facilities shall not be used between 10:00 PM and sunrise except as provided in Condition #5 for special outdoor events for the swimming pool.
15. Any new exterior light fixtures shall require approval by the Planning and Zoning Commission pursuant to Section 405.680 of the Zoning Code.
16. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
17. Any new mechanical equipment installed for the site shall be properly screened with approved materials.
18. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
19. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
20. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
21. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the

BILL NO. 5759

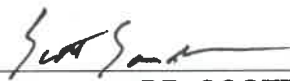
ORDINANCE NO. 51035

time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 22nd DAY OF April, 2019.


DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 22nd DAY OF April, 2019.

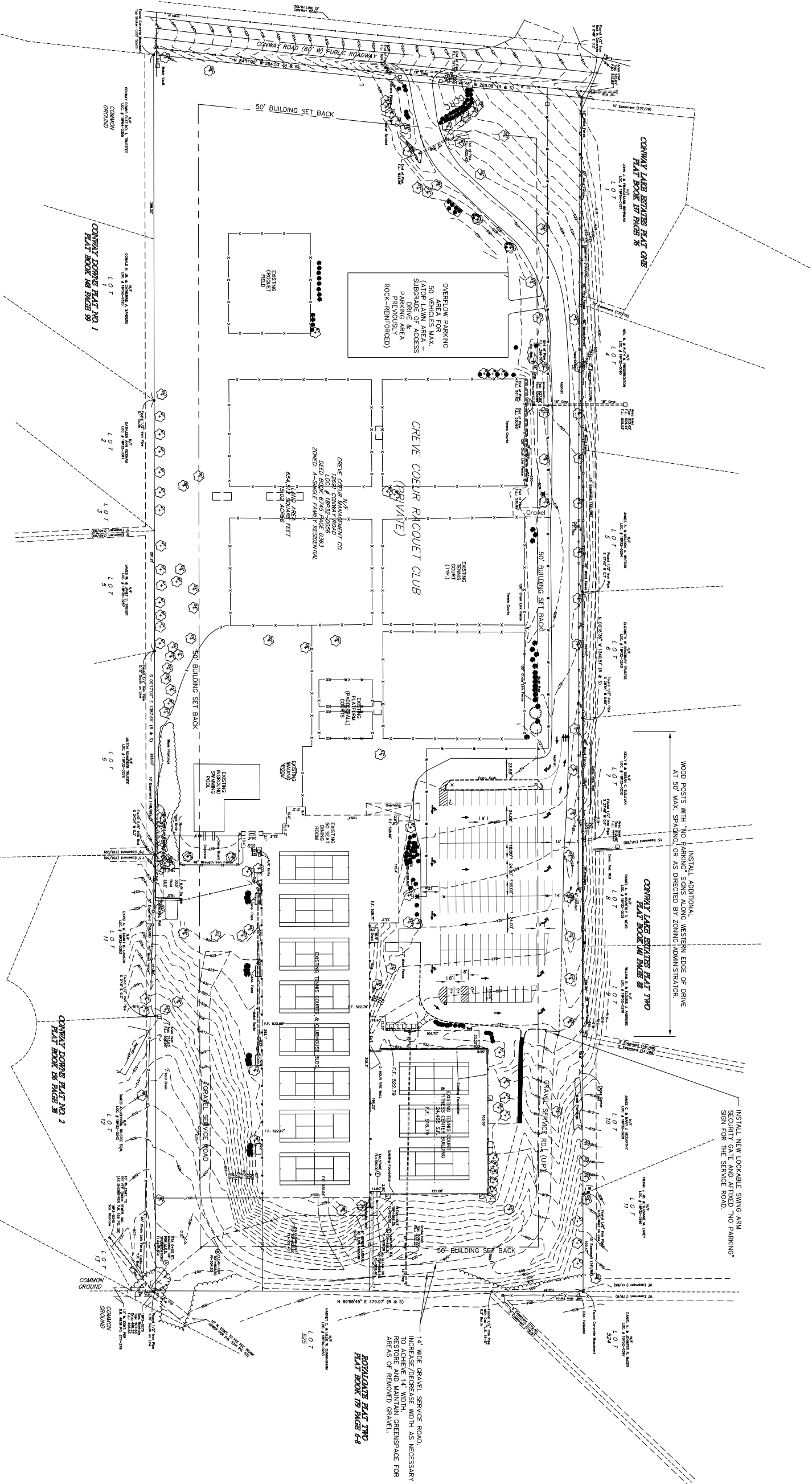

BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



PREPARED FOR:



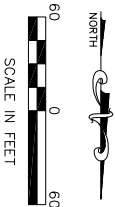
NOTE:

THE PROFESSIONAL'S SEAL & SIGNATURE AFFIXED TO THIS DRAWING APPLIES TO THE DEPICTION AND REPRESENTATION OF THE EXISTING SITE CONDITIONS THAT HAVE CHANGED SINCE THE SURVEY OF 2005.

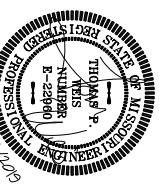
THE SITE COVERAGE COMPUTATIONS HAVE BEEN GENERATED WHILE USING THIS PREVIOUS SURVEY INFORMATION, AND WDG ASSUMES NO LIABILITY FOR INACCURACY OF THE PREVIOUS SURVEY.

COMPUTATIONS

SITE:
PARCEL AREA: 15.02 ACS = 654,271 SF
SITE COVERAGE (BLDG'S/PARKING LOT/DRIVES) 149,058 SF = 3.42 ACS
PERCENT SITE COVERAGE = 3.42 AC/15.02ACS x 100 = 22.78%
PARKING:
CURRENT: 105 TOTAL SPACES (4 ADA STALLS & 101 STD STALLS)

[illegible]

CREVE COEUR RACQUET CLUB



PROFESSIONAL ENGINEER

The logo of the Deutsche Wirtschaftsgesellschaft (DWG) is a stylized monogram. It features a large, bold letter 'D' on the left, which is partially overlapped by a large, bold letter 'W' in the center. To the right of the 'W' is a large, bold letter 'G'. The letters are black and set against a white background.

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**CONDITIONAL USE
PERMIT SITE PLAN**

ISSUE DATE: 3/12/2019
MSD P-

OF 2
WDG # 9902-19-1

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, March 17, 2025

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 25-004

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

Mr. Thomas Buelter

12 Mr. Larry Potashnick

Mr. AJ Wang

13 Ms. Rhonda O'Brien

Mr. Thomas Buelter

14 Ms. Marjorie Richter

Mr. Stephan Tomlinson

15 Mr. Carl Lumley, City Attorney

Mr. Jason Jaggi, Director of Community Development

16 Ms. Bethany L. Moore, City Planner

Ms. Claralyn Bollinger, Recording Secretary

17
18
19
20
21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

24 St. Louis, MO 63128

25 (314) 974-1199

1 CHAIRMAN LABONTE: Okay. We'll call the meeting
2 to order at 6:01 with roll call.

3 Mr. Buelter?

4 MR. BUELTER: Here.

5 CHAIRMAN LABONTE: Ms. O'Brien?

6 MS. O'BRIEN: Here.

7 CHAIRMAN LABONTE: Mr. Potashnick?

8 MR. POTASHNICK: Here.

9 CHAIRMAN LABONTE: Ms. Richter?

10 MS. RICHTER: Here.

11 CHAIRMAN LABONTE: Mr. Tomlinson?

12 MR. TOMLINSON: Here.

13 CHAIRMAN LABONTE: Mr. Wang?

14 MR. WANG: Here.

15 CHAIRMAN LABONTE: Mr. Lumley?

16 MR. LUMLEY: Here.

17 CHAIRMAN LABONTE: Mr. Jaggi?

18 MR. JAGGI: Here.

19 CHAIRMAN LABONTE: Ms. Moore?

20 MS. MOORE: Here.

21 CHAIRMAN LABONTE: And, Ms. Bollinger?

22 MS. BOLLINGER: Here.

23 CHAIRMAN LABONTE: So our second item has been
24 continued.

25 So we will move to our third item and open the

1 Public Hearing for Application 25-004: A Conditional Use
2 Permit Amendment for a New Parking Lot, Parking Lot
3 Lighting and Landscaping for Life Time Creve Coeur located
4 at 12691 Conway Road.

5 If anyone speaking could please come forward to
6 be sworn in.

7 (The speakers were sworn in by the court
8 reporter.)

9 MS. NYE: Good evening, Everyone.

10 CHAIRMAN LABONTE: If you could please state
11 your name and address.

12 MS. NYE: Sure. Sure.

13 My name's Natalie Nye, 2900 Corporate Place,
14 Chanhassen, Minnesota.

15 So my name's Natalie Nye, and I'm here
16 representing Life Time, the applicant this evening.

17 Thank you all for being here and taking the time
18 and to -- to look at our application.

19 I did want to mention, just we've had a really
20 great experience with staff working through this process,
21 so thank you, Bethany and Jason. It's been -- it's been a
22 pleasure working with you.

23 All right. So I'll introduce our request.

24 Tonight we are looking to amend the current
25 conditional use permit, and also the site development plan

1 associated with that for 50 additional parking spots at
2 our Life Time Creve Coeur facility.

3 So here on the screen, you'll see an aerial of
4 the site's outlined in red is where the parking lot
5 expansion will go. Fifty parking spots.

6 No other exterior improvements are proposed as
7 part of this application. It's just a parking lot and
8 anything associated with that, so landscaping and
9 lighting, it's all part of our packet for review.

10 I think we also have a few ADA parking spots we
11 needed to add in the larger parking lot. So existing
12 right now there's about 102 parking spots, and there are
13 some provisions in the current CUP for special events for
14 parking on the grass and things like that. We'd like to
15 remove those and to provide an area, a true parking lot
16 for -- for that, overflow parking for our peak hours for
17 events, things like that.

18 This is a little bit of a unique site, I'm sure,
19 as you guys know, a lot of the parking lot is
20 nonconforming right now. It goes into the buffer and
21 required setback. So there wasn't an easy way to expand
22 it. So if you're wondering why it's kind of off to the
23 side, it had to be a little bit more internal to the site
24 in order to meet the zoning standards.

25 This area used to be tennis courts, so at some

1 point, also a consideration when it comes to stormwater
2 and things like that.

3 Outside of this application, I did want to
4 mention that Life Time has applied for building permits
5 with the City that's currently under review.

6 Some of these are more maintenance and safety
7 related. They have a new roof proposed, fire sprinklers
8 throughout.

9 And then on the screen, I have some video
10 renderings of what we plan to do to the interior of the
11 space.

12 Interior remodel of the bathrooms and locker
13 rooms and clubhouse and lounge area. Also planning to
14 refresh that tennis -- indoor tennis and pickleball as
15 well.

16 This is proposed to be a phased construction
17 approach, so we'll be open and operating during that time.

18 But I did want to just give a little bit of
19 information on that in case you had questions and
20 curiosity about that.

21 So, just as -- to give you a little bit more
22 familiarity with Life Time, if you're not familiar.

23 We took over this site earlier this year in
24 January, and so we're operating -- currently operating
25 there.

1 But if you don't know too much about Life Time.
2 We were founded in Minneapolis, Minnesota over thirty
3 years ago. We've grown since then nationwide. I think
4 we're up to over 180 athletic resorts at this point.

5 If you're familiar with any of our other clubs,
6 Frontenac and -- or West County Chesterfield, we have two
7 other clubs in the St. Louis metro.

8 As you can see, those are much larger. They're
9 more of our prototypical ground-up development. That's
10 not our intention here in Creve Coeur. Site couldn't
11 accommodate it, and that's not what we're -- we're here to
12 do.

13 We're not proposing any type of large addition
14 or expansion. We just want to improve on what's here.

15 We really love the site, the community and the
16 character of -- that Creve Coeur Racket Club has built,
17 and so we want to modernize that a little bit, but still
18 preserve some of that character, so we're not proposing to
19 expand it or anything.

20 We see this as kind of a boutique location for
21 Life Time that helps support the network of Life Times
22 here in the St. Louis metro. So not trying to be a
23 Frontenac, but -- but we still want to have that type of
24 experience in the locker rooms and things like that.

25 With our portfolio across the nation, we've got

1 clubs of various sizes. Certain ones that are
2 acquisitions that are smaller, more unique.

3 So this isn't necessarily new concept for us,
4 but we're really excited to be here.

5 If you have any questions for me, I'll be
6 available.

7 At this point, I think I'll turn it over to Josh
8 at Stock & Associates, and he has a little bit more of our
9 technical part of our presentation.

10 CHAIRMAN LABONTE: Thank you.

11 MR. JOSH BARCUS: Thank you.

12 Josh Barcus, Stock & Associates, 257
13 Chesterfield Business Parkway, Chesterfield, Missouri
14 63005.

15 As Natalie mentioned, and as before you, we have
16 a conditional use permit to amend, along with the site
17 development plan.

18 So, in looking through the staff report, and
19 just taking some of those key points, the design meets the
20 recommendations and the guidelines.

21 The new parking lot will not encroach into the
22 50-foot setback. The drive lane already does as it exists
23 today, so, as Natalie mentioned, they're trying to find a
24 spot on site where they can add some additional parking
25 without getting into any of these buffers or being out on

1 the south end towards (inaudible) Conley Road.

2 There will be no substantial injury to the value
3 of the neighboring property. Plans include erosion and
4 stormwater management in accordance with the City and
5 MSD's standards.

6 We have submitted a conceptual review to MSD,
7 and we got some of that feedback last week, just to ensure
8 that we understand the guidelines that we'll have to
9 follow.

10 Currently with what we propose, there's no
11 additional detention requirements that would be on site,
12 and it's still under the threshold for meeting any
13 (inaudible) for disturbance on the property.

14 And then, as Natalie mentioned, still continue
15 to be compatible with character of the surrounding
16 community.

17 This is just a -- an existing site plan. It's
18 about 22.5 percent today, and that's going off of the
19 City's requirements relative to how it's calculated on
20 this site.

21 So, for instance, in these numbers it doesn't
22 include any of the courts, the pool deck. This is roof
23 and pavement only in these calculations as far as the
24 ordinance that governs the coverages.

25 The site generally drains to the -- north is to

1 your left on this plan, generally drains to the southeast,
2 and then a good majority of it drains back to the west.

3 This is the plan showing that the grades
4 throughout aren't really adjusting.

5 The additional parking lot that is shown with
6 the 50-car parking spaces includes four 16-foot lighting
7 poles to light the parking lot area. And then, although
8 we're showing in the plans the 5-foot, we'll have a 6-foot
9 sidewalk going to the front door from this location.

10 As Natalie mentioned, when you look at the
11 number of parking spaces that are provided, we have to
12 make sure that we increase the amount of ADA parking
13 that's on site, so planning to repave the small area up
14 front to add those spaces.

15 The stormwater today on the drive just kind of
16 sheet flows across and drains either to the east or the
17 west and some to the south. There's existing pipe system
18 that's on the west side of the paved tennis court that is
19 just south of this plan. We're planning to tie into that
20 existing stormwater system.

21 And these are just some sections throughout the
22 site.

23 Generally, Section AA is cut from the parking
24 lot to the south, just showing the distance to the
25 property line and generally the grade where we tie in on

1 the east side of the existing driveway. And the other
2 section is cutting out to the Conway Road right-of-way
3 just to show how far back that we are relative to the
4 planned area.

5 This is the landscape plan that was submitted.
6 There's ten canopy trees associated with this, and then 77
7 shrubs, grasses, perennials. The trees are within the
8 islands and then on the edges, and then there's a row of
9 shrubbery along the parking stalls to help shade any
10 lights as they come through for the parking -- parking.

11 And with that, if there's any questions, we'd be
12 happy to answer them.

13 CHAIRMAN LABONTE: Questions?

14 MR. BUELTER: Landscaping plan. Do we have
15 irrigation on the landscaping plan? Okay.

16 VOICE: Yes.

17 MR. JOSH BARCUS: Yes, sir.

18 MR. BUELTER: Thanks.

19 CHAIRMAN LABONTE: Any other questions?

20 Okay. Thank you.

21 MR. JOSH BARCUS: Thank you.

22 MS. MOORE: Hello. Bethany Moore, City Planner.

23 So, Josh and Natalie did a really good job with
24 their presentation, so I'm going to try and go through
25 this quicker, but if you have any questions, just let me

1 know.

2 So, this is a conditional use amendment with a
3 site development plan for a new parking lot with lighting
4 and landscaping for Life Time Creve Coeur.

5 So, Life Time Creve Coeur is the former Creve
6 Coeur Racket Club, and it is located within our A Zoning
7 District.

8 So, it's a 15-acre property. The NAICS is
9 fitness and recreational sports center. And because it's
10 a conditional use, it does have additional requirements on
11 it in terms of buffer. So it has a 50-foot buffer on all
12 sides where it's adjacent to residential.

13 It does have some existing nonconformities, just
14 due to the age of the property, but none of the proposal
15 is within that 50-foot buffer.

16 So, the proposal is for a 50-stall parking lot
17 in order to address some of the existing parking issues,
18 cause they are very underparked right now. And the
19 existing conditional use permit addresses that by giving
20 allowances for parking elsewhere on the site because they
21 don't have enough parking, and so this site development
22 plan would be removing those elements from the conditional
23 use permit, so that they can park on this parking lot.

24 Again, the use is not changing, it's still a
25 members -- members only activity, and then they'll have

1 larger events as well.

2 The hours of operation, again, are not changing,
3 that's staying the same as the existing conditional use
4 permit.

5 There are activities outdoors, including the
6 swimming pool, and then they have all of these sports
7 courts out here, and then they have the sport courts
8 indoors. So, there's approximately fifteen outdoor game
9 courts and eleven indoor game courts. And, again, they're
10 not expanding those at the moment.

11 So, here is the site development plan. As they
12 said, the parking lot is going here in what is existing as
13 a grass field. It was supposed to be used for, I believe,
14 like a grass court. So they're just putting the parking
15 lot here because this is the edge of the 50-foot buffer
16 from residential. And, so, that's the best place for that
17 to fit.

18 And then this is the sidewalk that will connect
19 it to the building. Here's the building and the new
20 parking lot, and these are the courts around it.

21 They are also adding some additional accessible
22 parking spots closer to the building because with more
23 parking spaces then more accessible spaces are also
24 required.

25 We do have a condition added that this sidewalk

1 be 6 feet because we do have requirements that all
2 interior sidewalks in non-residential uses are to be
3 6 feet instead of 5. The plans say 5.

4 So, there will be a total of 152 parking spaces
5 on site.

6 And then -- so, here is the residential
7 properties that are adjacent. Here and here on either
8 side of the entry to this parking lot is where that --
9 those hedges will be in order to block headlight glare
10 because this -- this property does sit up higher than the
11 residences, so there's a slope.

12 And whenever we have parking that is adjacent to
13 residential, they have to have screening of headlight
14 glare in -- in terms of a berm or a fencing or shrubs,
15 and, so, in this case, they've chosen shrubs, and they
16 meet our requirements in terms of height and width.

17 The site coverage will be 25.3 percent where
18 before it was 22.5 percent. The maximum for conditional
19 uses like this one in our Residential Districts is
20 40 percent, so they're still under their site coverage.

21 And, again, here's just a closer look at that
22 landscaping plan.

23 These are the new trees that they will be
24 including on the edges of the parking lot, and then also
25 in the landscaping islands. And then here are the hedges

1 that are supposed to block the headlight glare.

2 And, again, irrigation will be provided. That
3 is shown on the plans.

4 And then lighting. So, they did provide a
5 photometric that does show that the lighting will not
6 exceed 1-foot candle at the property line. It'll actually
7 get down to 0.0, and it has to get down to less than 1.0,
8 so they -- they meet that before they even reach the
9 property line with these new light poles.

10 And the maximum height for light poles is
11 16 feet and, again, they meet those in this district.
12 There will be four; one here, one here, one here and one
13 here.

14 And staff has added an additional condition of
15 approval that would limit the parking lot lighting to no
16 later than 10 p.m., which is the existing conditions for
17 the lighting for the platform courts that are on the other
18 side of the property, and, so, they would just follow that
19 same pattern.

20 MS. O'BRIEN: Bethany, those little hedges that
21 are going to block the light from the parking lot, are
22 they going to be evergreens?

23 MS. MOORE: They are. They're -- they're holly.
24 They're a holly variety that --

25 MS. O'BRIEN: So they would always have leaves

1 on them?

2 MS. MOORE: Yes.

3 CHAIRMAN LABONTE: May I ask a question --

4 MS. MOORE: Yes.

5 CHAIRMAN LABONTE: -- about the lighting?

6 MS. MOORE: Yes.

7 CHAIRMAN LABONTE: So, in the hours if -- cause
8 people could be there till midnight inside, so what would
9 be the plan to light the parking lot then if people are
10 parking there between ten and midnight?

11 MS. MOORE: So, this would -- this would only be
12 for this overflow parking. They have additional lighting
13 on the parking that's closer to the building and it
14 wouldn't affect that.

15 CHAIRMAN LABONTE: But if you're -- you
16 potentially could have that many people for an event
17 inside, correct --

18 MS. MOORE: Correct --

19 CHAIRMAN LABONTE: -- or --

20 MS. MOORE: You could.

21 CHAIRMAN LABONTE: So that seems like a safety
22 issue to me.

23 MS. MOORE: And if that's not something that the
24 Planning and Zoning Commission thinks is necessary, we
25 could remove that. That's just something that we added

1 because it is closer to residential, whereas, the rest of
2 the parking lot is a little bit further back.

3 CHAIRMAN LABONTE: Because we would want it lit
4 if people are parking there, correct?

5 MS. MOORE: Yes.

6 Any other questions about the lighting?

7 So, then these are just some conditions that
8 will be amended from the original. And like I said, some
9 of these conditions, because of the project, are no longer
10 valid.

11 So, Condition 8 would be changed, and then also
12 Condition 9, because that is the condition that allows the
13 additional parking on site that's not in the parking lot
14 because they don't have enough parking spaces, so this new
15 parking lot would remove that allowance.

16 And then also we did have an additional
17 condition that was not part of the packet that staff would
18 like to suggest; that Conditions No. 5 and 14 shall be
19 amended to remove the allowances for outdoor events past
20 10 p.m.

21 That was a resident complaint that we had
22 received that the events didn't necessarily need to go
23 past 10 p.m.

24 That is something that we have asked -- we have
25 spoken with the applicant about, and they're agreeable to

1 that, those hours.

2 Any other questions?

3 CHAIRMAN LABONTE: Could we maybe have a little
4 bit more information from the applicant about the
5 lighting, cause I -- I really do think it's a problem to
6 not have a dark parking lot if people are parking in it.

7 MS. MOORE: Sure.

8 MS. NYE: Thank you, Chair.

9 I agree, I think it's important. There is a
10 chance there are people parking there, so we want to
11 ensure the safety of our members.

12 I also understand where staff is coming from,
13 and if nobody has parked there, I understand they want to
14 turn off those lights.

15 I'm just not sure if we can commit to that if
16 there are cars still parked there as a safety --

17 CHAIRMAN LABONTE: Right.

18 MS. NYE: -- as a safety concern, so.

19 CHAIRMAN LABONTE: Is there a way you can manage
20 that to have them always off unless there's an event where
21 people are using the lot past ten, or is that something
22 you can manage internally?

23 MS. NYE: I think that's something we could
24 speak to our operations there, something that can be
25 monitored if that parking lot really isn't used in those

1 later hours, typically, then I think that those lights
2 could be turned off.

3 On those events that we do have later events,
4 which don't happen too often, I think we would try to keep
5 those on for -- from a safety perspective.

6 So it's tough if it's a condition of the
7 ordinance as it always has to be turned off at 10 p.m.,
8 but we want to be good neighbors, and so I understand the
9 concern for -- for lighting, and that they might not want
10 to have them on all the time, it's because that is a
11 little bit more overflow parking, and chances are there
12 won't be too many cars in that spot for people coming late
13 at night (inaudible).

14 So, I understand the --

15 CHAIRMAN LABONTE: Uh-huh.

16 Could you go back to maybe the hours, the hours
17 again? Yeah, I don't know, Bethany.

18 MS. NYE: We are, as Bethany mentioned, we are
19 amenable to changing our events to end at 10 p.m.

20 CHAIRMAN LABONTE: So that would say one outdoor
21 event per month is permitted until 10 p.m.?

22 MS. NYE: Uh-huh. That would be more consistent
23 with our -- our hours, our regular hours, and we don't
24 have any programming that would really have any events
25 until midnight anyway, so there's -- there's no problem

1 there.

2 CHAIRMAN LABONTE: So are larger events there
3 till midnight or do those inside also end at ten?

4 MS. NYE: There really shouldn't be large events
5 until midnight.

6 CHAIRMAN LABONTE: Okay.

7 MS. NYE: But I think the -- the -- what the
8 condition, and the neighbor can speak if they're here
9 tonight, but I think their concern was having some of
10 those outdoor events, the -- the sound or the noise --

11 CHAIRMAN LABONTE: Uh-huh.

12 MS. NYE: -- and -- and that issue.

13 CHAIRMAN LABONTE: Okay. Thank you.

14 MS. NYE: So happy to be amenable to that.

15 Thank you.

16 CHAIRMAN LABONTE: Okay. Thank you.

17 Would there be -- is there a way that if there
18 are people -- I just -- I think if there's people parked
19 there, to turn the lights off seems like a safety issue,
20 so what would your recommendation be with that?

21 MR. JAGGI: One -- one suggestion I have is that
22 if we're unsure whether there'll be cars there or not,
23 it's going to be easier for all of us not to try to
24 regulate if cars are there or if they're not there, but we
25 could maybe regulate that this lot specifically, the

1 lights be turned off at midnight, which is when everybody
2 should be gone.

3 But I do think we probably want to not apply
4 that to the existing parking lot because that's near the
5 building, and I think there is some security concerns with
6 having it all dark.

7 So, my thought would be just the new parking
8 lot, maybe those lights could be turned off by midnight,
9 and that should cover all the situations. Consider that,
10 and if that'd be agreeable to the applicant, that might be
11 a --

12 CHAIRMAN LABONTE: Got it.

13 MR. JAGGI: -- solution.

14 CHAIRMAN LABONTE: Uh-huh. Okay. Thank you.

15 MR. POTASHNICK: Would you recap that again.

16 CHAIRMAN LABONTE: So what I heard is that the
17 -- I'm assuming that regular parking lights are on all the
18 time, but the -- for the new lot they would be off at --
19 by midnight.

20 MR. POTASHNICK: Yeah. And we'll hear from
21 residents that's okay.

22 CHAIRMAN LABONTE: Yes. Yeah.

23 Other questions?

24 MR. POTASHNICK: And the primary parking lot,
25 the lights stay on till when?

1 MR. JAGGI: Natalie may be able to address that.
2 I'm not exactly sure when they're -- if they're turned off
3 at all. Those existing fixtures have been there a long
4 time.

5 My sense is that they're probably at least some
6 of them are left on all night because of security reasons,
7 it would not be advisable to let the whole site go dark.

8 CHAIRMAN LABONTE: Right.

9 MR. JAGGI: So, I don't -- I'm not aware of any
10 concerns with the existing lighting. We'll hear from some
11 residents to see if that's the case.

12 But, otherwise, I think we would leave those
13 alone, and just this new parking lot, which doesn't seem
14 to be necessary for security purpose that those turn off.

15 CHAIRMAN LABONTE: Uh-huh.

16 MS. MOORE: The existing conditional use permit
17 does not have any restrictions for the parking lot
18 lighting that's existing. The only restrictions for the
19 lighting is for the courts on the other side of the
20 property.

21 CHAIRMAN LABONTE: Okay.

22 MS. MOORE: That's the only other lighting.

23 CHAIRMAN LABONTE: But the way that you reviewed
24 the lighting, it was down. It wasn't -- there wasn't
25 light bleed to the neighbors anyway --

1 MS. MOORE: Correct.

2 CHAIRMAN LABONTE: -- it was down, right?

3 MS. MOORE: Correct.

4 CHAIRMAN LABONTE: Right? Okay.

5 MR. JAGGI: Right. And the photometric showed
6 zero light levels at the property.

7 CHAIRMAN LABONTE: Perfect.

8 Other questions?

9 Okay. I'll open it up at this time for public
10 comment.

11 I have one here, Wes and Mary Anne Mellow. If
12 you want to come to the podium, and please state your name
13 and address.

14 MR. WES MELLOW: I have never done this before,
15 so bear with me.

16 CHAIRMAN LABONTE: Oh, sorry, sorry, sorry.

17 We need --

18 Do you want me to ask who else needs to be sworn
19 in?

20 Is there -- are there any others that wish to
21 speak tonight regarding this matter?

22 Okay. If you want to come forward, we'll swear
23 you in.

24 Thank you.

25 (The speakers were sworn in by the court

1 reporter.)

2 CHAIRMAN LABONTE: Okay. Thank you.

3 You can sit down. Yeah, thank you.

4 MR. WES MELLOW: Well, I had asked about where
5 the parking lot was going to be, and we've been 30-year
6 members at Conway Lake Drive, which is just west, so
7 we're, obviously, just interested in as little change.

8 CCRC have been a terrific neighbor. And we're,
9 obviously, concerned about the safety of the people that
10 will be using CCRC.

11 I just, after, again, listening in and
12 everything, the -- I'm happy to hear that the landscaping
13 is going to be considerable. And I was just -- the more
14 landscaping the better, as far as I'm concerned.

15 And the hollies, the question about being green
16 the whole time, that -- that was good to hear too.

17 My only concern on the lighting, cause we want
18 to make sure everybody's safe, I don't know if they can do
19 a -- a motion detector type thing for that specific
20 parking lot, but if -- are they going to have -- I guess
21 my question, they have one event -- five events a year,
22 May through September, we're going to have lights on the
23 whole time till midnight? Did I get that right or --

24 CHAIRMAN LABONTE: Yeah, I mean I think the
25 lights on that lot would be on until midnight daily, cause

1 the site is open till midnight daily.

2 MR. WES MELLOW: Okay. It doesn't have to do
3 with the events then?

4 CHAIRMAN LABONTE: Right.

5 MR. WES MELLOW: Okay.

6 Well, I -- I suppose I'd prefer a ten o'clock,
7 I'll just say that, so.

8 But I think that the Life Time, it sounds like
9 they'll be good neighbors, so that's -- that's a good
10 thing.

11 And I did have one last question. And I'm not
12 sure who I spoke with.

13 We do have some problems with water coming down
14 because it's a higher piece of property.

15 It does come down into our backyard, as well as,
16 I know some of the neighbors. So, are they -- I didn't
17 quite get it, but are we going to go ahead and have the --
18 a drainage system tying into -- I think there was a
19 drainage system tying into what we have there now?

20 CHAIRMAN LABONTE: Yes. Hang on. We got to
21 keep the conversation focused here --

22 MR. WES MELLOW: I apologize.

23 CHAIRMAN LABONTE: -- and then we can bring them
24 back up.

25 That's okay.

1 MR. WES MELLOW: So that's what -- I'm just
2 curious about that, so we make sure --

3 CHAIRMAN LABONTE: The (inaudible).

4 MR. WES MELLOW: -- there's no differential that
5 we have right now.

6 CHAIRMAN LABONTE: Okay.

7 MR. WES MELLOW: Okay?

8 CHAIRMAN LABONTE: Yes. Thank you.

9 MR. WES MELLOW: Thank you.

10 MR. JAMES WATSON: Hello, my name is James
11 Watson, and --

12 CHAIRMAN LABONTE: Could you state your address
13 too, please.

14 MR. JAMES WATSON: Yes, it's 362 and 314 Conway
15 Lake Drive. We have -- we own two homes along the Drive
16 there, parking.

17 And I wonder if we could put back up the slide
18 that showed the, I think it was the landscaping plan, that
19 might show the lot lines also.

20 So, I hope you can hear me, I'll try to speak
21 up.

22 CHAIRMAN LABONTE: I'm sorry, you have to speak
23 at the podium because it's being recorded.

24 MR. LUMLEY: There's a light pointer built into
25 that. Yeah.

1 CHAIRMAN LABONTE: There you go.

2 MR. LUMLEY: Usually works.

3 Not that one.

4 MR. JAMES WATSON: Not that one. Sorry.

5 MR. POTASHNICK: Madam Chairperson, he's a
6 former banker.

7 MR. JAMES WATSON: Go figure. Bankers get
8 blamed for everything. Not the recession, though.

9 CHAIRMAN LABONTE: Thank you, Bethany.

10 MR. JAMES WATSON: Thanks.

11 So, there we are. Okay.

12 These, I think have been proposed as 16-foot
13 lighting standards. And even -- even though they're
14 pointed downward, Wes' comment earlier about how, you
15 know, our residential lot sit below the parking and the
16 driveway.

17 Even though they're pointed down, my concern is
18 that since there's very little barrier between our fence
19 tops and the height of the oak trees that have been
20 butchered for, you know, Ameren reasons, that the lighting
21 is going to come right down, you know, in -- into our
22 yards, and -- and, certainly, at our second -- the second
23 floor of our homes.

24 When -- when cars enter -- excuse me -- when
25 they exit the parking lot, the landscaping is not going to

1 protect the headlights from coming straight on toward the
2 homes.

3 You just can't. Have to be able to exit, so
4 that's really not much comfort because it's just going to
5 be a constant, you know, a stream during a busy -- busy
6 event.

7 So, that -- that's one concern of mine, is just
8 how the lighting is -- is going to be handled. How it's
9 going to be shielded from our -- our second stories, maybe
10 even, you know, be worse than that.

11 And -- and I can tell you that the -- the courts
12 on the other side that have the lighting right now, it's
13 very bright at night. And I don't know what kind of
14 lights those are or how they differ from what's being
15 proposed, but that is almost too much at this point. So
16 anything closer, I think, would be -- would be a problem
17 from our perspective.

18 The other thing is on drainage on the, what
19 would be the south side of the grass courts that are there
20 now, there's a gravel -- it's kind of like utility
21 driveway. When it rains hard, the water really streams
22 down that -- that driveway and comes right into our
23 backyard. Floods the -- the backyard in sections. And,
24 you know, Dan has been really good over the years, Dan and
25 Ted, trying to make that situation better, but it -- it

1 still is not good, and I'm afraid when you turn grass into
2 paved parking, you know, it's -- the existing stormwater
3 system there is just not adequate. So that's my second
4 concern.

5 And, third, there -- there is a decent amount of
6 speeding along this driveway, you know, there's slow down
7 signs, people are trying to keep it within reason that --
8 that run the club, but, still, you know, young drivers, I
9 think showing off for their friends or whatever it is,
10 they -- they race out. And almost every resident has a --
11 a gate between our, you know, our properties and the
12 fences and those members can access the club that way.

13 I'm afraid with children going to the courts
14 with increased traffic there and the opportunity for, you
15 know, speeding, as well as people trying to get in and out
16 of that parking lot, it's going to provide some congestion
17 that we don't have today. And I think it's -- it's not
18 good today, and it may be even worse with this situation.

19 And --

20 CHAIRMAN LABONTE: Did you have an opinion on
21 what an alternative would be for parking?

22 MR. JAMES WATSON: Yes.

23 So, you know, I made the suggestion earlier to
24 Natalie and Bethany, so I'll just repeat.

25 I -- if I was running the club to make money, I

1 wouldn't get rid of the potential for revenue-producing
2 courts, whether it's pickleball or whether it's tennis.

3 I would think parking would be better located to
4 the south side near where the croquet courts used to be,
5 if you're familiar with the grassy area on the south side.
6 It's closer to Conway, which has traffic anyway, and would
7 take this whole problem, I think, and put it in an area
8 where people could walk the middle of the courts, that
9 walkway, you know, toward the club. It's not that much
10 further. It's only one section of courts further to the
11 south.

12 And to me, that would be a better solution for
13 everybody. They can make more money with courts, and the
14 parking would be in a place where it would be truly
15 overflow and not maybe just parking here for convenience.

16 CHAIRMAN LABONTE: Okay. Thank you.

17 Laura Shapiro.

18 Laura, you'll need to be sworn in.

19 (The speaker was sworn in by the court
20 reporter.)

21 CHAIRMAN LABONTE: And if you could please state
22 your name and address.

23 MS. LAURA SHAPIRO: Laura Shapiro, 12631 Conway
24 Club Court. I'm in the Conway Down Subdivision.

25 And I was calling -- calling -- coming -- I

1 thought the meeting started at seven, so I apologize for
2 coming in late. I missed the whole presentation.

3 But I'm just really concerned about the parking.
4 I can't say anything better than what he just said. He
5 was really good with his presentation.

6 But I'm just concerned about the lighting. My
7 house is where the swimming pool is, so we see the light.

8 I know our neighbor, who, unfortunately, out of
9 town couldn't be here. He's directly impacted by the
10 lights.

11 I liked his idea about moving it just a little
12 bit more towards Conway. That -- I thought that would be
13 a better solution.

14 My biggest concern, though, is the noise. I
15 think the way the contract was written, they could have
16 unlimited parties or late night.

17 I can tell you in the summer, it is so loud at
18 my house, like outside my house I can't even have a
19 conversation with my husband sometimes cause the noise is
20 so loud.

21 I can tell you over the years, my kids were
22 like -- couldn't fall asleep because we could hear the
23 noise, we can hear the music in our house, it is so loud.

24 And, so, I just want to make sure that, I know
25 before they had the other contract they had limits, they

1 could only have the party until ten --

2 CHAIRMAN LABONTE: Uh-huh.

3 MS. LAURA SHAPIRO: -- I just want to make sure
4 we keep that.

5 CHAIRMAN LABONTE: That was in there, yes.

6 MS. LAURA SHAPIRO: Okay.

7 CHAIRMAN LABONTE: Uh-huh.

8 MS. LAURA SHAPIRO: And they're not allowed to
9 have any more than what we already have.

10 CHAIRMAN LABONTE: Yes, that wasn't changing.

11 MS. LAURA SHAPIRO: Okay.

12 But I thought when we read it, it said they
13 could have unlimited, so I just want --

14 CHAIRMAN LABONTE: No.

15 MS. LAURA SHAPIRO: Okay. It is too loud. So
16 that's all I have to say.

17 CHAIRMAN LABONTE: Okay. Thank you.

18 MS. LAURA SHAPIRO: Okay. Thanks.

19 CHAIRMAN LABONTE: Do you want to come back up
20 maybe and speak about the water first --

21 MR. JOSH BARCUS: Sure.

22 CHAIRMAN LABONTE: -- and how it's going to be
23 tied in?

24 MR. JOSH BARCUS: Yeah, as I mentioned we had a
25 conceptual review through MSD.

1 And I just did the same thing. Every clicker is
2 a little different.

3 While it's tying into the pipe system, the City
4 has a no adverse impact ordinance relative to the 15-year
5 20-minute storm event, which we're required to show in our
6 calculations with our improvement plans that we're not
7 increasing the rate that which the runoff discharged from
8 the property today.

9 I saw the photos that were in the email, and I
10 mean you could see that if you go out on this roadway,
11 there's no curbing on this roadway, and it's fairly flat,
12 and most of this entire property, and a lot of the
13 properties that are actually to the east drain onto this
14 site, they drain across, there's not an effective
15 underground stormwater system.

16 There are a few pipes on the site that are
17 underground, and this is one of them that we're showing to
18 connect to.

19 That then goes in to another pipe that goes
20 through the property via an easement to a public MSD line,
21 and then continues out on to the property.

22 So our intention is to meet all the City and MSD
23 ordinances required for the stormwater discharge.

24 So this won't be just sheet flowing out and
25 across the property. It'll be tying into the system

1 that's there, and we'll provide the hydraulics and runoff
2 calculations for review by the City and MSD during the
3 improvement plan review phase.

4 We've done those initial calculations, we just
5 don't have those as part of our packet.

6 CHAIRMAN LABONTE: Okay.

7 Any questions?

8 MR. BUELTER: Sure.

9 MR. POTASHNICK: I don't understand, is -- is it
10 going to be better or worse? Give it to me in plain
11 English.

12 MR. JOSH BARCUS: The -- the runoff won't -- the
13 runoff rate will not increase, but a 15-year 20-minute
14 storm relative to the --

15 MR. POTASHNICK: And you've got the
16 calculations that --

17 MR. JOSH BARCUS: That's correct. And that'll
18 be part of our stormwater management report that gets
19 submitted to the City for review and approval.

20 CHAIRMAN LABONTE: Is there a way to make it
21 better?

22 MR. JOSH BARCUS: From what exists today?

23 I mean I don't know how to do that without
24 regrading the entirety of this road and this site and not
25 allowing any sheet flow to -- to come off of the property.

1 As I mentioned, if you look around, these
2 properties that are here to the east, a lot of their
3 properties drain onto the -- the racquetball club.
4 They've had some swales around this court to bring that
5 and goes under a little pipe underneath the driveway. But
6 a good vast majority of this entirety site today just
7 drains to the west and to -- to the south -- or to the
8 north and to the west across the property.

9 So, I mean without a -- a substantial re-work of
10 the entire property, I don't know how much you could
11 change the stormwater system as it exists today.

12 There just aren't any pipes or connecting pipes
13 for public sewers that are anywhere near to connect to.

14 MR. BUELTER: Quick question.

15 The water coming across the parking lot, are
16 you -- what is it, drench drain right there at the end --

17 MR. JOSH BARCUS: That's correct.

18 MR. BUELTER: -- before the apron starts?

19 MR. JOSH BARCUS: That's correct.

20 MR. BUELTER: Okay. You're picking it up
21 there --

22 MR. JOSH BARCUS: Right.

23 MR. BUELTER: -- and run it in? Okay.

24 MR. JOSH BARCUS: And we tried to put it at the
25 back of the rounding here, so that very little extra

1 impervious is actually continuing onto the driveway.

2 MR. BUELTER: Okay.

3 MR. LUMLEY: You mentioned that there's no curb.
4 Would a curb help in some instances?

5 MR. JOSH BARCUS: The issue is is that it -- it
6 won't -- it drains from east to west. If we put a curb,
7 it'll just pond up against that curb. It won't have
8 anywhere to go with the way that it's -- that it exists.

9 MR. BUELTER: So, if you put the curb on the
10 east side -- west side of the road, then you'd be ponding
11 water on the road?

12 MR. JOSH BARCUS: That's correct.

13 It may get to a point where it then travels down
14 but, then, again, this entire drive just sheet flows, it
15 just continues to -- to go to the north.

16 MR. POTASHNICK: Okay.

17 Could staff color up on that, please, the
18 drainage issue, the stormwater drainage?

19 MR. JAGGI: Yeah. I think the applicant's
20 engineers explained it really well.

21 They're fortunate that in this site they have a
22 stormwater connection that they can directly pipe the
23 stormwater from this parking lot to the MSD system.

24 He's saying that there aren't many other
25 opportunities to do that, but, fortunately, there is here,

1 and that is their plan. So it will -- it will flow down
2 that parking lot to the west, and it'll enter a trench --
3 trench drain, which is an open sort of drainage along the
4 whole width of the entrance to the parking lot, then that
5 water will then -- can go into the -- go south into a pipe
6 and then will connect in the MSD system.

7 So, there won't be any additional sheet flow
8 that will be placed onto the roadway as a result of this
9 parking.

10 So, that's about as good of a stormwater
11 solution as we can typically find in situations like this.

12 I think the question is, I mean I'm not -- not a
13 civil engineer, and I haven't studied this site, but he
14 has, and I think he's probably correct, in that this is a
15 site that's been developed for many years, and if there
16 aren't a whole lot of stormwater facilities there, there's
17 not -- probably not a lot extra that we can do.

18 But I think the key that we've always looked at
19 with new applications and expansions of facilities like
20 this is, you know, certainly, not making it any worse, and
21 improving it where we can. The options here are limited,
22 and our ordinance does require no adverse impacts, so his
23 calculations and everything will be looked at by our
24 engineers and verified as part of our permit process.

25 CHAIRMAN LABONTE: And I have one other

1 question, cause I was thinking this too.

2 So, what -- how do -- how are we shielding the
3 cars in and out of that lot?

4 MR. JOSH BARCUS: Yeah, that's a good point.

5 We were speaking about that there. And I don't
6 think -- are you opposed to -- to having additional
7 landscaping on the west side of this road to shield as the
8 cars come out of that driveway?

9 CHAIRMAN LABONTE: Uh-huh.

10 MR. JOSH BARCUS: We wouldn't be opposed to
11 that, and we can provide an additional plan to show that.

12 We'll have to just cut some sections to make
13 sure it's at the right height, you know, as we come down,
14 so we're not still pointing over the top of them.

15 CHAIRMAN LABONTE: Right.

16 MR. JOSH BARCUS: And then as far as the light
17 levels, as mentioned, it does get to zero here. I know
18 lighting is one of those things that you may be able to
19 see the light, and that the light's on from wherever you
20 are, but the light is actually falling across that line,
21 if that makes any sense.

22 You know, I can stand 300 feet away and see a
23 25-foot light pole in a commercial building that's on, but
24 it's not actually, you know, discharging any light onto my
25 property.

1 CHAIRMAN LABONTE: Uh-huh.

2 MR. JOSH BARCUS: So, I can understand that
3 they'll be able to see that that light is indeed there and
4 that it's on, but it won't be actually shedding any light
5 on to the property itself.

6 CHAIRMAN LABONTE: Question?

7 MR. BUELTER: Good.

8 CHAIRMAN LABONTE: Question?

9 MR. POTASHNICK: I have some more questions.

10 CHAIRMAN LABONTE: Go ahead.

11 MR. POTASHNICK: So, I'm looking at the
12 materials that were published and recommendations.

13 Item 7 says removal of vegetation and/or
14 disfigured.

15 Is there -- is there dead or disfigured
16 vegetation?

17 MS. MOORE: Not that I'm aware of. That's for
18 maintaining the proposed landscaping plan that they've
19 submitted; that it has to be maintained as they've
20 submitted it, so if that landscaping were to die, they'd
21 then have to replace it.

22 MR. POTASHNICK: And should we not insert
23 something about adding a sprinkler system?

24 MS. MOORE: I can add that in there, yes. The
25 plan shows that they will have the irrigation here, but I

1 can also add that in the conditions.

2 MR. POTASHNICK: All right. Cause I think what
3 we have done in the past is add that in subject to staff's
4 final.

5 MR. JAGGI: I recall we've done that in
6 instances where it isn't on the drawing, and it's not part
7 of an approved plan that we're requiring afterward.

8 It would be a duplicate statement to say it has
9 to be in there when it's already shown on the approved
10 plans that you're acting upon, but we can add something in
11 there that states, you know, the irrigation shall be
12 maintained with the -- the plant material.

13 But, otherwise, the plan already shows it, and
14 it's already covered, I believe.

15 MR. POTASHNICK: Okay.

16 I would prefer to add that in. It's a lot -- to
17 us, it's a lot clearer, at least to me, it's a lot
18 clearer.

19 MR. JAGGI: Yeah.

20 MR. POTASHNICK: Yeah. So --

21 Next question.

22 So, I heard a question about repositioning the
23 parking lot someplace else --

24 MR. JOSH BARCUS: Uh-huh.

25 MR. POTASHNICK: -- on the parcel.

1 Could you color up on that, please.

2 MR. JOSH BARCUS: Well, we saw the same email
3 and then heard the same comment.

4 And can I go back to our presentation just to
5 kind of show --

6 CHAIRMAN LABONTE: He's self-sufficient.

7 MR. JOSH BARCUS: Very rarely.

8 CHAIRMAN LABONTE: He's not a banker.

9 MR. LUMLEY: Slideshow's up on top --

10 MS. MOORE: Yeah.

11 MR. LUMLEY: -- kind of center.

12 Right there.

13 MR. JOSH BARCUS: Okay.

14 MR. LUMLEY: Yeah.

15 MR. JOSH BARCUS: I believe that the location
16 that was desired was -- was here where there was some type
17 of activity that used to live there.

18 I think, one, it's -- it's out in front of the
19 site, which I think is generally prohibited by the City's
20 view of the code; that you shouldn't have parking out in
21 front of the building, and it's just -- it's a pretty far
22 distance as well to get to -- to where folks are going.

23 So, I think that in their review that the -- the
24 chances of this coming back as a viable court for them
25 wasn't very high, and that's why they've kind of chose to

1 infill in that area to better suit what they're hoping to
2 do with the site.

3 MR. POTASHNICK: So, is there a possibility to
4 reposition it, the parking lot, as was suggested by one of
5 the residents?

6 MR. JAGGI: I guess this is the proposal.
7 They're proposing to place the parking lot here.

8 I think my -- my view on that is the parking, if
9 you put it toward Conway, I would agree that the --
10 visually it's not going to look very attractive, although
11 that can be screened and that can be mitigated. But it's
12 also a great distance from the building. And I think the
13 practical -- from a practical standpoint, there would be
14 probably some concerns with that.

15 I would also note, I think Bethany may have
16 covered this in her comments, but our conditional use
17 permit review when this was -- when this facility was
18 issued a new conditional use permit and all these hours
19 were placed on, all these restrictions, which is what
20 we're now updating, it was noted that this site is --
21 is -- has -- is underparked, and that is why, at that
22 time, we worked out a solution, the City did, with the
23 Creve Coeur Racquet Club to allow use of temporary parking
24 on a grassed area in front.

25 But that -- we didn't view that as desirable

1 because we're allowing cars to park on the grass. But we
2 recognize there is a parking issue, and there's no real
3 easy way to solve it at that time.

4 They're coming back now and saying they also
5 understand that there's a shortage of parking, so this, we
6 agree this is probably the most logical place for a
7 parking lot on the whole site. I don't disagree with
8 that.

9 You can make an argument that says, you know,
10 maybe it should be attached to the existing parking lot,
11 but that would just be a little bit further to the north,
12 and then it require removal of courts and things like
13 that.

14 So, I think, to us, this -- this location makes
15 sense. It's just how do we treat the impacts of it, and I
16 think that's been part of the good comments tonight in
17 terms of more screening on the west of the -- of the drive
18 aisle, which I think is a great suggestion. And then, you
19 know, the stormwater's been taken care of.

20 So, that's kind of --

21 CHAIRMAN LABONTE: Yeah.

22 MR. JAGGI: -- that's our reaction. I don't
23 know if you have anything else to add.

24 MS. MOORE: I did also just want to point out
25 that between the proposed parking lot and Conway Road

1 there is a court, so it is more screened as is proposed
2 here from Conway --

3 CHAIRMAN LABONTE: Uh-huh.

4 MS. MOORE: -- than if it were in the front.

5 CHAIRMAN LABONTE: Yeah.

6 MR. POTASHNICK: All right.

7 One last question.

8 So, I'm a little confused by the lighting and --
9 and consistency of the lighting, and what lights -- what
10 lights stay on and what lights don't stay on and the
11 lights affecting the residents, which is always, I think,
12 an issue that we have to -- that we have to address.

13 And I didn't -- I didn't see like a whole
14 lighting plan here memorialized which -- which lights
15 would be on for and which lights would be off for what --
16 for what hours.

17 Would that be worthy of adding in as another
18 requirement?

19 MS. MOORE: I can come show you that.

20 MS. NYE: I think -- go ahead.

21 But I think that would just be a condition.

22 MS. MOORE: So, in terms of here I'll -- Bethany
23 Moore, City Planner.

24 So, there's lighting here for the existing
25 parking lot. There are no restrictions on that lighting

1 in terms of the existing conditional use permit.

2 There is only lighting on the courts that are
3 right here. These are platform courts, and that's where
4 the lighting is existing, and that's where the lighting is
5 limited to ten.

6 And so the new lighting will be here for the
7 parking lot. And so those are the only three places on
8 the site that have the lighting.

9 MR. POTASHNICK: Well, I guess my question would
10 be global lighting.

11 Is it worth our reviewing and establishing
12 appropriate standards for the entire -- for the entirety
13 of -- of the parcel?

14 MS. MOORE: I would say no because they -- it's
15 already been reviewed, and there are conditions on the
16 existing lighting in terms of here, and then with this
17 application, we did the review for the lighting and then
18 proposed conditions for it.

19 And the, like I said, the foot candles here do
20 not bleed onto the property. They reach 0.0, and our
21 standard is 1. -- is zero point something. Has to be less
22 than 1 before they reach the property line.

23 MR. POTASHNICK: Okay.

24 I have one other question.

25 CHAIRMAN LABONTE: Go ahead.

1 MS. RICHTER: You keep saying that.

2 MR. POTASHNICK: How about -- how about speed
3 bumps to deal with the speed -- the speed issue?

4 MR. JOSH BARCUS: I'll let you go.

5 MS. NYE: Hi, Natalie Nye again.

6 We want to be good neighbors, so, obviously,
7 today there are signs that say slow down. I think while
8 we're amenable to speed bumps, I wouldn't recommend it. I
9 think that could be even more of a nuisance hearing the
10 cars go over the speed bumps or speed up in between them.

11 We found that that really isn't much of a
12 deterrent, actually. So, I would recommend -- I would be
13 against speed bumps.

14 But we want to be good neighbors, so if there
15 are issues, we'll monitor it, and we'll see if there's
16 more signs that need to be posted or communication with
17 our members about -- about the safety, especially in those
18 summer months when people are walking.

19 But, no, we don't have any proposed speed bumps,
20 and I wouldn't think that that would help in this
21 situation.

22 MR. POTASHNICK: And how does the staff feel if
23 we added some speed bump requirements? Something for them
24 to -- for you all to figure out. Would that be
25 appropriate?

1 MR. JAGGI: I don't know that I would disagree
2 with the applicant on the necessity of speed bumps.

3 Sometimes they can have unintended consequences,
4 where if you've got rumble strips to slow cars down, the
5 neighbors going to hear that. They're going to hear those
6 strips.

7 And these speeding cars, I'm trying to
8 understand what the concern is. It's not -- it's not
9 within neighborhoods. I guess, on occasion there's maybe
10 some cars. It's not a long distance, so I can't imagine
11 they can go very fast.

12 Speed bumps can -- you're going to hear engines
13 rev and slow down and brakes squeaking. You're probably
14 going to get more of a concern than if you didn't have
15 them, so that's my perspective on it.

16 CHAIRMAN LABONTE: Thank you.

17 MR. POTASHNICK: Thank you.

18 CHAIRMAN LABONTE: Questions?

19 MR. LUMLEY: One, if I could, one followup to
20 the (inaudible) question.

21 Sounds like the concern was generated by the
22 fact that the neighbors have direct access to the gates.

23 Some of the neighbors are members, and they're
24 creating shortcut, so they can enjoy the facility, so is
25 there maybe a need for a crosswalk to direct some people

1 to us instead of just randomly roaming around?

2 I don't know the site well enough to answer
3 that.

4 MS. NYE: I'm not sure where it would be.

5 And I think depending on where the neighbors are
6 and their gates, they might be crossing wherever it's most
7 convenient. So I think it would be difficult to police.

8 I think it's just something that, you know, as
9 long as the site, obviously, we have lighting, well lit,
10 and people are -- our -- our -- our members are being
11 respectful, I think that won't be an issue.

12 CHAIRMAN LABONTE: Other questions?

13 Are we ready for a motion?

14 MR. LUMLEY: You want exhibits?

15 MR. JAGGI: Close the Public Hearing.

16 CHAIRMAN LABONTE: Yeah.

17 Anyone else wish to speak?

18 Okay. So we'll close the Public Hearing.

19 MR. LUMLEY: I offer the following exhibits into
20 the record of this Public Hearing: Documentation in
21 possession of the City Clerk reflecting the public notice
22 that's been provided of the hearing, the staff report, the
23 powerpoint presentations of the speakers tonight, the City
24 Code of Ordinances and Charter, the City Comprehensive
25 Plan and the public file regarding this application.

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The Public Hearing was closed at 7:15 p.m.

oOo

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Missouri Certified
Court Reporter, Illinois Certified Shorthand Reporter and
Kansas Certified Court Reporter, do hereby certify that I
reported the Planning and Zoning Public Hearing
stenographically and later reduced to typewriting; and
that this is a true and accurate transcript of the public
hearing.

_____, MO-CCR, IL-CSR, KS-CCR
Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 140.060 INVESTMENTS OF THE CITY OF CREVE COEUR CODE OF ORDINANCES.

WHEREAS, a change in law requires an update to Section 140.060 Investments of the Code of Ordinances;

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

SECTION 1: Section 140.060 is hereby amended to read as follows:

Section 140.060. Investments.

A. The City Administrator shall seek the highest yield from the investment of surplus City funds consistent with the safety of investment and cash flow requirements of the City provided such investments are consistent with State Statutes regulating such investments. A report shall be made to the Mayor and City Council.

B. The City Council shall designate a City depository for handling any City checking account at least once every five (5) years, following compliance with Section 110.075 RSMo.

SECTION 2: 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



Memorandum

DATE: Monday, April 14, 2025
TO: Mark Perkins, City Administrator
FROM: Melissa Bradford, Public Information Officer & Management Analyst
RE: 2025 Waste Reduction Grant Application

I am recommending the City apply for the 2025 Waste Reduction Grant through the Saint Louis County Department of Public Health to provide funding for the city's annual Document Shred Event and Electronics Recycling Event for a total amount of \$11,290. As part of the grant application process, the Saint Louis County Department of Public Health requires a resolution supporting the grant be passed by the City Council.

Document Shred Event: *Saturday, June 21, 2025 – 9:00AM-12:00PM – Congregation Temple Israel*

This event allows attendees to safely destroy documents containing personal information. The grant covers the mobilization fee for the shred truck (\$1,100). There are no other costs for this event. During last year's shred event, over 250 vehicles dropped off 7,820 pounds of paper for shredding.

Electronics Recycling Event: *Saturday, October 11, 2025 – 9:00AM-1:00PM – Congregation Temple Israel*

This event allows attendees to recycle electronics responsibly at no cost to the resident. The grant covers the mobilization fee for the recycling company trucks (\$600), overtime costs for two traffic control officers if needed (\$590), and the subsidy for negative value items (\$9,000).

Most of the grant funding will be allocated to cover recycling fees for negative value items (such as TVs, printers, fridges, and CRT monitors) so attendees can drop off these items at no charge. These items would normally cost \$5-\$50 for residents to recycle. There will be a limit of two negative value items per vehicle to ensure as many residents as possible can take advantage of this opportunity. If we were to run out of funding for negative value items during the event, residents will be required to pay the fees themselves. Other electronics that are not considered negative value items are free to drop off, regardless of whether the grant funding is awarded. The electronics recycling event is open to anyone, however only St. Louis County residents can receive the subsidy for negative value items for their household.

During last year's electronics recycling event, nearly 350 vehicles dropped off 25,553 pounds of electronics for recycling. Of the electronics dropped off, there were 212 negative value items totaling at \$3,730 in subsidies.

RESOLUTION NO. 1786

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI ENDORING SAINT LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS

WHEREAS, the City of Creve Coeur is desirous of expanding the level of participation of the citizenry with regards to recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2025 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of Creve Coeur has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of Creve Coeur supports the application to the 2025 Waste Reduction Grant and commits to provide data pertinent to the grant project to measure success of the grant project.

Section 2: The City Council also commits to gaining cooperation and input from residents to support the grant project.

Section 3: The City Council hereby authorizes the City Administrator to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

ADOPTED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



Application Year: **2025**

Municipality: **City of Creve Coeur, MO**

Municipal Waste Reduction Grant Application Instructions

The Saint Louis County Department of Public Health (DPH) Waste Management Program is tasked with providing grant funding opportunities for municipalities for the purpose of improving residential recycling and waste diversion programs in their communities. Funding for these grants utilizes a voter-approved 5% surcharge fee on each ton of waste deposited in St. Louis County landfills.

Eligibility

Any municipality located in Saint Louis County is eligible to apply for funding once a year. Grant applications can be submitted at any time throughout the year. Municipalities may combine more than one project into the same application.

- Funding is limited. Approved projects not funded in the current year may be funded in the following year.
- Municipalities applying for a grant shall pass a resolution to be included with the application (sample language is provided).
- An itemized budget must be included with your application.
- Factors such as past grant performance, recycling rates for your community, and economic demographics may be taken into consideration when evaluating applications.
- Applications in the “Other Projects” category are scored by a committee and may require Saint Louis County Council approval.

General Information

1. Upon the Waste Diversion Program’s recommendation for funding, program staff will work one-on-one with the grant applicant to discuss the amount of technical and financial assistance required for the grant project and to finalize the scope of work and project timeline.
2. Applicant will secure any collaborations with those outside of their organization involved in the project.
3. St. Louis County shall issue a grant contract agreement for signature. As per ordinance, grant funding exceeding \$25,000 requires St. Louis County Council approval. The application will need to include a detailed justification. Please be advised that the council approval adds a minimum of six weeks to the grant approval process.
4. All projects will follow the agreed-upon timeline in the contract. To ensure that the grant project stays on schedule, grantees will communicate with DPH monthly. We expect events to be held as scheduled regardless of weather. Exceptions can be made for extreme weather events or circumstances beyond the municipality’s control. You must notify the county as soon as possible if canceling an event. If you are canceling with less than a 72-hour notice, you must email our program and speak with someone from the program. Phone numbers for reaching someone outside of work hours will be provided.
5. County funds are released on a reimbursement basis. Project costs incurred before a fully executed contract, or costs not identified in the contract budget are not eligible for reimbursement. The grantee should contact DPH with any questions before money is spent.



Application Year: **2025**

Municipality: **City of Creve Coeur, MO**

6. Changes in the grant budget categories or timeline may require an amendment to the grant. You cannot be approved for additional money.
7. Acknowledgement of the county's financial support including placement of the Saint Louis County Department of Public Health's "Reduce, Reuse, Recycle...Go Green!" Logo or official funding statement must be included on all large equipment, and on all signage such as, promotional, educational, and advertising materials paid for by the county funds during the grant timeframe. Use of the logo or funding statement will require pre-approval.

How to Apply

There are two parts to this application, the Basic Information Form and the Project Form(s). You may apply for more than one project in a grant application.

1. Select the Project-Specific Question Form(s) by clicking the project document(s) link below.
2. Complete the Basic Information & Budget Form, which can be found on page four of this document.
3. Pass a resolution committing to providing data pertinent to the grant's success, documenting municipal cooperation to support the grant, and identifying the authorized signatory for executing the grant contract. Sample resolution language is attached.
4. Obtain the authorized signature on the application form.
5. Applications are due a minimum of 12 weeks before any project related activity needs to occur. Depending on your project, this may be weeks in advance of your event date. So sooner is better. Allow an additional 6-weeks if County Council approval is required.
6. Submit your application electronically to Ashley Matula, amatula@stlouiscountymo.gov. If electronic submission is not feasible, the application can be mailed or delivered in person to:
Saint Louis County Department of Public Health
Attn: Waste Management Program
6121 N. Hanley Rd.
Berkeley, MO 63134

Popular Projects

Applicants have the option to select from the following list of community projects or to submit a proposal under the "Other Projects" category.

Click on the project(s) title you will be applying for to open the project-specific questions. Once the Basic Information & Budget Form, Project-Specific Questions Form(s), and resolution are submitted, program staff will combine them to create a complete application. You will be contacted within one week to schedule a meeting.

Backyard Composting Bin Distribution: Promote waste reduction through backyard composting of food scraps and yard waste. This will include educating residents, outreach, and equipment.

Electronics Recycling Collection: You are required to use an R2 or E-Steward-certified electronic recycler as a subcontractor. Funds will cover the activation/mobilization fee and subsidies for recycling costs related to Negative Value Items such as CRTs, televisions, monitors, Freon containing appliances, etc.



Application Year: 2025

Municipality: City of Creve Coeur, MO

Community Festival Recycling: Implement recycling collection or food waste collection at outdoor events, festivals, and concerts. Funds will cover the purchasing of equipment, signage, and/or contracting out with a company for special event recycling and/or composting services.

Community Festival Education: Funds will cover giveaway items and educational materials related to recycling and waste diversion at municipal events such as festivals. Waste diversion education is required.

Document Shredding: Funds will cover the activation/mobilization fee and cost of advertising.

Other Projects: Use this category for any project that will improve recycling or waste diversion in your community that does not fall into the above categories. A committee evaluates the project application.

NOTE: Funding cannot be used for hazardous waste collections or community cleanups. Projects that target items already banned from landfill disposal such as yard waste, appliances, and tires, are not eligible for grant funds. If a municipality has a solid waste issue that poses a threat to public health in your community, please contact the Waste Management Program at 314-615-8958 or by email at waste.dph@stlouiscountymo.gov.



Application Year: 2025

Municipality: City of Creve Coeur, MO

Municipal Waste Reduction Grant Basic Information & Budget Form

Municipality: City of Creve Coeur, MO		Date: 3/25/25
Full Address: 300 N. New Ballas Rd., Creve Coeur, MO 63141		
Project Manager (Contact Person): Melissa Bradford		
Title: Public Information Officer	Phone: 3144422081	Email: mbradford@crevecoeurmo.gov
Authorized Signatory (person authorized to sign the contract by resolution):		
Name: Mark Perkins	Phone: 3148722515	Email: mperkins@crevecoeurmo.gov
Please complete the itemized budget on page six outlining projected costs. The itemized budget is required as a part of the application. County staff will meet with the applicant after the application is submitted to address any budget concerns before the approval and signature process begins. Grant Funding Requested: \$ 11,290.00		
What is the municipal population? 18,457		
Number of one and two-family households: Approx. 6,200	Number of multi-family households: Approx. 2,700	
Is yard waste collection utilized by your residents? ☐ No ☐ Included ☒ Subscription	Tons of recycling collected in the previous year: 1,342 tons (2023) Tons of yard waste collected in the previous year: 2,136 cubic yards (2023)	
Would your municipality be interested in participating in the Green Cities Challenge? ☐ Yes ☒ No		



Application Year: **2025**

Municipality: **City of Creve Coeur, MO**

Personnel Worksheet

Labor

- Only hours of the event and reasonable setup and takedown time will be covered. Other work is considered an in-kind contribution to the grant project.
- Grant may cover the cost of up to three employees or temporary employees to work events.
- Employees' standard hourly rate plus benefits will be covered.
- Reimbursement for temporary employees' hourly labor rate will be capped at \$18 per hour.
- No overtime pay will be covered. Exceptions may be made for public safety personnel if a need can be established.
- An employee needs to be present for the entire scheduled time of the event even if the event has reached capacity early.
- Volunteers are not paid.

Tell us who is working the event. Use the Personnel Worksheet to identify personnel involved in your project and describe their tasks. **Transfer costs to the budget form on the next page.**

Personnel Worksheet					
Personnel (salary & fringe)	Job Title (mayor, clerk, laborer, public safety etc.)	Tasks (setup/take down, traffic control, greeter, etc.)	Hours Required	Hourly Rate	Cost Rate x Hours
City Staff & Personnel -No Overtime	Public Information Officer Police Officers Public Works Staff	Collect event data Collect event data Set up traffic cones	6 hrs. 4 hrs. 1 hr.	N/A N/A N/A	In-kind In-kind In-kind
Public Safety Include overtime if needed.	Traffic Safety Officers (2)	Traffic control	5 hrs/officer	\$59	\$590
Volunteers (unpaid)	Energy & Environment Committee / Neighborhood Watch	Collect event data, greeters	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A



Application Year: **2025**

Municipality: **City of Creve Coeur, MO**

Budget		
For each category, itemize all costs		
Direct Costs:		
a.	Electronic negative value item collection and recycling	\$ 9,000.00
b.		
c.		
Total Direct Costs (\$) =		\$ 9,000.00
Personnel Costs:		
a.	Overtime costs for 2 traffic control officers (5 hours)	\$ 590.00
b.		
c.		
Total Personnel Costs (\$) =		\$ 590.00
Subcontractor Costs:		
a.	MRC Recycling Mobilization Fee (Electronics Recycling Event)	\$ 600.00
b.	The Shred Truck Mobilization Fee (Document Shred Event)	\$ 1,100.00
c.		
Total Subcontractor Costs (\$) =		\$ 1,700.00
Other:		
a.		
b.		
c.		
Total Other Costs (\$) =		\$ 0.00
Total Costs (\$) =		\$ 11,290.00

Reporting

Year-long projects will require quarterly reports. Smaller projects may require fewer reports or sometimes only a final report. Forms will be provided. Reporting requirements for each grant will be stipulated in the contract timeline.



Application Year: **2025**

Municipality: **City of Creve Coeur, MO**

As a part of your grant funding, you are required to provide information such as the following in a final report:

- A short description of what worked well, what did not, and if you have any advice for others doing a similar project.
- Number of lbs./units diverted or distributed.
- How many residents were reached at event(s).
- Photos documenting the project.
- Copies of advertising or education materials.

Invoicing

Grant will not cover any deposits.

Invoices may not be submitted more than once per month.

Grant will not cover money spent before the contract is fully executed.

Direct Costs

- This covers items you purchase for the grant project e.g. advertising, printing, signage, equipment, give-away(s), etc.

Personnel Costs

- On a typical grant we can cover hourly wage & fringe (no overtime) for up to three employees for event(s) as well as public safety (overtime is ok) when justified.

Subcontractor Fees

- These are typically mobilization/activation fees for companies providing a service at events.
- Personnel, such as an educator hired for a specific event.

Other

- Miscellaneous costs not falling into the above categories.

Should a grant be awarded for this project, a copy of the grant application will be included in the grant contract agreement. Signature below indicates that the applicant understands that all information they have provided in this application is accurate to the best of their knowledge.

Please remember to include:

- A. A resolution supporting the grant passed by their governing body.
- B. Letters of support from others involved in this project if required.

Authorized Signatory: **Mark Perkins**

Signature:

Date:



Application Year: 2025

Municipality: City of Creve Coeur, MO

Sample Resolution Language

RESOLUTION No.

RESOLUTION OF THE _____ CITY COUNCIL ENDORSING SAINT LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS

WHEREAS, the City of _____ is desirous of expanding the level of participation that the citizenry currently utilizes with regards to recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2025 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of _____ has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of _____ supports the application to the 2025 Waste Reduction Grant and commits to provide data pertinent to the grant project to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the (title of person) to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2025

President of the Council
City of _____

ATTEST:

City Clerk



Application Year: 2025

Municipality: City of Creve Coeur, MO

Document Shredding Event - Project Questions

Project Description

Please check one:

Population	Maximum Number of Events Funded
0 - 5,000	1
5,001 - 10,000	3
10,001 - plus	6

Grant collection event money cannot be used for businesses, churches, schools, or non-profit organizations. The shredding event cannot be used for your municipal documents. The grant does not cover the cost of deposits.

A zip code sheet will be provided to you. This is used to track people utilizing your event. Only residents of St. Louis County can receive subsidies for costs of recycling. Because of the popularity of document shredding events, we suggest limiting participation to county residents. If you choose to include non-residents, they will be required to pay a fee for recycling set by and collected by your vendor.

- Will this be the municipality's first document shredding event(s)? ☐ Yes ☒ No
If no, how many pounds of paper did you usually collect?
7,800 pounds
- When and where will the event(s) be held? (estimated dates are acceptable)
Saturday, June 21, 2025 - 9:00A-12:00P, Congregation Temple Israel, 1 Rabbi Alvan D Rubin Dr., Creve Coeur, MO 63141
- What shred company will you be using? The Shred Truck
 - How many trucks will they be sending? 1 truck
 - What size truck are they using? Truck capacity is 11,500-12,000 lbs
- Does this company shred onsite? ☒ Yes ☐ No
If no, do they have locked bins or other security measures? Explain
- Is your site large enough to allow one way traffic through the collection area?
☒ Yes ☐ No



Application Year: 2025

Municipality: City of Creve Coeur, MO

6. If no, please explain your drop-off procedure.

N/A

7. How will the event be promoted?

The event will be promoted through the City's print newsletter and on the City's website.

8. On the day of the event, who from your municipality will be there to greet residents?

1-2 police officer(s) and members of Neighborhood Watch will be present.

9. Who will be responsible for verifying residency using the zip code sheet?

The police officer(s) on site and/or the Neighborhood Watch volunteers on site

How many bankers' sized boxes will residents be able to drop off? 3 max

(We suggest 2-3 boxes)? Residents can be given the option of paying for additional boxes the cost to for recycling is set by and collected by your vendor.)



Application Year: 2025

Municipality: City of Creve Coeur, MO

Electronics Recycling Collection - Project Questions

Project Description

The grant will cover the mobilization/activation fees charged by electronics recyclers and subsidize the costs for residents to recycle negative value items (NVI) which include TVs, computer monitors, small refrigerators, dehumidifiers etc. Electronics recyclers will provide a list and the associated fees that they charge. We recommend limiting the to subsidy two negative value items per vehicle.

The subsidies to cover recycling costs are for residential items only. Businesses, churches, and schools can utilize the collection event, but they must pay all fees for their Negative Value Items.

Please check one:

Population	Maximum Number of Events Funded
0 - 5,000	1
5,001 - 10,000	3
10,001 - plus	6

1. Is this your first electronics recycling collection event? ☐ Yes ☒ No

If no:

How many pounds of electronics are typically collected at your events? 25,500

How many cars dropped off at a typical event? 340

2. How many electronics recycling collection events will you hold?

1

3. When and where will the event(s) be held? (estimated dates are acceptable)

October 11, 2025, 9:00A-1:00P, Congregation Temple Israel, 1 Rabbi Alvan D Rubin Dr, Creve Coeur, MO 63141

4. Is your event site large enough to allow a one way traffic pattern for drop-off?

☒ Yes ☐ No

If no, please explain your drop-off procedure.

N/A

5. How will you promote your event(s)?

Through the City printed newsletter and on the City website.



Application Year: 2025

Municipality: City of Creve Coeur, MO

6. What electronics recycler are you using? (An R2 or E-Steward-certified electronic recycler as a subcontractor is required.) [MRC](#)
7. Please list what is included in the mobilization fee.
[3 38' MRC trucks capable of hauling 10,000 pounds each, 4 MRC staff members, packing supplies, and post-event certificate](#)
8. On the day of the event, who will be there to greet the residents?
[Public Information Officer and Energy & Environment Committee volunteers](#)
9. How many residential Negative Value Items do you wish to cover? Residents may recycle additional NVI but will be responsible for paying fees. [2 per vehicle](#)

If you are considering covering more than two items, please justify:

Verifying Residency

A tracking sheet with all St. Louis County zip codes will be provided to you. This is used to track people utilizing your event. You will ask people dropping off items for their home zip code and mark it on the sheet. Only residents of St. Louis County can receive subsidies for costs of recycling. Non-residents and St. Louis County residents with additional items not covered by the subsidy will be required to pay for recycling negative value items. Prices are stipulated in the contract with the vendor and payment is also collected by the vendor.

10. Who will be responsible for verifying residency using the zip code sheet?

[Public Information Officer and Energy & Environment Committee volunteers](#)

11. If your public works department has abandoned negative value items such as televisions, computer monitors, dehumidifiers, window air conditioners, etc. that have been illegally dumped on city property, the cost to recycle them can be covered by the grant. Please estimate how many items and the item type.

[0](#)

CITY OF CREVE COEUR



MEMORANDUM

Date: March 1, 2025
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC: Cory Gettemeier, Golf Superintendent
Subject: Greensmower Purchase

Staff Recommendation

Staff's recommendation is to enter into an agreement with MTI Distributing for the purchase of the 2025 Toro Greensmaster mower in the amount of \$53,876.94.

Funding

A total of \$52,000 has been earmarked for the purchase in the Municipal Enterprise Fund in the equipment line item.

Background

The current greens mower is a 2014 John Deere with 2,920 operating hours. It was purchased new in 2014. The machine is used to mow approximately 1.5 acres of greens, 4-7 times per week during the growing season. The mower is nearing the end of its useful life and becoming too unreliable to be the only mower we have to mow the greens. The mower was listed as needing to be replaced in 2024 according to the *Analysis of Golf Course Existing Conditions for Needs Assessment* by Mike Vogt in 2015.

The new 2025 Toro Greensmaster 3320 unit will be the primary mower for all the greens on the golf course. The current machine will be kept in inventory that will allow more than one staff member to cut the greens when needed during the growing season, as well as serve as a backup greens or tees mower if one of those machines are down for service or repairs. Anticipated annual maintenance cost for the new unit for the first five years is expected to be \$200 per year.

The current mower averages 290 hours per year, over the past 10 years. Less hours will be put on the current mower and eventually that mower could be used as a trade-in for other mowing equipment in the future. Pricing is below for the purchase of the Toro unit.

Company	Price
MTI Distributing	\$53,876.94
Turfwerks	\$54,915.00
Erb Turf Equipment	\$55,247.89

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 GREENSMaster TRIFLEX HYBRID 3320 GREENSMOWER FOR THE SUM OF \$53,876.94.

WHEREAS, the Mayor and City Council of the City of Creve Coeur recognize a need to provide quality equipment to city employees; and

WHEREAS, a new greensmower is needed for reliability and the new piece of equipment will become the primary unit and the current mower will become the back-up;

WHEREAS, these goods have been competitively bid as required by the City of Creve Coeur Code of Ordinances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. Purchase of a 2025 Toro Greensmaster Triflex Hybrid 3320 Greensmower for \$53,876.94 is hereby approved. The purchase documents as executed shall be consistent with the provisions and intent of this Resolution and necessary, desirable, convenient, or proper in order to carry out the matters herein authorized. 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 purchase documents.

Section 2. This Resolution shall take effect upon approval.

ADOPTED THIS 14TH DAY OF APRIL, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Deere & Company

- ☐ 2000 John Deere Run
Cary, NC 27513
- ☐ Signature on all LOIs and POs with a signature line
- ☐ Contract name or number; or JD Quote ID
- ☐ Sold to street address (no PO box)
- ☐ Ship to street address (no PO box)
- ☐ Bill to contact name and phone number
- ☐ Bill to address
- ☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- ☐ Membership number if required by the contract

For any questions, please contact:**Dan Randant**

Erb Turf Equipment, Inc.
1017 E Chain Of Rocks Rd
Mitchell, IL 62040

Tel: 618-931-1034

Email: drandant@erbturf.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Erb Turf Equipment, Inc.
1017 E Chain Of Rocks Rd
Mitchell, IL 62040
618-931-1034
ddaubs@erbequip.net

Quote Summary

Prepared For:

CREVE COEUR GOLF COURSE
11400 OLDE CABIN RD
CREVE COEUR, MO 63141
Business: 314-432-1806

Delivering Dealer:

Erb Turf Equipment, Inc.
Dan Randant
1017 E Chain Of Rocks Rd
Mitchell, IL 62040
Phone: 618-931-1034
drandant@erbturf.com

Quote ID: 28464559
Created On: 25 March 2023
Last Modified On: 25 March 2023
Expiration Date: 25 April 2023

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 2700 E-Cut Hybrid Triplex Mower	\$ 55,247.89 X	1 =	\$ 55,247.89
Contract: MO VA NASPO ValuePoint CC201986003 (PG 23 CG 22)			
Price Effective Date: March 24, 2023			
Equipment Total			\$ 55,247.89

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 55,247.89
Trade In	
SubTotal	\$ 55,247.89
Est. Service Agreement Tax	\$ 0.00
Total	\$ 55,247.89
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 55,247.89

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 28464559 **Customer Name:** CREVE COEUR GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Erb Turf Equipment, Inc.
1017 E Chain Of Rocks Rd
Mitchell, IL 62040
618-931-1034
ddaubs@erbequip.net

JOHN DEERE 2700 E-Cut Hybrid Triplex Mower

Hours:

Stock Number:

Contract: MO VA NASPO ValuePoint CC201986003 (PG 23
CG 22)

Selling Price *
\$ 55,247.89

Price Effective Date: March 24, 2023

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1243TC	2700 E-Cut Hybrid Triplex Mower	1	\$ 50,820.00	24.00	\$ 12,196.80	\$ 38,623.20	\$ 38,623.20
Standard Options - Per Unit							
001A	United States and Canada	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
183E	JDLINK™ Modem	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other Countries (English / Spanish)	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1024	Smooth Tires and Wheels (20x10.00-10, 4 ply)	1	\$ 720.00	24.00	\$ 172.80	\$ 547.20	\$ 547.20
1193	Rear Wheel Assist - GRIP All-Wheel Drive	1	\$ 3,932.00	24.00	\$ 943.68	\$ 2,988.32	\$ 2,988.32
1203	Quick Adjust 5 (QA5) 11-blade Cutting Units	1	\$ 10,770.00	24.00	\$ 2,584.80	\$ 8,185.20	\$ 8,185.20
1300	50.8 mm (2-in.) Diameter Machined Grooved Solid Rollers with Solid Endcaps	1	\$ 758.00	24.00	\$ 181.92	\$ 576.08	\$ 576.08
1400	Cutting Unit ONLY Counterweights	1	\$ 287.00	24.00	\$ 68.88	\$ 218.12	\$ 218.12
1602	50.8 mm (2-in.) Diameter Wide Tube / Hollow Smooth Front Rollers	1	\$ 516.00	24.00	\$ 123.84	\$ 392.16	\$ 392.16
2010	Deluxe Suspension Seat with Left Side Armrest	1	\$ 2,071.00	24.00	\$ 497.04	\$ 1,573.96	\$ 1,573.96
3203	Cutting Unit Attaching Yokes and Translucent Yellow Grass Catchers	1	\$ 1,497.00	24.00	\$ 359.28	\$ 1,137.72	\$ 1,137.72
Standard Options Total			\$ 20,551.00		\$ 4,932.24	\$ 15,618.76	\$ 15,618.76
Dealer Attachments/Non-Contract/Open Market							



Selling Equipment

Quote Id: 28464559

Customer Name: CREVE COEUR GOLF COURSE

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Erb Turf Equipment, Inc.
1017 E Chain Of Rocks Rd
Mitchell, IL 62040
618-931-1034
ddaubs@erbequip.net

BUC10541	Storage and Convenience Kit for 2700 / 2750 Triplex Mowers	1	\$ 579.94	24.00	\$ 139.19	\$ 440.75	\$ 440.75
BUC10430	LED Work Light Kit	1	\$ 743.66	24.00	\$ 178.48	\$ 565.18	\$ 565.18
Dealer Attachments Total			\$ 1,323.60		\$ 317.67	\$ 1,005.93	\$ 1,005.93
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 72,694.60		\$ 17,446.71	\$ 55,247.89	\$ 55,247.89



MTI Distributing
Equipment Quote
January 22, 2025



City of Creve Coeur GC
Cory Gettemeier

Quote Expiration Date: 2/21/2025

Omnia Contract 2023261

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	04530	Toro Greensmaster TriFlex Hybrid 3320	\$39,289.38	\$39,289.38
3	04653	11 Blade Cutting Unit	\$3,169.92	\$9,509.76
3	04255	Narrow Wiehle Roller (One roller)	\$367.38	\$1,102.14
1	04714	3WD Kit	\$3,273.66	\$3,273.66
1	04554	Light Kit - LED	\$702.00	\$702.00
Omnia member #1135672			Subtotal	\$53,876.94
			Sales Tax Exempt	\$0.00
			Total	\$53,876.94

Financing rates are guaranteed for 30 days from date of quote.

Quote is valid for 30 days; pending product availability

Net 30 Terms with qualified credit

New Toro commercial equipment comes with a two-year manufacturer warranty

Equipment delivery and set-up at no additional charge

All commercial products purchased by a credit card will be subject to a 2.5% service fee.

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Eric Bickel
Commercial Sales Manager
314-750-7347

Scott Esterby
Inside Sales Rep
763-592-5641

MTI Distributing, Inc. • 8901 Springdale Ave • Berkeley, MO 63134

PARTNERS IN GROWTH

Johnston, IA -- Oakdale, MN -- St. Louis, MO -- Omaha, NE

Equipment Quote

Customer Name	Creve Coeur GC	Date	12/21/22
Account Number		Ship Address	11400 Olde Cabin Rd.
Contact Person	Cory Gettemeier	City, State	Creve Coeur, MO
Phone Number	314.872.2579	Zip Code	63141
Mobile Number	314.578.2108	Email Address	cgettemeier@ci.creve-coeur.mo.us
Fax Number	314.872.2580	Authorized Signer & Title	

Quote Expires X Pricing Subject to Change

Salesman Number *X* Ron Exler

Deliver Date **X** **See Below**

Special Terms X

[illegible]

JACOBSEN

**Smithco**



MEMORANDUM

Date: April 4, 2025
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC: Cory Gettemeier, Golf Course Superintendent
Subject: Golf Course Irrigation Replacement

Staff Recommendation

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. A separate expenditure will be required to run electric service to the new pump house, at a projected cost of \$100,000.

Project Funding

\$1.2 million has been included in the Capital Improvement Program in FY 26 for this project. The city has been awarded a Municipal Park Grant in the amount of \$525,000 to cover a portion of the project cost.

Background

The current irrigation system uses Toro brand sprinklers and controllers and was installed in 1974. The majority of the underground PVC pipe is original. Our system is controlled by 3 satellite stations throughout the golf course where staff can program irrigation cycle start times and how long they run. The system is controlled hydraulically, which, even in 1974 was being phased out for electric control systems. A hydraulic system uses a network of micro tubes full of water that run from the satellite box to the corresponding irrigation head. The water in the tube is pressurized, keeping the sprinklers from turning on in the field. When the pressure drops, the sprinklers turn on. These tubes regularly weep due to age and ground shifting, causing heads to turn on outside of their schedule, wasting valuable water and making areas unplayable. The only way to determine where a tube is leaking is to let the water weep until a wet area shows up somewhere on the course and staff can dig up and repair the leak. This can take days, weeks, or in several cases, the wet area never shows itself and a new micro tube must be trenched and installed at the sprinkler head to the corresponding satellite station.

This is a highly inefficient system that has not been the standard since the 1960's. Staff is aware of only two other golf courses in the area that still use this style of irrigation control and getting replacement parts is becoming more difficult to acquire.

Proposed Irrigation System

An updated irrigation system will utilize new materials and technology that would increase efficiency, sustainability, and overall player experience. Installing a booster pump to maintain pressure, combined with an improved irrigation layout will create uniform watering while using less water at the same time. Upgraded technologies allows the entire system to be controlled by one central computer instead of the

satellite boxes used currently. From a computer, staff can see exactly how much water was applied the night before and make adjustments based on the next day's conditions.

The central control also allows users to operate the system via cellular phone or tablet throughout the day, with capabilities of shutting off the system entirely from anywhere in the event of rain or an emergency after hours. Sprinklers are controlled by underground wires going to each sprinkler head as opposed to the outdated and worn microtubes. This makes troubleshooting repairs more efficient than waiting around for a puddle to show up.

Bid Submittals

Bids were publicly opened on February 27, 2025, with a total of six bids received:

Vendor	Bid Price
Commercial Irrigation, Inc.	\$812,100
United Golf, LLC	\$869,798.57
MidWest Irrigation, LLC	\$996,800
Viridity, LLC	\$1,099,715
Perfect Play	\$1,198,874
Mid-America Golf and Landscape	\$1,504,802.90

Additional Scope

In addition to the contract with Commercial Irrigation, Inc., a separate expenditure will be required to run electric service to the new pump house, at a projected cost of \$100,000. This work will be bid separately and brought to City Council for authorization.

Schedule/Timeline

If the resolution is approved, the project will be added to the vendors schedule for October 2025. This will provide the least amount of disruption to golfers. The total project should be completed in 8 to 12 weeks, weather permitting.

Reference Checks

Staff conducted three reference checks and all three were very positive, from pre-construction, to installation and clean-up. The company's staff received high marks as well for being prepared for each day of work and being flexible with only shutting down one hole at a time.

Staff will be happy to answer any questions the City Council may have.

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.

WHEREAS, the City of Creve Coeur City Council deems it necessary to improve its facilities to serve its citizens as well as those in the metropolitan area; and

WHEREAS, the Golf Course irrigation system is in need of replacement due to the age of the system and the increased frequency of needed repairs; and

WHEREAS, the replacement system will operate more effectively and efficiently to provide a better golf environment for the customer;

WHEREAS, the project has been competitively bid as required by the City of Creve Coeur Code of Ordinances;

WHEREAS, the project will be added to the vendor's fall calendar upon approval, but no work will occur till after July 1, 2025, and the purchase order will not be issued until after July 1, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Agreement between Commercial Irrigation, Inc. and the City, attached hereto as "Exhibit A," with a not-to-exceed contract sum of \$812,100.00, 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.

Section 2. This Resolution shall become effective upon its passage.

ADOPTED THIS 14TH DAY OF APRIL, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



CITY-CONTRACTOR AGREEMENT

This is an Agreement made and entered into the ____ day of _____, 2025, by and between the City of Creve Coeur, Missouri (hereinafter called the "City") and, Commercial Irrigation Inc., with offices at 109 Commercial Drive, E. Peoria, IL 60611, (hereinafter called the "Contractor"). The project is identified as the **2025 Golf Course Irrigation Project** (hereinafter called the "Work" or the "Project").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I

The Contract Documents

The Contract Documents, which comprise the entire agreement between the City and the Contractor, consist of the following:

- 1) This City-Contractor Agreement
- 2) General Conditions of City-Contractor Agreement
- 3) Job Special Provisions
- 4) Technical Specifications
- 5) Non-Collusion Affidavit
- 6) Contractor's Affidavit for Public Construction Projects
- 7) Performance Payment Bond
- 8) Construction Schedule
- 9) Missouri Annual Wage Order
- 10) All Addenda to the Bid Documents and all Modifications issued after execution of this Contract
- 11) The Saint Louis County Standard Specifications for Road and Bridge Construction, dated March 15, 2022, referred to herein as the "Standard Specifications" and applicable to the Work of this Contract by reference;

- ~~12) The St. Louis County Standard Drawings, dated April 29, 2020. These drawings shall be included in the reference to the "Standard Drawings" herein.~~
- 13) The latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. Furthermore, all definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III

Time of Completion

All time limits stated in the Contract Documents are of the essence.

The Work to be performed under the Contract shall commence on or after October 1, 2025.

The Work shall be completed **on or before March 15, 2026**.

The Contractor's Construction Schedule shall describe when each phase of the Work will be completed within the Time of Completion indicated above. The Contractor's Construction Schedule cannot indicate a completion date that requires more time than what is indicated above. An extension of the Time of Completion can be made only through a Change Order from the City, in accordance with the General Conditions of the City-Contractor Agreement.

ARTICLE IV

The Contract Sum and Payments

The "Contract Sum" is hereby defined as the sum total of the products of the estimated quantity of each bid item in the Bid Proposal Form and the unit price bid by the Contractor in the Bid Proposal Form for that item, adjusted to account for any Modification(s), as defined in the General Conditions, made in compliance with Article VI of this Agreement and made prior to the execution of this Agreement. Therefore, the Contract Sum represents a reasonable estimate of

the anticipated final contract value at the time of the execution of this Agreement. Both the Contractor and the City acknowledge that the actual work may require different item quantities than those that were included in the Bid Proposal Form or a pre-construction Modification and that the completed and accepted item quantities will be reconciled against the estimated quantities through a final change order upon the completion of the Work.

The Contract Sum for this Work shall be Eight hundred twelve thousand, one hundred dollars 00 Cents (\$812,100.00). The Contract unit prices and Contract item quantities are listed in Table 1 of this Agreement. These unit prices and item quantities form the basis of the not-to-exceed Contract Sum, as described above and as illustrated in Table 1 of this Agreement. All payments for the Work shall be based upon the Contract unit costs listed in Table 1.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, except as otherwise required by Section 8.960 RSMo. the City shall pay the Contractor as follows:

- (1) On or about the tenth day of each following month, ninety percent (90%) [95% if Contract Sum exceeds \$50,000] of the value of the portion of the Work that has been completed and accepted to date, less the aggregate of all previous progress payments;
- (2) Upon completion of the Work, the Contractor and the City shall execute a final Modification to this Agreement to reconcile the quantity of each completed and accepted Contract item with the estimated quantity of that item included in Table 1 and adjusted through subsequent Modification(s), if any, made in compliance with Article VI of this Agreement; and
- (3) Final payment shall be made within thirty (30) days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE V
Performance of the Work

(a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) A Construction Schedule for the Work in bar-chart format, which shall indicate the target dates for starting and completing the various stages of the Work on a street-by-street basis, and which shall comply with the times set forth in Article III.
- ~~(2) A Traffic Control Plan indicating the location of all proposed signage, detours, and lane closures requested for the Work and which adequately address and maintain the pedestrian and vehicular traffic during the Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices (MUTCD) developed by the Federal Highway Administration, as referenced in Article I of this Agreement.~~
- (3) Proof of compliance with all insurance requirements, acceptable to the City.
- (4) All required bonds.
- (5) Any missing bid documents.

(b) The Notice to Proceed shall be issued within fourteen (14) calendar days after the award of the contract or submittal to and approval by the City of the foregoing required documents, whichever is later. Undue delay in submitting such required documents shall be grounds for termination of the contract by the City upon three (3) days advance written notice.

(c) The Contractor shall be required to substantially finish portions of the Work, as designated by the Director of Public Works, prior to continuation of further work remaining on the project. This may include backfilling, restoration, or cleanup as designated by the Director of Public Works.

(d) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City as liquidated damages, and not as a penalty, the sum of:

- five hundred dollars (\$500.00) for each calendar day the Contractor fails to comply with the Construction Schedule until the Director of Public Works determines that Substantial Completion of the Work has been achieved; and
- one hundred dollars (\$100.00) for each working day after both the completion date specified in the Construction Schedule has expired and the date that Substantial Completion has been achieved, until final completion and acceptance of the Work.

The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to the Contractor from the City. Excessive delay, as determined by the Director of Public Works, may be grounds for termination of the City-Contractor Agreement, as discussed in Article VIII.

(e) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City, at such intervals as the City may reasonably direct, the actual progress of the work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (d) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (d) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care

and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather may constitute a cause for granting an extension of time, but only as determined and approved by the Director of Public Works.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the contract by altering, adding to, or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the Contract unit prices listed in Table 1 of this Agreement, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable fee properly itemized and supported by sufficient substantiating data to permit evaluation, by an acceptable cost-plus-percentage fee, or by an acceptable fixed fee.

ARTICLE VIII

Termination of the City-Contractor Agreement

(a) If the Contractor is adjudged a bankrupt; or if the Contractor makes a general assignment for the benefit of creditors; or if a receiver is appointed on account of the Contractor's insolvency; or if the Contractor persistently or repeatedly fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule; or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and his surety, terminate the Contract, take possession of the Work and of all materials and equipment thereon, and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the value of the Work completed to date shall exceed the expenses of finishing the Work, including

additional professional, managerial, and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the value of the Work completed to date, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly:

- (i) assign to the City in the manner and to the extent directed by the City all right, title, and interest of the Contractor under any subcontracts, purchase orders, and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and
- (ii) make available to the City, to the extent directed by the City, all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

- (a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.
- (b) Comprehensive General Liability and Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate
- (c) Comprehensive Automobile Liability, Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence

Property Damage:	\$1,000,000 each accident
(d) Owner's Protective Bodily Injury	
Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured and other policies must cover the City as an additional primary insured. All policies must be endorsed to require at least thirty (30) days written advance notice to the City of any change or cancellation. Proof of compliance with these requirements shall be furnished to and approved by the City prior to the Contractor commencing the Work on this project. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project.

ARTICLE X

Equal Opportunity and Non-Discrimination

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination, including, but not limited to, Chapter 230 of the Code of Ordinances of the City of Creve Coeur, Missouri.

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the Contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "Contractor") agrees, as follows:

1. **Compliance with Regulations:** The Contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of

Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.

2. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.
3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status.
4. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Highway Department of the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Highway Department or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Highway Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
6. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The contractor shall take such action with respect to any subcontract or procurement as the State Highway Department or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the State Highway Department to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE XI

Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest. A detailed discussion of conflicts of interest can be found in Section 5.6 of the General Conditions of City-Contractor Agreement.

ARTICLE XII

The Work

The Contractor shall furnish all labor, materials, and equipment necessary to complete all services included in the Work. The scope of Work generally includes installation of new irrigation system, booster pump and associated items at the Creve Coeur Golf Course. This work is more specifically described in the Technical Specifications.

The Work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

TABLE 1: SUMMARY OF CONTRACT QUANTITIES, CONTRACT UNIT PRICE, AND CONTRACT SUM

Item No.	Quantity	Item with Unit bid price	Unit Price		Amount	
		Written in Words	Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete	\$812,100	00	\$812,100	00
		at Eight Hundred Twelve Thoudand One Hunred Dollars				
		Per Lump Sum				

Total Lump Sum Bid:	\$812,100	00
	Dollars	Cents

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- a. LF – Linear foot
 - b. EA - Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit

Section 1: Irrigation

1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ <u>14.56</u>
2. 3" HDPE 4710 DR13.5 Pipe	LF	\$ <u>16.45</u>
3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ <u>17.72</u>
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ <u>24.30</u>
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ <u>14.56</u>
6. #14/2 Maxi communication wire per ft.	LF	\$ <u>.63</u>
7. 1" Air Relief valve assembly	EA	\$ <u>1,449</u>
8. 2" Drain valve assembly	EA	\$ <u>496</u>
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ <u>744</u>
10. 3" Nibco valve assembly	EA	\$ <u>1,153</u>
11. 4" Nibco valve assembly	EA	\$ <u>1,365</u>
12. 6" Nibco valve assembly	EA	\$ <u>2,083</u>
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ <u>1,204</u>
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ <u>1,161</u>
15. Rain Bird ICSD, grounding	EA	\$ <u>802</u>

16. #5RC Quick Coupler assembly	EA	\$ <u>386</u>
17. Pump Station update as specified	EA.	\$ <u>125,950</u>
18. Removal of existing sprinklers, cap compact and backfill	EA.	\$ <u>7,500</u>
(Note this is to be included in lump sum bid.)		

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

1. 2" LF	\$ <u>cost + 10%</u>
2. 3" LF	\$ <u>cost + 10%</u>
3. 4" LF	\$ <u>cost + 10%</u>
4. 6" LF	\$ <u>cost + 10%</u>

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By _____
Mark C. Perkins, City Administrator

(SEAL)

By _____
James H. Heines, Director of Public Works

Attest: _____
City Clerk

Date: _____

COMMERCIAL IRRIGATION, INC.

By _____
Signature

Printed Name

(SEAL)

Title

Attest: _____

Date: _____

Itemized Bid Form



Project: 2025 Golf Course Irrigation Project
Location: Creve Coeur Golf Course in Creve Coeur, Missouri

Sealed Bids Publicly Opened and Read
10:00 am Thursday, February 20, 2025

Commercial Irrigation, Inc.

Contractor's Name

Date

Department of Public Works
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2533

Item No.	Quantity	Item with Unit bid price	Unit Price		Amount	
		Written in Words	Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete at Eight Hundred Twelve Thoudand One Hunred Dollars Per Lump Sum	\$812,100	00	\$812,100	00

Total Lump Sum Bid:

\$812,100	00
Dollars	Cents

THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR ANY WAITING TIME.

Commercial Irrigation, Inc

Contractor

Jim Cassidy

Bid Form Completed By

General Manager

Title

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- a. LF – Linear foot
 - b. EA - Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit

Section 1: Irrigation

1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ 14.56
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3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ 17.72
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ 24.30
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ 14.56
6. #14/2 Maxi communication wire per ft.	LF	\$.63
7. 1" Air Relief valve assembly	EA	\$ 1,449
8. 2" Drain valve assembly	EA	\$ 496
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ 744
10. 3" Nibco valve assembly	EA	\$ 1,153
11. 4" Nibco valve assembly	EA	\$ 1,365
12. 6" Nibco valve assembly	EA	\$ 2,083
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ 1,204
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ 1,161
15. Rain Bird ICSD, grounding	EA	\$ 802

16. #5RC Quick Coupler assembly	EA	<u>\$ 386</u>
17. Pump Station update as specified	EA.	<u>\$ 125,950</u>
18. Removal of existing sprinklers, cap compact and backfill	EA.	<u>\$ 7,500</u>

(Note this is to be included in lump sum bid.)

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

1. 2" LF \$ cost + 10%
2. 3" LF \$ cost + 10%
3. 4" LF \$ cost + 10%
4. 6" LF \$ cost + 10%

Note: Contractor to list standard equipment that will be utilized on their lump sum bid installation.

1. Vibratory Plow model number Vermeer RTX 750
2. Trenching Plow model number Vermeer 8550
3. Backhoe model number Yanmar ViO55

Itemized Bid Form



Project: 2025 Golf Course Irrigation Project
Location: Creve Coeur Golf Course in Creve Coeur, Missouri

Sealed Bids Publicly Opened and Read
10:00 am Thursday, February 27, 2025

Mid-America Golf and Landscape, Inc. 2/27/2025
Contractor's Name Date

Department of Public Works
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2533

Item No.	Quantity	Item with Unit bid price	Unit Price		Amount	
		Written in Words	Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete One Million Five Hundred Four Thousand at Eight Hundred Two dollars and Ninety Cents Per Lump Sum	\$1,504,802	90	\$1,504,802	90

Total Lump Sum Bid:

\$1,504,802	90
Dollars	Cents

THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR ANY WAITING TIME.

Mid-America Golf and Landscape, Inc.

Contractor

Kirk Grego

Bid Form Completed By

President

Title

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- a. LF – Linear foot
 - b. EA - Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit

Section 1: Irrigation

1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ <u>3.42</u>
2. 3" HDPE 4710 DR13.5 Pipe	LF	\$ <u>3.87</u>
3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ <u>4.05</u>
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ <u>5.33</u>
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ <u>2.85</u>
6. #14/2 Maxi communication wire per ft.	LF	\$ <u>2.98</u>
7. 1" Air Relief valve assembly	EA	\$ <u>55.00</u>
8. 2" Drain valve assembly	EA	\$ <u>76.00</u>
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ <u>198.00</u>
10. 3" Nibco valve assembly	EA	\$ <u>1,285.00</u>
11. 4" Nibco valve assembly	EA	\$ <u>1,366.00</u>
12. 6" Nibco valve assembly	EA	\$ <u>1,697.00</u>
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ <u>541.86</u>
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ <u>494.46</u>
15. Rain Bird ICSD, grounding	EA	\$ <u>72.76</u>

16. #5RC Quick Coupler assembly	EA	\$ <u>126.66</u>
17. Pump Station update as specified	EA.	\$ <u>125,714.29</u>
18. Removal of existing sprinklers, cap compact and backfill	LS.	\$ <u>34,428.57</u>

(Note this is to be included in lump sum bid.)

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

1. 2" LF	\$ <u>26.50</u>
2. 3" LF	\$ <u>29.80</u>
3. 4" LF	\$ <u>44.21</u>
4. 6" LF	\$ <u>46.30</u>

Note: Contractor to list standard equipment that will be utilized on their lump sum bid installation.

1. Vibratory Plow model number Ditch Witch RT125
2. Trenching Plow model number Ditch Witch RT45
3. Backhoe model number Bobcat E35

Itemized Bid Form



Project: 2025 Golf Course Irrigation Project
Location: Creve Coeur Golf Course in Creve Coeur, Missouri

Sealed Bids Publicly Opened and Read
10:00 am Thursday, February 20, 2025

Department of Public Works
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2533

Midwest Irrigation LLC 2/25/25
Contractor's Name Date

Item No.	Quantity	Item with Unit bid price Written in Words	Unit Price		Amount	
			Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete	996,800	00	996,800	00
		at <u>Nine Hundred Ninety-Six Thousand</u> Per Lump Sum <u>Eight Hundred & 00/100</u>				

Total Lump Sum Bid:

996,800	00
Dollars	Cents

THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR ANY WAITING TIME.

Midwest Irrigation LLC
Contractor

Jim Beavers
Bid Form Completed By

Owner
Title

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- LF – Linear foot
 - EA - Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit
Section 1: Irrigation		
1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ <u>4.70</u>
2. 3" HDPE 4710 DR13.5 Pipe	LF	\$ <u>5.90</u>
3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ <u>7.80</u>
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ <u>13.10</u>
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ <u>4.20</u>
6. #14/2 Maxi communication wire per ft.	LF	\$ <u>.80</u>
7. 1" Air Relief valve assembly	EA	\$ <u>400.00</u>
8. 2" Drain valve assembly	EA	\$ <u>600.00</u>
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ <u>640.00</u>
10. 3" Nibco valve assembly	EA	\$ <u>700.00</u>
11. 4" Nibco valve assembly	EA	\$ <u>1,220.00</u>
12. 6" Nibco valve assembly	EA	\$ <u>1,700.00</u>
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ <u>680.00</u>
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ <u>680.00</u>
15. Rain Bird ICSD, grounding	EA	\$ <u>190.00</u>

16. #5RC Quick Coupler assembly	EA	\$ <u>220.00</u>
17. Pump Station update as specified	EA.	\$ <u>115,000.00</u>
18. Removal of existing sprinklers, cap compact and backfill	LS.	\$ <u>12,740.00</u>

(Note this is to be included in lump sum bid.)

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

1. 2" LF	\$ <u>30.00</u>
2. 3" LF	\$ <u>38.00</u>
3. 4" LF	\$ <u>45.00</u>
4. 6" LF	\$ <u>55.00</u>

Note: Contractor to list standard equipment that will be utilized on their lump sum bid installation.

1. Vibratory Plow model number	<u>Vermeer RTX750 Quad</u>
2. Trenching Plow model number	<u>Vermeer 8550</u>
3. Backhoe model number	<u>Yanmar Vio 25</u>

Itemized Bid Form



Project: 2025 Golf Course Irrigation Project
Location: Creve Coeur Golf Course in Creve Coeur, Missouri

Sealed Bids Publicly Opened and Read
10:00 am Thursday, February 20, 2025

Department of Public Works
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2533

PERFECT PLAY FIELDS + LINKS 2/27/25
Contractor's Name Date

Item No.	Quantity	Item with Unit bid price	Unit Price		Amount	
		Written in Words	Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete ONE MILLION ONE HUNDRED NINETY at EIGHT THOUSAND EIGHT HUNDRED Per Lump Sum SEVENTY FOUR				

Total Lump Sum Bid:

1,198,874	00
Dollars	Cents

THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR ANY WAITING TIME.

PERFECT PLAY FIELDS AND LINKS
Contractor

MICHAEL J. MUNIE
Bid Form Completed By

PRESIDENT
Title

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- LF – Linear foot
 - EA - Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit

Section 1: Irrigation

1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ <u>3.50</u>
2. 3" HDPE 4710 DR13.5 Pipe	LF	\$ <u>7.00</u>
3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ <u>8.50</u>
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ <u>15.00</u>
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ <u>5.15</u>
6. #14/2 Maxi communication wire per ft.	LF	\$ <u>4.00</u>
7. 1" Air Relief valve assembly	EA	\$ <u>400.00</u>
8. 2" Drain valve assembly	EA	\$ <u>550.00</u>
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ <u>1,200.00</u>
10. 3" Nibco valve assembly	EA	\$ <u>1,360.00</u>
11. 4" Nibco valve assembly	EA	\$ <u>1,460.00</u>
12. 6" Nibco valve assembly	EA	\$ <u>1,700.00</u>
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ <u>950.00</u>
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ <u>950.00</u>
15. Rain Bird ICSD, grounding	EA	\$ <u>350.00</u>

- | | | |
|--|-----|----------------------|
| 16. #5RC Quick Coupler assembly | EA | \$ <u>260.00</u> |
| 17. Pump Station update as specified | EA. | \$ <u>133,000.00</u> |
| 18. Removal of existing sprinklers, cap compact and backfill | EA. | \$ <u>34,000.00</u> |
- (Note this is to be included in lump sum bid.)

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

- | | |
|----------|------------------|
| 1. 2" LF | \$ <u>200.00</u> |
| 2. 3" LF | \$ <u>200.00</u> |
| 3. 4" LF | \$ <u>200.00</u> |
| 4. 6" LF | \$ <u>200.00</u> |

Note: Contractor to list standard equipment that will be utilized on their lump sum bid installation.

- | | | |
|----|-----------------------------|-------|
| 1. | Vibratory Plow model number | _____ |
| 2. | Trenching Plow model number | _____ |
| 3. | Backhoe model number | _____ |

Itemized Bid Form

Project: 2025 Golf Course Irrigation Project

Location: Creve Coeur Golf Course in Creve Coeur, Missouri



Sealed Bids Publicly Opened and Read
10:00 am Thursday, February 20, 2025

United Golf, LLC

Contractor's Name

2-27-25

Date

Department of Public Works
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2533

Item No.	Quantity	Item with Unit bid price	Unit Price		Amount	
		Written in Words	Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete <i>Eight hundred, sixty-nine thousand, seven hundred, ninety-eight and fifty-seven cents</i> at Per Lump Sum	<i>869,798</i>	<i>57</i>	<i>869,798</i>	<i>57</i>

Total Lump Sum Bid:

<i>869,798</i>	<i>57</i>
Dollars	Cents

THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR ANY WAITING TIME.

United Golf, LLC

Contractor

Chris White

Bid Form Completed By

Estimator/Project Manager

Title

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- a. LF – Linear foot
 - b. EA - Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit
Section 1: Irrigation		
1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ <u>4.00</u>
2. 3" HDPE 4710 DR13.5 Pipe	LF	\$ <u>8.00</u>
3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ <u>10.00</u>
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ <u>18.00</u>
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ <u>3.00</u>
6. #14/2 Maxi communication wire per ft.	LF	\$ <u>2.00</u>
7. 1" Air Relief valve assembly	EA	\$ <u>500.00</u>
8. 2" Drain valve assembly	EA	\$ <u>650.00</u>
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ <u>1,000.00</u>
10. 3" Nibco valve assembly	EA	\$ <u>1,250.00</u>
11. 4" Nibco valve assembly	EA	\$ <u>1,650.00</u>
12. 6" Nibco valve assembly	EA	\$ <u>2,000.00</u>
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ <u>1,550.00</u>
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ <u>1,525.00</u>
15. Rain Bird ICSD, grounding	EA	\$ <u>500.00</u>

- | | | |
|--|-----|----------------------|
| 16. #5RC Quick Coupler assembly | EA | \$ <u>350.00</u> |
| 17. Pump Station update as specified | EA. | \$ <u>114,500.00</u> |
| 18. Removal of existing sprinklers, cap compact and backfill | LS. | \$ <u>15,000.00</u> |
- (Note this is to be included in lump sum bid.)

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

- | | |
|----------|--------------|
| 1. 2" LF | \$ <u>25</u> |
| 2. 3" LF | \$ <u>30</u> |
| 3. 4" LF | \$ <u>50</u> |
| 4. 6" LF | \$ <u>75</u> |

Note: Contractor to list standard equipment that will be utilized on their lump sum bid installation.

- | | | |
|----|-----------------------------|-----------------|
| 1. | Vibratory Plow model number | <u>BT 115</u> |
| 2. | Trenching Plow model number | <u>TZT 105</u> |
| 3. | Backhoe model number | <u>Cat 420E</u> |

Itemized Bid Form

Project: 2025 Golf Course Irrigation Project

Location: Creve Coeur Golf Course in Creve Coeur, Missouri



Sealed Bids Publicly Opened and Read
10:00 am Thursday, February 20, 2025

Viridity, LLC

2/27/2025

Contractor's Name

Date

Department of Public Works
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, MO 63141
314-872-2533

Item No.	Quantity	Item with Unit bid price	Unit Price		Amount	
		Written in Words	Dollars	Cents	Dollars	Cents
1	1	Golf Course Irrigation System - Complete	1,099,715	00	1,099,715	00
		One Million, Ninety Nine Thousand, Seven Hundred and Fifteen Dollars				
		at				
		Per Lump Sum				

Total Lump Sum Bid:

1,099,715

00

Dollars

Cents

THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR ANY WAITING TIME.

Viridity, LLC

Contractor

Eddie Huggins

Bid Form Completed By

Vice President

Title

SUPPLEMENTAL UNIT PRICE SCHEDULE (as/if needed)

- A. The undersigned offers for the Owner's sole consideration and use the following supplement unit price schedule. All unit prices will be the basis of payment or credit for extras or deductions to the Lump Sum Contract. The Owner reserves the right to add or delete any item of the contract as best suits the City's purposes or intentions. All prices must be the "installed price" and remain intact as long as original contract is enforceable. This sheet must be completed in full as an integral part of the Bid Form.
- B. These prices include all costs to the Owner, including those for labor, all materials, whether stated or not, equipment, tools of trades and labor, appliances, accessories, warranties, guarantees, royalties, fees, permits, licenses, applicable taxes, insurance, bonds, haulage, storage, overhead and profit.
- C. The following unit abbreviations are used:
- LF – Linear foot
 - EA – Each

Unit Price Schedule:		
Line Item	Unit	Cost/Unit

Section 1: Irrigation

1. 2" HDPE 4710 DR13.5 Pipe	LF	\$ 7.50
2. 3" HDPE 4710 DR13.5 Pipe	LF	\$ 10.00
3. 4" HDPE 4710 DR13.5 Pipe	LF	\$ 15.00
4. 6" HDPE 4710 DR13.5 Pipe	LF	\$ 30.00
5. 1.5" HDPE 4710 DR11 Potable Pipe	LF	\$ 5.00
6. #14/2 Maxi communication wire per ft.	LF	\$ 0.85
7. 1" Air Relief valve assembly	EA	\$ 600.00
8. 2" Drain valve assembly	EA	\$ 650.00
9. 2" Harco Swivel LIV, fittings, valve box	EA	\$ 900.00
10. 3" Nibco valve assembly	EA	\$ 900.00
11. 4" Nibco valve assembly	EA	\$ 1250.00
12. 6" Nibco valve assembly	EA	\$ 1750.00
13. Rain Bird A952IC sprinkler, wiring, swing joint	EA	\$ 1750.00
14. Rain Bird A752IC sprinkler, wiring, swing joint	EA	\$ 1750.00
15. Rain Bird ICSD, grounding	EA	\$ 300.00

16. #5RC Quick Coupler assembly	EA	\$ <u>500.00</u>
17. Pump Station update as specified	EA.	\$ <u>150,000.00</u>
18. Removal of existing sprinklers, cap compact and backfill	EA.	\$ <u>30,000.00</u>
(Note this is to be included in lump sum bid.)		

Section 2: Special Trenching

Rock clause where standard trenching, backhoe, vibratory plowing equipment cannot be used for installation.

1. 2" LF	\$ <u>15.00</u>
2. 3" LF	\$ <u>20.00</u>
3. 4" LF	\$ <u>25.00</u>
4. 6" LF	\$ <u>50.00</u>

Note: Contractor to list standard equipment that will be utilized on their lump sum bid installation.

1. Vibratory Plow model number	<u>Ditch Witch RT80</u>
2. Trenching Plow model number	<u>Ditch Witch RT80</u>
3. Backhoe model number	<u>John Deere 60G or equivalent</u>

CITY OF CREVE COEUR



MEMORANDUM

Date: April 3, 2025
To: Mark Perkins, City Administrator
From: Kevin Mulligan, Civil Engineer
CC: Jim Heines, Director of Public Works
Steve Berezcz, City Engineer/Assistant Director of Public Works
Subject: Recommendation of Award, 2025 Concrete Pavement Replacement Project

Staff Recommendation

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.

Project Funding

The majority of the proposed 2025 Concrete Pavement Replacement Project will be funded through the Capital Fund and is identified in the Capital Improvement Program as part of the Street and Sidewalk Maintenance Program line items. Funding is designated in the proposed FY2025 capital improvement budget in account 02-61-71-9510 for streets and sidewalks and street reconstruction.

A portion of the project will be funded through the Stormwater and Parks Fund 05-61-71-9509. The replacement of the trench drain on Bellerive Manor Drive and grated inlets on W. Rue de la Banque were added to the 2025 Concrete Pavement Replacement Project after no bids were received for a standalone project for those items.

Background

City staff developed the 2025 Concrete Pavement Replacement Project as part of the City's annual pavement maintenance program for FY2025. Staff has been bidding the concrete project early in the year since 2023 in order to get better bid prices.

The proposed project involves the removal and replacement of failed concrete pavement and curbing throughout the City and accessibility improvements to sidewalks and curb ramps at certain locations, as listed below and continued on the next page:

Street	Pavement	Sidewalk	Curbing
Bellerive Manor Drive*	✓		
Bellington Lane		✓	
Castleton Court	✓		
City Hall	✓	✓	
Ladue Grove Lane	✓		
Nimes Drive	✓		

Orchard Lakes Drive	✓	
Timber Run Drive	✓	
W Rue de la Banque*	✓	✓

*The trench drain on Bellerive Manor Drive and four grated inlets on West Rue de la Banque are in poor condition and need to be removed and replaced. Staff developed a small standalone project for that work. However, no bids were received due to contractors being busy at the beginning of the construction season. Staff added those items into the 2025 Concrete Pavement Replacement Project.

The main focus for sidewalk improvements in this year's program are on Bellington Lane, where approximately 60% of the sidewalk network, including some driveway aprons, will be replaced. The sidewalk work represents about 25% of the total value of this year's concrete program.

Bid Submittals

Bids were publicly opened on April 1, 2025, with a total of three bids received:

Contractor	Bid Price
Sweetens Concrete Services, LLC.	\$453,354.00
M&H Concrete Contractors, Inc.	\$498,250.00
Spencer Contracting Company	\$603,636.50

A copy of the bid tabulation is attached. No errors were found in the bids.

The staff estimate for this project was \$451,000.00, which was based on unit prices from the last 1-2 years. The low bid is less than 1% higher than the estimate, indicating the City received a fair bid.

Schedule/Timeline

Work on this project is expected to begin in April and be completed before November.

Contractor Recommendation

Sweetens Concrete has successfully completed several projects for the City in the past, most recently the Mosley Road and North New Ballas federal-aid projects. Staff expects Sweetens to continue their success with the 2025 Concrete Pavement Replacement Project.

Attachments: Bid Tabulation

2025 Concrete Pavement Replacement Project Locations Map



BID TABULATION

2025 CONCRETE PAVEMENT REPLACEMENT PROJECT

City of Creve Coeur, Missouri

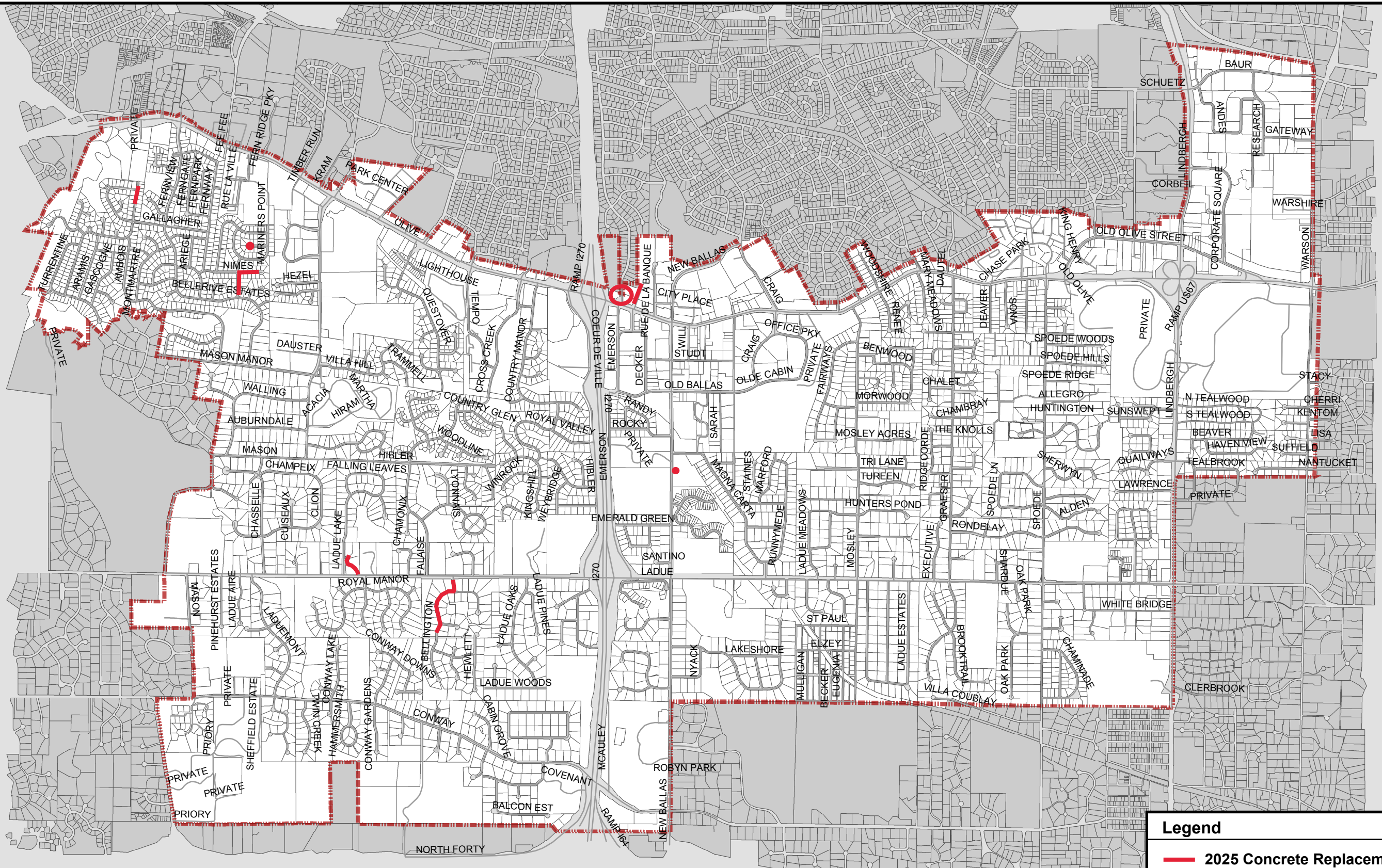
Bids opened: 10:00 a.m. Tuesday, April 1, 2025

Item Number	Item	Unit	Contract Quantity	Engineer's Estimate		Sweetens Concrete Services		M&H Concrete Contractors, Inc.		Spencer Contracting Company	
				Unit Bid Price	Item Subtotal	Unit Bid Price	Item Subtotal	Unit Bid Price	Item Subtotal	Unit Bid Price	Item Subtotal
109500A	SOFT SOILS FORCE ACCOUNT	DOLLAR	5,000	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00
201000A	#4 EPOXY-COATED REINFORCING STEEL	LF	1,000	\$ 1.00	\$ 1,000.00	\$ 0.70	\$ 700.00	\$ 1.75	\$ 1,750.00	\$ 0.60	\$ 600.00
502001A	CONCRETE PAVEMENT REMOVAL AND REPLACEMENT (8" THICK)	SY	2,800	\$ 90.00	\$ 252,000.00	\$ 92.70	\$ 259,560.00	\$ 82.00	\$ 229,600.00	\$ 111.46	\$ 312,088.00
502200A	CONCRETE PAVEMENT REMOVAL AND REPLACEMENT (8" THICK) - HIGH EARLY STRENGTH	SY	100	\$ 100.00	\$ 10,000.00	\$ 161.85	\$ 16,185.00	\$ 84.00	\$ 8,400.00	\$ 130.00	\$ 13,000.00
604100A	ADJUST INLET/MANHOLE TO GRADE	EA	5	\$ 300.00	\$ 1,500.00	\$ 600.00	\$ 3,000.00	\$ 500.00	\$ 2,500.00	\$ 500.00	\$ 2,500.00
608004A	CONCRETE SIDEWALK (4" THICK)	SY	800	\$ 75.00	\$ 60,000.00	\$ 88.00	\$ 70,400.00	\$ 95.00	\$ 76,000.00	\$ 103.50	\$ 82,800.00
608010A	ACCESSIBLE CURB RAMP (INCLUDES TRUNCATED DOMES)	EA	8	\$ 2,000.00	\$ 16,000.00	\$ 1,542.00	\$ 12,336.00	\$ 2,000.00	\$ 16,000.00	\$ 2,760.00	\$ 22,080.00
608026A	CONCRETE DRIVEWAY (6" THICK)	SY	250	\$ 80.00	\$ 20,000.00	\$ 85.00	\$ 21,250.00	\$ 120.00	\$ 30,000.00	\$ 113.85	\$ 28,462.50
608110A	ASPHALT DRIVEWAY (3" TYPE 'C' MIX)	SY	100	\$ 85.00	\$ 8,500.00	\$ 85.00	\$ 8,500.00	\$ 120.00	\$ 12,000.00	\$ 88.20	\$ 8,820.00
609100A	ROLLED CURB AND GUTTER (VARIOUS WIDTHS)	LF	50	\$ 40.00	\$ 2,000.00	\$ 25.00	\$ 1,250.00	\$ 40.00	\$ 2,000.00	\$ 57.50	\$ 2,875.00
609110A	VERTICAL CURB AND GUTTER	LF	50	\$ 65.00	\$ 3,250.00	\$ 25.00	\$ 1,250.00	\$ 60.00	\$ 3,000.00	\$ 62.00	\$ 3,100.00
609115A	VARIABLE HEIGHT CONCRETE CURB (DOWELED ON)	LF	100	\$ 25.00	\$ 2,500.00	\$ 24.00	\$ 2,400.00	\$ 30.00	\$ 3,000.00	\$ 17.53	\$ 1,753.00
612301A	TRAFFIC CONTROL (INCLUDING FLAGGERS)	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00	\$ 7,800.00	\$ 7,800.00
619000A	MOBILIZATION	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 9,723.00	\$ 9,723.00	\$ 2,500.00	\$ 2,500.00	\$ 36,000.00	\$ 36,000.00
A1	REMOVAL & REPLACEMENT OF EXISTING INLET STRUCTURES ON W RUE DE LA BANQUE	EA	4	\$ 4,000.00	\$ 16,000.00	\$ 1,500.00	\$ 6,000.00	\$ 5,000.00	\$ 20,000.00	\$ 6,800.00	\$ 27,200.00
A2	REMOVAL & REPLACEMENT OF EXISTING TRENCH DRAIN ON BELLERIVE MANOR DR	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 22,100.00	\$ 22,100.00	\$ 35,000.00	\$ 35,000.00	\$ 32,768.00	\$ 32,768.00
A3	GRATES AND FRAMES FOR GRATE INLETS ON W RUE DE LA BANQUE	EA	4	\$ 250.00	\$ 1,000.00	\$ 1,400.00	\$ 5,600.00	\$ 1,000.00	\$ 4,000.00	\$ 1,150.00	\$ 4,600.00
A4	GRATES AND FRAMES FOR TRENCH DRAIN ON BELLERIVE MANOR DR	EA	13	\$ 250.00	\$ 3,250.00	\$ 300.00	\$ 3,900.00	\$ 1,000.00	\$ 13,000.00	\$ 630.00	\$ 8,190.00
A5	REMOVAL OF EXISTING BRICK WORK AND REPLACEMENT WITH PRECAST CONCRETE RISERS (1.5 FOOT HEIGHT) W RUE DE LA BANQUE	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 300.00	\$ 1,200.00	\$ 7,500.00	\$ 30,000.00	\$ 1,000.00	\$ 4,000.00

Total Bid:	Engineer's Estimate		Sweetens Concrete Services		M&H Concrete Contractors, Inc.		Spencer Contracting Company	
	\$ 451,000.00		\$ 453,354.00		\$ 498,250.00		\$ 603,636.50	

Denotes discrepancy between price written in words and numbers.
Price written in words shown.

Denotes calculation error. Corrected value shown.



Legend

2025 Concrete Replacement



2025 Concrete Pavement Replacement Project

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.

WHEREAS, it is necessary to replace concrete street pavement, curbing, and sidewalks in order to maintain the quality of life expected by the community; and

WHEREAS, the City strives to provide safe public rights of way for its commercial and residential communities; and

WHEREAS, this project and these improvements have been competitively bid per the requirements outlined in the City of Creve Coeur Code of Ordinances; and

WHEREAS, Sweetens Concrete Services, LLC, has provided the lowest and best bid for the project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Contract between **Sweetens Concrete Services, LLC** and the City, attached hereto as "Exhibit A," with a **not-to-exceed contract sum of \$453,354.00**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that Contract. The Contract 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 Contract.

ADOPTED THIS 14TH DAY OF APRIL, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

EXHIBIT A**CITY-CONTRACTOR AGREEMENT**

This is an Agreement made and entered into the ____ day of _____, 2025, by and between the City of Creve Coeur, Missouri (hereinafter called the "City") and, Sweetens Concrete Services, LLC, with offices at 450 E 1st St S, Wright City, MO 63390 (hereinafter called the "Contractor"). The project is identified as the **2025 Concrete Pavement Replacement Project** (hereinafter called the "Work" or the "Project").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I**The Contract Documents**

The Contract Documents, which comprise the entire agreement between the City and the Contractor, consist of the following:

- 1) This City-Contractor Agreement
- 2) General Conditions of City-Contractor Agreement
- 3) Job Special Provisions
- 4) Technical Specifications
- 5) Non-Collusion Affidavit
- 6) Contractor's Affidavit for Public Construction Projects
- 7) Performance Payment Bond
- 8) Construction Schedule
- 9) Missouri Annual Wage Order
- 10) All Addenda to the Bid Documents and all Modifications issued after execution of this Contract

- 11) The Saint Louis County Standard Specifications for Road and Bridge Construction, dated October 1, 2024, referred to herein as the “Standard Specifications” and applicable to the Work of this Contract by reference;
- 12) The St. Louis County Standard Drawings, dated April 29, 2020. These drawings shall be included in the reference to the “Standard Drawings” herein.
- 13) The latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. Furthermore, all definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III

Time of Completion

All time limits stated in the Contract Documents are of the essence.

The Work to be performed under the Contract shall commence within **twenty (20) calendar days** of the date of the written Notice to Proceed as issued by the City.

As indicated in the Job Special Provisions, the removal and replacement of the concrete entrance to the Creve Coeur Government Center shall be completed **before the holiday weekends of Memorial Day, Independence Day, or Labor Day**, in order to minimize the impacts. See JSP 15 for more information.

The remainder of the Work shall be completed **on or before November 7, 2025**.

The Contractor's Construction Schedule shall describe when each phase of the Work will be completed within the Time of Completion indicated above. The Contractor's Construction Schedule cannot indicate a completion date that requires more time than what is indicated above. An extension of the Time of Completion can be made only through a Change Order from the City, in accordance with the General Conditions of the City-Contractor Agreement.

ARTICLE IV

The Contract Sum and Payments

The "Contract Sum" is hereby defined as the sum total of the products of the estimated quantity of each bid item in the Bid Proposal Form and the unit price bid by the Contractor in the Bid Proposal Form for that item, adjusted to account for any Modification(s), as defined in the General Conditions, made in compliance with Article VI of this Agreement and made prior to the execution of this Agreement. Therefore, the Contract Sum represents a reasonable estimate of the anticipated final contract value at the time of the execution of this Agreement. Both the Contractor and the City acknowledge that the actual work may require different item quantities than those that were included in the Bid Proposal Form or a pre-construction Modification and that the completed and accepted item quantities will be reconciled against the estimated quantities through a final change order upon the completion of the Work.

The Contract Sum for this Work shall be Four-Hundred Fifty-Three Thousand, Three-Hundred Fifty-Four Dollars and Zero Cents (\$453,354.00). The Contract unit prices and Contract item quantities are listed in Table 1 of this Agreement. These unit prices and item quantities form the basis of the not-to-exceed Contract Sum, as described above and as illustrated in Table 1 of this Agreement. All payments for the Work shall be based upon the Contract unit costs listed in Table 1.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, except as otherwise required by Section 8.960 RSMo. the City shall pay the Contractor as follows:

- (1) On or about the tenth day of each following month, ninety percent (90%) [95% if Contract Sum exceeds \$50,000] of the value of the portion of the Work that has been completed and accepted to date, less the aggregate of all previous progress payments;
- (2) Upon completion of the Work, the Contractor and the City shall execute a final Modification to this Agreement to reconcile the quantity of each completed and accepted Contract item with the estimated quantity of that item included in Table 1 and adjusted through subsequent Modification(s), if any, made in compliance with Article VI of this Agreement; and
- (3) Final payment shall be made within thirty (30) days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE V**Performance of the Work**

(a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) A Construction Schedule for the Work in bar-chart format, which shall indicate the target dates for starting and completing the various stages of the Work on a street-by-street basis, and which shall comply with the times set forth in Article III.
- (2) A Traffic Control Plan indicating the location of all proposed signage, detours, and lane closures requested for the Work and which adequately address and maintain the pedestrian and vehicular traffic during the Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices (MUTCD) developed by the Federal Highway Administration, as referenced in Article I of this Agreement.
- (3) Proof of compliance with all insurance requirements, acceptable to the City.
- (4) All required bonds.
- (5) Any missing bid documents.

(b) The Notice to Proceed shall be issued within fourteen (14) calendar days after the award of the contract or submittal to and approval by the City of the foregoing required documents, whichever is later. Undue delay in submitting such required documents shall be grounds for termination of the contract by the City upon three (3) days advance written notice.

(c) The Contractor shall be required to substantially finish portions of the Work, as designated by the Director of Public Works, prior to continuation of further work remaining on the project. This may include backfilling, restoration, or cleanup as designated by the Director of Public Works.

(d) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City as liquidated damages, and not as a penalty, the sum of:

- five hundred dollars (\$500.00) for each calendar day the Contractor fails to comply with the Construction Schedule until the Director of Public Works determines that Substantial Completion of the Work has been achieved; and

- one hundred dollars (\$100.00) for each working day after both the completion date specified in the Construction Schedule has expired and the date that Substantial Completion has been achieved, until final completion and acceptance of the Work.

The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to the Contractor from the City. Excessive delay, as determined by the Director of Public Works, may be grounds for termination of the City-Contractor Agreement, as discussed in Article VIII.

(e) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City, at such intervals as the City may reasonably direct, the actual progress of the work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (d) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (d) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather may constitute a cause for granting an extension of time, but only as determined and approved by the Director of Public Works.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the contract by altering, adding to, or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the Contract unit prices listed in Table 1 of this Agreement, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable fee properly itemized and supported by sufficient substantiating data to permit evaluation, by an acceptable cost-plus-percentage fee, or by an acceptable fixed fee.

ARTICLE VIII

Termination of the City-Contractor Agreement

(a) If the Contractor is adjudged a bankrupt; or if the Contractor makes a general assignment for the benefit of creditors; or if a receiver is appointed on account of the Contractor's insolvency; or if the Contractor persistently or repeatedly fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule; or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or

remedy, by giving written notice to the Contractor and his surety, terminate the Contract, take possession of the Work and of all materials and equipment thereon, and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the value of the Work completed to date shall exceed the expenses of finishing the Work, including additional professional, managerial, and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the value of the Work completed to date, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly:

- (i) assign to the City in the manner and to the extent directed by the City all right, title, and interest of the Contractor under any subcontracts, purchase orders, and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and
- (ii) make available to the City, to the extent directed by the City, all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

- (a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.
- (b) Comprehensive General Liability and Bodily Injury
 - Including Death: \$1,000,000 each person

	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate
(c) Comprehensive Automobile Liability, Bodily Injury	
Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each accident
(d) Owner's Protective Bodily Injury	
Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured and other policies must cover the City as an additional primary insured. All policies must be endorsed to require at least thirty (30) days written advance notice to the City of any change or cancellation. Proof of compliance with these requirements shall be furnished to and approved by the City prior to the Contractor commencing the Work on this project. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project.

ARTICLE X

Equal Opportunity and Non-Discrimination

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination, including, but not limited to, Chapter 230 of the Code of Ordinances of the City of Creve Coeur, Missouri.

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the Contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "Contractor") agrees, as follows:

1. **Compliance with Regulations:** The Contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation,

Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.

2. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.
3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status.
4. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Highway Department of the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Highway Department or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Highway Department shall

impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

- a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
6. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the State Highway Department or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the State Highway Department to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE XI

Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest. A detailed discussion of conflicts of interest can be found in Section 5.6 of the General Conditions of City-Contractor Agreement.

ARTICLE XII

The Work

The Contractor shall furnish all labor, materials, and equipment necessary to complete all services included in the Work. The scope of Work generally includes the removal and replacement of concrete street pavement, curbing, curb ramps, sidewalks, and driveways within the City of Creve Coeur, Missouri. This work is more specifically described in the Technical Specifications.

The Work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

TABLE 1
Summary of Contract Quantities, Contract Unit Prices, and Contract Sum

Item Number	Item	Unit	Contract Quantity	Contract Unit Price	Item Subtotal
109500A	SOFT SOILS FORCE ACCOUNT	DOLLAR	5,000	\$ 1.00	\$ 5,000.00
201000A	#4 EPOXY-COATED REINFORCING STEEL	LF	1,000	\$ 0.70	\$ 700.00
502001A	CONCRETE PAVEMENT REMOVAL AND REPLACEMENT (8" THICK)	SY	2,800	\$ 92.70	\$ 259,560.00
502200A	CONCRETE PAVEMENT REMOVAL AND REPLACEMENT (8" THICK) - HIGH EARLY STRENGTH	SY	100	\$ 161.85	\$ 16,185.00
604100A	ADJUST INLET/MANHOLE TO GRADE	EA	5	\$ 600.00	\$ 3,000.00
608004A	CONCRETE SIDEWALK (4" THICK)	SY	800	\$ 88.00	\$ 70,400.00
608010A	ACCESSIBLE CURB RAMP (INCLUDES TRUNCATED DOMES)	EA	8	\$ 1,542.00	\$ 12,336.00
608026A	CONCRETE DRIVEWAY (6" THICK)	SY	250	\$ 85.00	\$ 21,250.00
608110A	ASPHALT DRIVEWAY (3" TYPE 'C' MIX)	SY	100	\$ 85.00	\$ 8,500.00
609100A	ROLLED CURB AND GUTTER (VARIOUS WIDTHS)	LF	50	\$ 25.00	\$ 1,250.00
609110A	VERTICAL GURB AND GUTTER	LF	50	\$ 25.00	\$ 1,250.00
609115A	VARIABLE HEIGHT CONCRETE CURB (DOWELED ON)	LF	100	\$ 24.00	\$ 2,400.00
612301A	TRAFFIC CONTROL (INCLUDING FLAGGERS)	LS	1	\$ 3,000.00	\$ 3,000.00
619000A	MOBILIZATION	LS	1	\$ 9,723.00	\$ 9,723.00
A1	REMOVAL & REPLACEMENT OF EXISTING INLET STRUCTURES ON W RUE DE LA BANQUE	EA	4	\$ 1,500.00	\$ 6,000.00
A2	REMOVAL & REPLACEMENT OF EXISTING TRENCH DRAIN ON BELLERIVE MANOR DR	EA	1	\$ 22,100.00	\$ 22,100.00
A3	GRATES AND FRAMES FOR GRATE INLETS ON W RUE DE LA BANQUE	EA	4	\$ 1,400.00	\$ 5,600.00
A4	GRATES AND FRAMES FOR TRENCH DRAIN ON BELLERIVE MANOR DR	EA	13	\$ 300.00	\$ 3,900.00
A5	REMOVAL OF EXISTING BRICK WORK AND REPLACEMENT WITH PRECAST CONCRETE RISERS (1.5 FOOT HEIGHT) W RUE DE LA BANQUE	EA	4	\$ 300.00	\$ 1,200.00

CONTRACT SUM:	\$ 453,354.00
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By _____
Mark C. Perkins, City Administrator

(SEAL)

By _____
James H. Heines, Director of Public Works

Attest: _____
City Clerk

Date: _____

SWEETENS CONCRETE SERVICES, LLC

By _____
Signature

Printed Name

(SEAL)

Title

Attest: _____

Date: _____



MEMORANDUM

Date: April 2, 2025
To: Mark Perkins, City Administrator
From: Steven Berezcz, PE, City Engineer
Subject: Staff Recommendation for FY2026-FY2030 Capital Improvement Program (CIP)

Staff Recommendation

The draft CIP lays out an ambitious schedule for improvements to the City's facilities, parks, streets and sidewalks, stormwater management programs and capital equipment. Considering the positive reviews from the Stormwater Committee, Parks and Historic Preservation Committee, Finance Committee, and Planning and Zoning Commission, as well as the positive ending fund balance for each of the three funds in the CIP, staff recommends that the City Council adopt the draft CIP for FY2026 to FY2030 as presented.

Committee and Commission Reviews

Staff presented the draft CIP to the City Council, the Planning and Zoning Commission, and several committees.

A brief summary of the presentations and reviews follows:

Stormwater Committee The Stormwater Committee reviewed the CIP with a focus on stormwater-related projects and supports the stormwater projects listed in the proposed CIP on March 12, 2025.

Parks and Historic Preservation Committee The Parks and Historic Preservation Committee reviewed the parks-related projects in the proposed CIP on March 12, 2025. The Parks and Historic Preservation Committee supports the proposed CIP.

Finance Committee The Finance Committee reviewed the proposed CIP on March 10, 2025 and March 24, 2025 and supports the proposed CIP.

Planning and Zoning Commission The Planning and Zoning Commission reviewed the proposed CIP at their meeting on March 17, 2025. On March 17th, the Commission voted and approved a recommendation to the City Council for adoption of the proposed CIP.

The current version of the draft CIP can be found on the City's website at:

<http://www.creve-coeur.org/95/Capital-Improvement-Program>

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 OF CREVE COEUR FOR FISCAL YEARS 2026 THROUGH 2030.

WHEREAS, in accordance with the City Charter, the City Administrator submitted the proposed five-year Capital Improvement Program (CIP) to the City Council for review on February 21, 2025; and

WHEREAS, the City's Stormwater Committee, Parks and Historic Preservation Committee, and Finance Committee have each reviewed and recommend approval of the proposed CIP; and

WHEREAS, the City Council reviewed the proposed CIP at its Work Sessions on March 10, 2025 and March 24, 2025; and

WHEREAS, the Planning and Zoning Commission reviewed the proposed CIP on March 17, 2025 and recommended approval of the proposed CIP on March 17, 2025; and

WHEREAS, a public hearing was held before the City Council on Monday, April 14, 2025, for public comment and input about the proposed CIP; and

WHEREAS, Section 9.6(C) of the City Charter requires that the City adopt a Capital Improvement Program by the final day of the twelfth month of the current fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The City Council hereby adopts the Capital Improvement Program for Fiscal Years 2026 through 2030, attached hereto as "Exhibit A," which is hereby incorporated as part of this Resolution as if fully set out herein.

Section 2. The adoption of this Resolution and the Capital Improvement Program contained herein complies with requirements outlined in Section 9.4 and Section 9.6 of the Creve Coeur City Charter.

Section 3: The City Council hereby declares its current intent to proceed with the full implementation of the Capital Improvement Program that is the subject of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

ADOPTED THIS 14TH DAY OF APRIL, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: March 27, 2025

TO: Mark Perkins, City Administrator

FROM: Steven Berecz, City Engineer

SUBJECT: Changes to the FY2026-FY2030 Capital Improvement Program (CIP)

The first draft of the City of Creve Coeur's FY2026-FY2030 CIP was published on February 21, 2025. Since that date, the following changes have been made.

Capital Fund

Estimated Addition Revenue (Funding Sources)

Ameren Bizsaver Funds for Ammonia System

First draft: FY2025 Projected \$0

Second draft: FY2025 Projected \$71,003

Olive Blvd. TDD Close Out Funds

First draft: FY2026 Projected \$0

Second draft: FY2026 Projected \$150,000

Bommarito Const. For Craig Road

First draft: FY2025 Projected \$0

Second draft: FY2025 Projected \$10,000

Capital Project Administration

01 Project Management

First draft: FY2025 Projected \$180,226

Revision: FY2025 Projected \$181,922

First draft: FY2026 Projected \$183,831

Revision: FY2026 Projected \$191,506

First draft: FY2027 Projected \$187,507

Revision: FY2027 Projected \$195,336

First draft: FY2028 Projected \$191,257

Revision: FY2028 Projected \$199,243

First draft: FY2029 Projected \$195,082

Revision: FY2029 Projected \$203,228

First draft: FY2030 Projected \$198,984

Revision: FY2030 Projected \$207,292

9510 Streets and Sidewalks

01 Street and Sidewalk Maintenance Program

First draft: FY2025 Projected \$2,937,280

Revision: FY2025 Projected \$2,950,060

34 City Place @ Olive Blvd. Pedestrian Crossing

First draft: FY2026 Projected \$0

Revision: FY2026 Projected \$100,000

Parks and Stormwater Fund

Capital Project Administration

01 Project Management

First draft:	FY2025 Projected	\$175,728
Revision:	FY2025 Projected	\$174,519
First draft:	FY2026 Projected	\$181,000
Revision:	FY2026 Projected	\$185,021
First draft:	FY2027 Projected	\$186,500
Revision:	FY2027 Projected	\$188,721
First draft:	FY2028 Projected	\$192,100
Revision:	FY2028 Projected	\$192,496
First draft:	FY2029 Projected	\$197,900
Revision:	FY2029 Projected	\$196,346
First draft:	FY2030 Projected	\$203,900
Revision:	FY2030 Projected	\$200,273

Parks Capital Equipment

01 Parks Capital Equipment

First draft:	FY2025 Projected	\$41,505
Revision:	FY2025 Projected	\$33,011

Stormwater

13 Stormwater Management Cost-Share Program

First draft:	FY2026 Projected	\$60,000
Revision:	FY2026 Projected	\$90,000

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2026-2030



CAPITAL FUND

PARKS AND STORMWATER FUND

BUILDING PROJECT BOND FUND

DRAFT – February 21, 2025

Revised Draft – March 27, 2025

Adopted by the City Council of the City of Creve Coeur through Resolution xxxx on xx, 2025.

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EXECUTIVE SUMMARY

The Capital Improvement Program (CIP) is the City's long-range plan for improvements to infrastructure, parks, and other community facilities. The CIP is a tool to assess the long-term capital needs, values, and desires of the City and to establish funding of high-priority projects in a timely and cost-effective manner. This plan is a living document and is subject to amendment by the City Council.

CIP Goals

The goals of the CIP are as follows:

- Provide a plan for the improvement or replacement of deteriorating infrastructure
- Improve operational or functional aspects of existing infrastructure
- Add new facilities and improve the community's infrastructure to enhance the quality of life in Creve Coeur
- Provide for the planned replacement of major equipment required for the City's operations

CIP Criteria

To be considered a capital improvement, projects or equipment must have a useful life of at least five years and have a minimum cost of \$20,000.

A special set of criteria has been identified to assist in assessing and prioritizing CIP projects. Proposed projects reflect the goals of the Comprehensive Plan through their demonstration of these criteria:

- *Availability of Outside Funding*: higher priority is given to projects that are eligible for and are likely to be considered for grant funding or shared-cost programs, which would reduce the City's investment.
- *Beautification*: aesthetic improvements to natural habitats or frequently traveled or visited areas within the City for public enjoyment, such as the use of public art on public lands.
- *Community Demand*: projects that have received a level of demonstrated resident support or demand, including support of City departments, boards, committees, and commissions.
- *Condition of Existing Facility*: improvements that replace or maintain the City's infrastructure, facilities, or equipment so that it remains in a serviceable, safe, and efficient condition.
- *Coordination (projects, regulations, City-adopted plans)*: projects that fit within planned coordination between multiple projects or agencies to reduce costs or minimize disruption to services, meet state or federal law requirements, or projects that are identified in other City-adopted plans.
- *Economic Growth*: projects focused on maintaining housing values and attracting businesses, residents, or visitors to the City. Projects supporting private development must include return on investment ratios or a fully documented cost/benefit analysis.
- *Operating Efficiency*: equipment or facilities improvements to streamline work processes or benefit from technological advancements. Projects that reduce the cost of operations will receive priority, but those that will increase the cost of operations must identify trade-offs to support those additional costs.
- *Protection & Conservation*: improvements to the City's park system or historical landmarks that allow these facilities to be enjoyed by future generations or projects that reduce the City's environmental impact.
- *Public Safety*: improvements that focus on preserving and protecting the general public from harm and reducing the City's risk exposure.

Relationship between the CIP and the Creve Coeur 2030 Comprehensive Plan

According to the Creve Coeur 2030 Comprehensive Plan:

Within the Creve Coeur 2030 Comprehensive Plan Update, many projects are identified or implied, as specific projects or as conceptual ideas. These projects and others, resulting from recommendations of the Comprehensive Plan, should be developed and incorporated in the City's annual CIP review process. Further detail and refinement of identified and conceptual projects, facilities, or infrastructure improvement needs will be required as the implementation of the Comprehensive Plan occurs.

Development and Adoption of the CIP

According to the City Charter, a draft of the five-year CIP shall be proposed by the City Administrator to the City Council no later than the second regular meeting in February of each year. Prior to the submittal of the draft CIP to the City Council, public input is obtained through the City newsletter, website, and the City's boards, committees, and commissions.

Prior to the City Council's adoption of the CIP, and as required by City Charter, the CIP is submitted to the Finance Committee for recommendations and comments. The Planning & Zoning Commission also reviews the plan emphasizing the location, extent, and character of the proposed projects prior to City Council review, approval, and adoption. A public hearing is held each spring (typically in April) by the City Council to review the final draft of the CIP prior to adoption.

The CIP includes a description of each proposed project and equipment with details regarding justification, cost estimate, operating and maintenance budget impact, and funding sources.

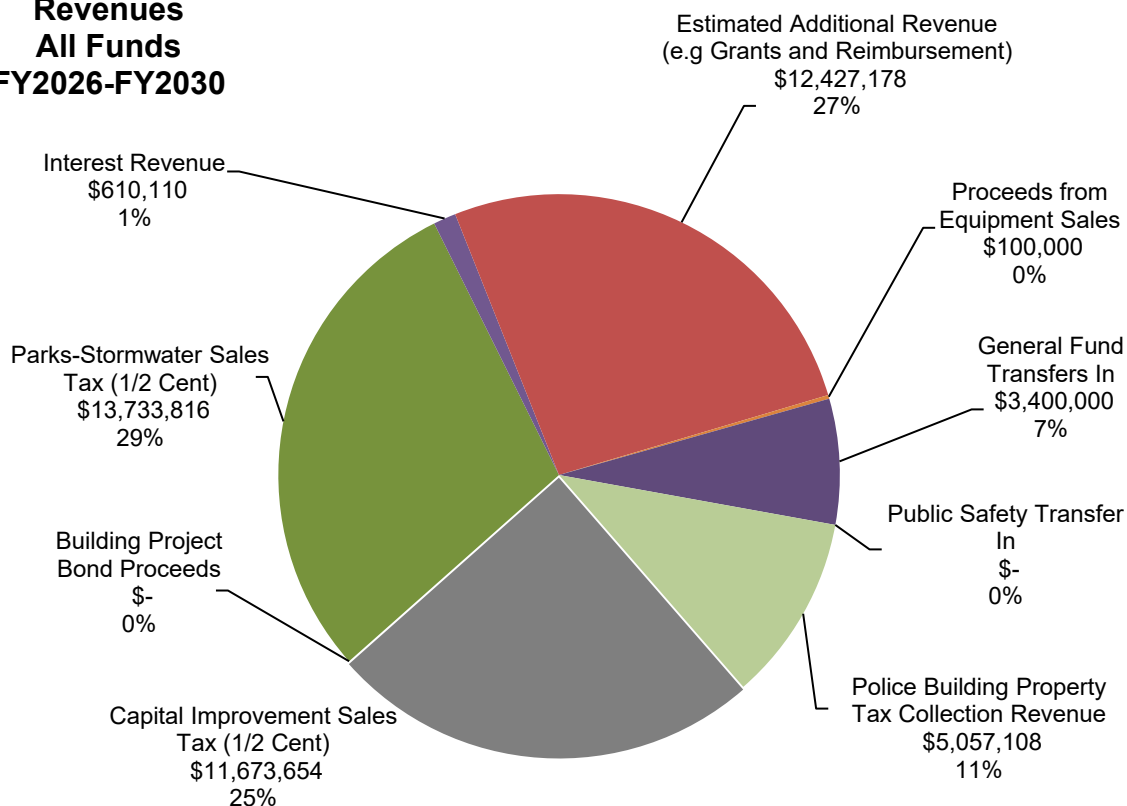
Funds in the CIP

There will be three funds that contribute to the FY2026-FY2030 CIP. These funds are:

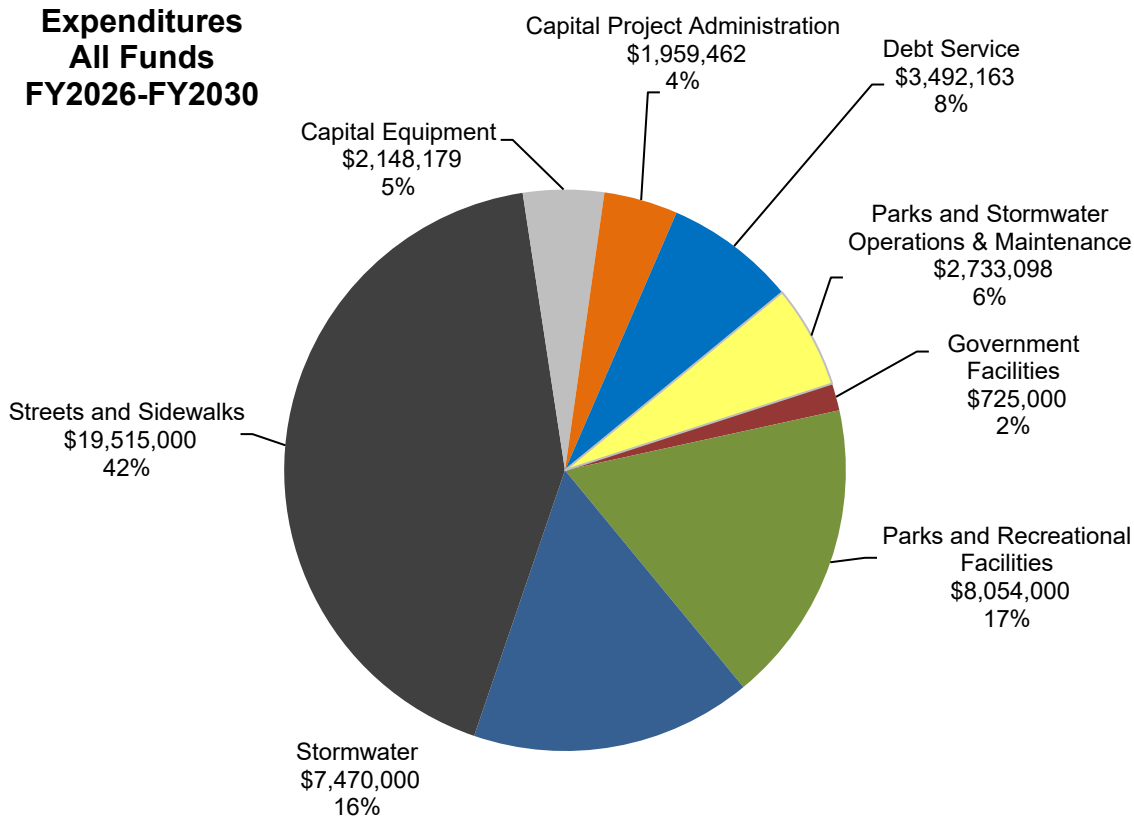
1. Capital Fund. This fund is financed by a half-cent capital improvement sales tax, which is supplemented by annual transfers from the General Fund and project-specific grants.
 - Total Capital Fund revenues: \$25.1 million
 - Total Capital Fund expenditures: \$26.1 million
2. Parks and Stormwater Fund. In November 2020, voters in Creve Coeur approved a half-cent sales tax that is dedicated to finance operations, maintenance, and capital improvements for the City's parks and stormwater infrastructure. This fund will be supplemented by grants and other outside funding related to parks and stormwater.
 - Total Parks-Stormwater Tax Fund revenues: \$16.5 million
 - Total Parks-Stormwater Tax Fund expenditures: \$16.5 million
3. Building Project Bond Fund. In November 2016, voters in Creve Coeur approved a bond measure to build a new police station and to make security and accessibility improvements to the Creve Coeur Government Center. The police station was completed in 2020, so the majority of this fund's project-related expenses is complete. Most of the activity in the FY2026-FY2030 CIP is related to the fund's debt service.
 - Total Building Project Bond Fund revenues: \$5.4 million
 - Total Building Project Bond Fund expenditures: \$0

Combined, these three funds have a projected revenue of \$47.0 million and projected expenditures of \$46.0 million for the FY2026-FY2030 CIP. The charts below break down these revenues and expenditures into the general categories that are found in the CIP.

Revenues All Funds FY2026-FY2030



Expenditures All Funds FY2026-FY2030



More detail is provided for each of the three funds in the sections that follow. Each fund is briefly described, and the revenues and expenses for each fund are summarized for the duration of the FY2026-FY2030 CIP. Project-specific summaries and financial projections are included for each line item that appears in the five-year CIP. Projects that are expected to be completed in FY2025 are not included in this report.

Appendix

This report is one of several documents that forms the CIP. Appendices to this report include:

- Appendix A: FY2026-FY2030 CIP Spreadsheets

The latest version of these documents can be found on the City's website at:

<http://www.creve-coeur.org/95/Capital-Improvement-Program>

Questions and Comments

If you have any questions or comments about the CIP, please contact Mark Perkins, City Administrator, at mperkins@crevecoeurmo.gov or (314) 872-2511.

CAPITAL FUND

The City's Capital Fund has served as the primary mechanism for funding capital projects in the CIP for many years. The Capital Fund finances investments into the City's government facilities, parks and recreational facilities, stormwater infrastructure, streets and sidewalks, capital equipment, and project administration.

Capital Fund Revenues

The City's Capital Fund has three main funding sources: a half-cent capital improvement sales tax, grants and other outside funding, and transfers from the General Fund. All funding sources combined, including interest revenue and other proceeds, are projected to generate \$25.1 million over the FY2026-FY2030 CIP.

Half-Cent Capital Improvement Sales Tax. Projected sales tax revenues are approximately \$11.7 million for the FY2026-FY2030 CIP, which averages out to approximately \$2.34 million per year in the plan.

Sales tax revenue projections have improved significantly since the uncertainty and economic downturn associated with the COVID-19 pandemic forced the City to reduce its revenue estimates. Sales tax projections in the FY2026-FY2030 CIP include an estimated 0.5% increase each year.

Grants and Outside Funding. **Awarded** Federal grants for roadway projects and accessibility improvements will provide approximately \$6.8 million over the FY2026-FY2030 CIP.

Projected Federal grants for roadway projects and accessibility improvements are estimated to provide approximately \$2.8 million over the FY2026-FY2030CIP. Staff will seek additional grant funding during all years, but application for such funding are either in the evaluation process or not yet available.

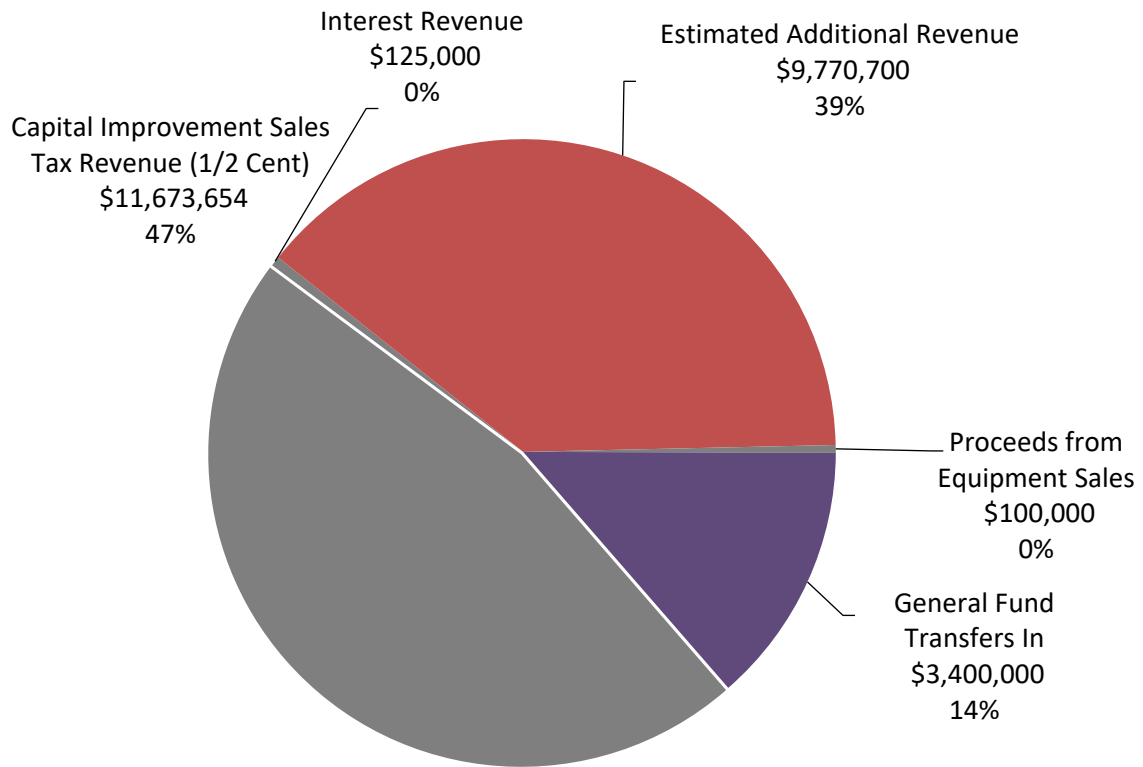
The full costs of projects are stated in the spreadsheets and detailed write ups for each project. The spreadsheets clearly list grants as being awarded or projected and have separate line items for each type of grant and weather it has been awarded or if it is projected. The summary tables in the individual project write ups also provide the same level of detail.

Transfers from the General Fund. The total transfer from the General Fund to the Capital Fund over the proposed FY2026-FY2030 CIP is \$3.4 million.

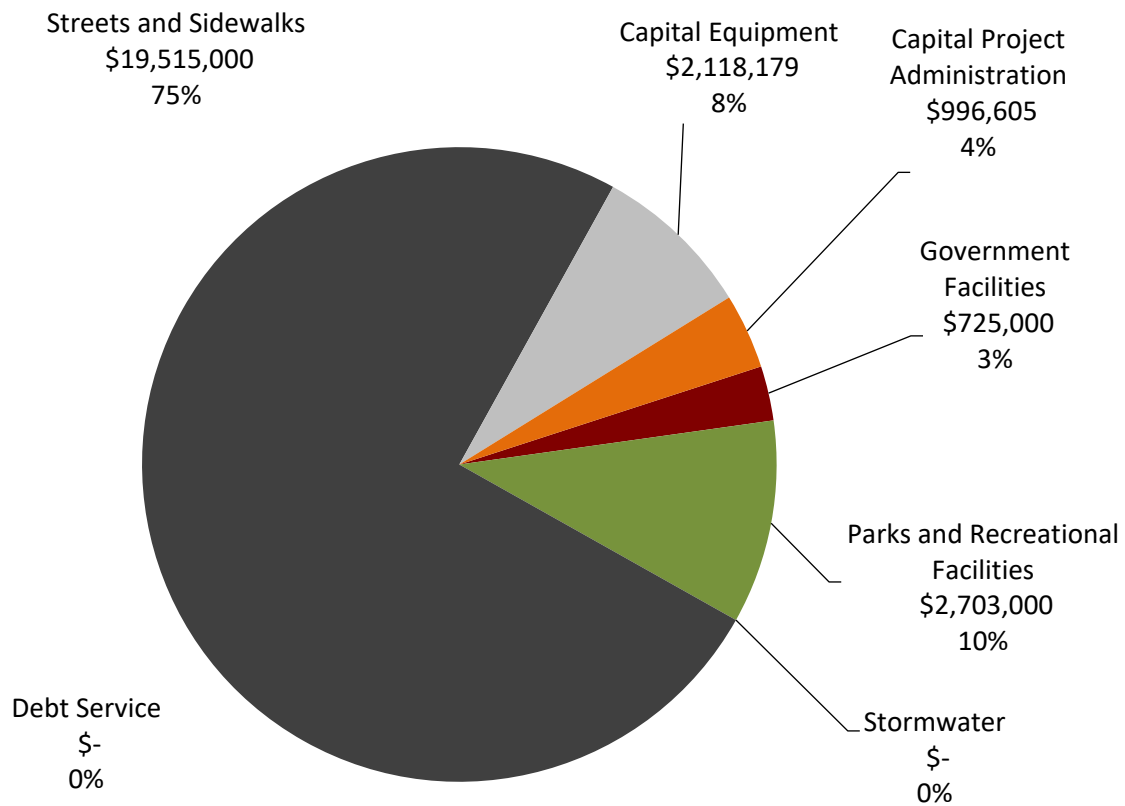
A transfer from the General Fund to the Capital Fund is proposed for each fiscal year in the proposed CIP. Annual General Fund transfers to the Capital Fund have been increased from \$400,000 to \$500,000, based on the transportation-oriented revenue sources of the General Fund which include the County road and bridge tax revenues. FY2026 also includes an additional transfer of \$900,000 to be used for the roofing improvements to the Ice Arena and the Public Works Service Center.

Capital Fund Expenditures

Capital expenditures from the Capital Fund are projected to be approximately \$26.1 million over the proposed FY2026-FY2030 CIP, with a maximum annual expenditure of \$8.8 million in FY2026. Details about these expenditures can be found in the project summary sheets that follow.



FY2026-FY2030 CAPITAL FUND REVENUES



FY2026-FY2030 CAPITAL FUND EXPENDITURES

GOVERNMENT CENTER RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
n/a	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0

Project Description:

Proposed projects in FY2026 will focus on needed repairs and renovations that will make the Government Center more inviting to residence and staff. Project will likely include improvements to Courtroom with upgraded flooring, improvements to the two public facing bathrooms and miscellaneous supplies to update common areas.

Existing Conditions:

The Creve Coeur Government Center has inadequate space for staff, meetings, archives, and storage. Renovations are also needed to make the Government Center more accommodating, helpful, and useful for both residents and staff. For example, the former Police Department and other areas of the Government Center will require extensive renovations before departments can be moved to more accessible locations.

Justification: *Operating Efficiency; Condition of Existing Facility*

The proposed projects for FY2026 will include continued lighting efficiencies that will help to lower energy cost and provide a well lite environment for various meetings and work areas.

Operating Budget Impact:

The proposed renovations will improve energy efficiency and replace aging systems that need frequent and costly maintenance.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 125,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026 – FY2030)	\$ 150,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 150,000
Total Funding	\$
City's Contribution (FY2026 – FY2030)	\$ 150,000

ROOFING FOR THE PUBLIC WORKS GARAGE

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$575,00	\$0	\$0	\$0	\$0	\$0

Project Description:

The Public Works garage roof was damaged during a hailstorm, and an infrared roof moisture inspection showed that water is leaking under the roof's waterproof membrane. This project proposes a tear-off and replacement of the roof. Project costs may be covered partially by insurance.

Existing Conditions:

The existing roof was damaged by hail. Inspections show that the roof is leaking.

Justification: *Operating Efficiency; Condition of Existing Facility*

The Public Works garage houses Public Works equipment and is where City-owned equipment is repaired and maintained. This structure is vital in keeping the Public Works fleet in good working order. Replacing the roof now will keep City-owned equipment from water damage and possibly prevent roof leaks from causing more damage in the future that may be even more costly to repair.

Operating Budget Impact:

Replacing the roof now will keep City-owned equipment from water damage and possibly prevent roof leaks from causing more damage in the future that may be even more costly to repair.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 575,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 575,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 575,000
Total Funding	\$ 0
City's Contribution	\$ 575,000

PUBLIC WORKS SETTLEMENT STUDY

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$26,000	\$0	\$0	\$0	\$0	\$0	\$0

Project Description:

The Public Works building has experienced differential settlement over the years. A consultant has been retained in the past to conduct settlement studies at various locations within the building. The project will have the consultant to perform detailed surveys at multiple locations throughout the building to monitor the cracks in the walls, facades and other locations. The survey will occur over an eighteen to twenty-four month timeframe. The consultant will also recommend stabilization methods as/if necessary for the building. The consultant is currently performing monitoring operations and we expect a report later in the year of 2026.

Existing Conditions:

The Public Works building has experienced settlement in the past mainly due to the building being constructed on a fill site. Repairs to the building have been previously made due to the settlement experienced. A settlement study has been performed previously at the Public Works building and this project will be a continuation of the previous studies.

Justification: *Protection & Conservation*

New cracks are forming in the block walls at the maintenance facility. In addition, older cracks are widening causing loose blocks to fall from the walls. Safety of workers and the building structural integrity are our concerns.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 26,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 26,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 26,000
Total Funding	\$
City's Contribution	\$ 26,000

ICE ARENA REFRIGERANT SWITCHOVER (MUNICIPAL & ARPA GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$2,869,345	\$0	\$0	\$0	\$0	\$0	\$0

Project Description:

The Ice Arena's refrigerant system is nearly 20-years old and past its useful life. The system uses the refrigerant, R-22, which is a source of hydrofluorocarbons and, therefore, no longer produced. This project will replace the existing system with a more reliable, environmentally-friendly equipment. The system was switched over to the new refrigerant system in late 2024.

Existing Conditions:

The existing system is past its useful life and requires R-22, a refrigerant that is not EPA-approved.

Justification: *Availability of Outside Funding; Condition of Ex. Facility; Protection & Conservation*

This project directly affects operational efficiency. As of January 1, 2020, the U.S. no longer allows the production or import of R-22 refrigerant, any repair or system failure could result in the City being unable to recharge to maintain cooling. In 2022, the City applied for and received a Municipal Park Grant of \$525,000 for the project. These funds, as well as, American Rescue Plan Act (ARPA) funds will be used to cover the cost of the project.

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance, and, as a result, should reduce operating costs.

Comments

The City received both a planning grant and construction grant from the Municipal Park Grant Commission to assist with design and construction costs associated with this project.

ICE ARENA REFRIGERANT SWITCHOVER (MUNICIPAL & ARPA GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 254,450
Land Acquisition	\$ 0
Construction	\$ 2,614,895
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,869,345

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 531,400
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 1,972,360
Total Funding	\$ 2,503,760

Summary	Amount
Total Expenditures	\$ 2,869,345
Total Funding	\$ 2,503,760
City's Contribution	\$ 365,585

DRC CONCESSIONS & PRO SHOP RENOVATION (MUNICIPAL GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$15,500	\$75,000	\$600,000	\$0	\$0	\$0	\$0

Project Description:

The project will completely renovate the existing concession stand (including cabinets, count tops, flooring, etc.) and renovate of the existing concession stand eating area (including flooring, popcorn, ceiling, etc.). It will also include remodeling the Dielmann East meeting room to allow for the addition of the Pro Shop.

Existing Conditions:

The concession stand and eating area is approaching the end of its useful life and are the only areas that have not been renovated within the recreation complex. The current Pro Shop is located within the concession stand eating area and is accessible to the public day or night.

Justification: *Public Safety; Coordination; Availability of Outside Funding*

The concession stand plumbing needs to be replaced and proposes a health safety issue and the eating area flooring has been reglued down in areas to keep from becoming a tripping hazard. The Pro Shop is not in a secured area and the computer and other items are left in the open for the public to access. The City received a \$10,000 municipal park grant for the planning portion of this project. Staff feels this is a good project to apply for the Municipal Park Grant that could fund up to a maximum of \$525,000 (FY2027) of the total \$600,000 construction cost estimate.

Operating Budget Impact:

The Pro Shop will have a fully functioning area that will be secure and the efficiency of the concession stand will allow to serve the customer better

Comments:

None

DRC CONCESSIONS & PRO SHOP RENOVATION

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 90,500
Land Acquisition	\$ 0
Construction	\$ 600,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 690,500

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant Projected Amount	\$ 535,000
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 535,000

Summary	Amount
Total Expenditures	\$ 690,500
Total Funding Projected	\$ (535,000)
City's Contribution - Projected	\$ 155,500

GOLF COURSE MAINTENANCE BRIDGE

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$0	\$200,000	\$0	\$0

Project Description:

The existing maintenance bridge is located on the southeast corner of the Golf Course near the maintenance shed. The bridge was constructed from wood planks that appear to be degraded and in poor condition. Over time, the bridge approach has sunk by approximately three feet. This project will include the construction of abutments and replacing the existing bridge with a new prefabricated bridge rated to withstand the typical loadings of Golf Course equipment.

Existing Conditions:

Creve Coeur Golf Course staff is concerned that the existing maintenance bridge lacks the structural integrity to withstand repeated loadings from equipment and machinery. In 2015, the City of Creve Coeur hired Michael D. Vogt to create *The Golf Course Needs Assessment Report*. Page 5 of the report lists the maintenance service bridge as a safety issue. The report recommends that the bridge be repaired or replaced as soon as reasonably possible. On page 24, the report restates the conclusion that the bridge is sinking and should be completely replaced as soon as practical and notes a secondary safety issue that the bridge does not have guardrails.

Justification: *Condition of Existing Facility, Public Safety*

The existing maintenance bridge was identified as a safety issue in the 2015 report. Replacing the bridge would reduce risks to staff and the City. Alternative paths between the maintenance shed and the wooded area have been considered. If Golf Course staff used the alternative route, golfers' play would be disrupted. Additionally, using an alternative route would increase the wear on the existing asphalt trails.

Operating Budget Impact:

None

Comments

None

GOLF COURSE MAINTENANCE BRIDGE

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution	\$ 200,000

ROOFING FOR ICE ARENA (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$425,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Ice Arena's roofing was damaged during a hailstorm. This project proposes a tear-off and replacement of the roof. Project costs may be covered by insurance. The project will also require that the existing solar panels be removed and then reinstalled after the new roof is in place. Current design includes new shingles, which have a typical lifespan of 20-25 years. Staff has secured budget level pricing for both a standing seam metal and metal shingle roof system. The lifespan of these options ranges from 40-70 years, but the cost of each is in the \$1.3 to \$1.4 million range.

Existing Conditions:

The existing roof was damaged by hail, which has resulted in leaks at various locations in the building. Follow up inspections verified that the roof is leaking and will need to be replaced to prevent more expensive damage to the structure.

Justification: *Operating Efficiency; Condition of Existing Facility*

The Ice Arena houses expensive and sensitive equipment. A roof that is in good repair is essential to protect the investments the City has made at this facility.

Operating Budget Impact:

Replacing the roof in FY2026 will help prevent water damage that may add to future repair costs.

Comments:

None

ROOFING FOR ICE ARENA (INSURANCE CLAIM)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 425,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 425,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 425,000
Total Funding	\$ 0
City's Contribution	\$ 425,000

GOLF COURSE MAINTENANCE BUILDING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$19,750	\$0	\$0	\$0	\$0	\$100,000	\$0

Project Description:

The project will look to develop concept design of replacement golf course maintenance building in FY2025. The concept report/design is anticipated to be completed in the summer of 2025. The existing facility is over 70 years old and has been added on to over the years to accommodate the needs of the golf course staff to maintain the high-quality course that is currently enjoyed by residents and visitors. City intends to apply for the Municipal Park Grant to partially fund the final design project costs. FY2030 programmed costs are to start the final design process for the project, with future years programming being for construction costs.

Existing Conditions:

The existing golf maintenance facility is showing its age with numerous leaks and structural issues. Due to the piece meal construction over the years, the current storage is inadequate for golf course irrigation parts, fertilizers, etc. There is not ample room available to properly store or work on capital equipment (such as mowers, aerators, tractors, etc.), and staff is in need of a facility where they can eat and clean up that is away from hazardous work areas.

Justification: *Condition of Ex. Facility; Availability of Outside Funding; Operating Efficiency*

The City will seek Municipal Park Grand Funding to supplement the cost associated with this stage of the design project. A new golf maintenance facility will provide a structure that is design to adequately and safely meet the operation needs to support golf course operations.

Operating Budget Impact:

The improvements brought by this project will replace old and failing structure that require significant maintenance. Additionally, an improved structure will provide protection to the capital equipment that is utilized by the golf course. These improvements should reduce operating costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 119,750
Land Acquisition	\$ 0
Construction	\$ TBD
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 119,750

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ (TBD)
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ (TBD)

Summary	Amount
Total Expenditures	\$ 119,750
Total Funding	\$ (TBD)
City's Contribution	\$ 119,750

GOLF COURSE IRRIGATION SYSTEM REPLACEMENT (MUNICIPAL PARK GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$1,220,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project will completely replace the existing golf course irrigation system in FY2026. The existing irrigation system is over 40 years old and has had many repairs over its life to maintain the high-quality course that is currently enjoyed by residents and visitors. The new system will be a state-of-the-art system and will allow greater flexibility in watering operations. The new system will include a new booster pump. The City was awarded a \$525,000 municipal park grant for the construction of this new system.

Existing Conditions:

The existing golf irrigation system is showing its age with numerous leaks and structural issues. These numerous issues lead to inefficient watering through areas of the course and increase water usage due to leaks. Also, the golf course maintenance staff needs to dedicate time to repair the breaks, which will be greatly reduced after installation of a new irrigation system.

Justification: *Condition of Ex. Facility; Availability of Outside Funding; Operating Efficiency*

In November of 2024 the City was awarded a municipal park grant in the amount of \$525,000. The new state of the art system will allow golf course maintenance staff to optimize watering rates and timing throughout the entire course.

Operating Budget Impact:

The improvements brought by this project will replace an old and failing irrigation system that requires significant maintenance labor hours and material costs to keep operational. The new irrigation system will reduce operation costs related towards repairs of the irrigation system on the golf course.

Comments:

None

GOLF COURSE IRRIGATION SYSTEM REPLACEMENT (MUNICIPAL PARK GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 1,220,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,220,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 525,000
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 525,000

Summary	Amount
Total Expenditures	\$ 1,220,000
Total Funding	\$ 525,000
City's Contribution	\$ 670,000

DRC – EAST PARKING LOT MILL & RESURFACING

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$83,000	\$0	\$0	\$0	\$0

Project Description:

Milling and replacement of the existing asphalt surface for the east parking lot and the drive aisle along the north side of DRC and leading to Olde Cabin Road. Complete removal of four inches of asphalt, recompact of existing stone base and a new asphalt base course and surface course will be installed.

Existing Conditions:

The existing lot is in poor condition and warrants full removal and replacement of the asphalt materials.

Justification: *Condition of Ex. Facility; Availability of Outside Funding; Operating Efficiency*

The lot has received minimal rehabilitation efforts in recent history and needs a completely new asphalt surface.

Operating Budget Impact:

Will have a nominal impact on the operating budget.

Comments:

None

DRC – EAST PARKING LOT MILL & RESURFACING

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 83,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 83,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 83,000
Total Funding	\$ 0
City's Contribution	\$ 83,000

STREET AND SIDEWALK MAINTENANCE PROGRAM

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$2,950,060	\$1,500,000	\$1,530,000	\$1,560,000	\$1,590,000	\$1,620,000	\$0

Project Description:

The project includes concrete pavement replacement, asphalt pavement resurfacing, asphalt pavement maintenance, micro surfacing, roadway striping, and sidewalk replacement for the annual maintenance of the City's roadway and sidewalk networks.

Existing Conditions:

While the majority of the City's pavement network is in good condition, annual and on-going evaluation of pavement and sidewalk conditions find aging and failing pavement and sidewalks that need to be addressed.

Justification: *Public Safety; Condition of Existing Facility; Coordination; Community Demand*

The City's street and sidewalk network form the City's largest asset that serves all of the City's residents and visitors. Annual maintenance of streets and sidewalks is required to preserve their functionality and to limit future repair costs. The City uses a pavement management system to track pavement conditions, and the City aims to evaluate the condition of each street on a four-year rotation. The pavement condition data assists with the prioritization of pavement repairs and maintenance and helps the City preserve its existing infrastructure as efficiently as possible. Federal regulations require that sidewalks meet accessibility standards so that all users have an opportunity to travel safely. The City's sidewalk maintenance program follows the federal regulations and supports the City's Pedestrian Plan.

Operating Budget Impact:

Pavement and sidewalk maintenance programs will improve and preserve the infrastructure and will result in a reduction in the number of pothole repairs and other on-going maintenance needs.

Comments:

Approximately 10% of the annual street and sidewalk improvements is typically directed toward accessibility improvements to the City's sidewalk network in support of the accessibility transition plan. Larger projects, such as grant-funded improvements, are stand-alone projects that are described in separate project sheets.

STREET AND SIDEWALK MAINTENANCE PROGRAM

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 7,800,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 7,800,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 7,800,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 7,800,000

STREET RECONSTRUCTION / REHABILITATION

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$300,000	\$0	\$305,000	\$310,000	\$315,000	TBD

Project Description:

The City plans to fully or substantially replace sections of failed residential roadways through this project. The various needs of the pavement network are evaluated each year to determine which streets need to be reconstructed. The City plans to replace the pavement and associated items on Old Ballas Road from Olive to Olde Cabin Road in FY2026. Later projects will be determined by future reviews of pavement conditions.

Existing Conditions:

Residential streets that are considered for reconstruction have reached the end of their useful lives and are generally in too poor of condition to gain long-term benefits from the City's typical pavement maintenance programs. Most of the streets that have been included in this program were older concrete streets that were overlaid with asphalt decades ago.

Justification: *Public Safety; Condition of Existing Facility; Community Demand*

All of the City's streets will eventually reach the end of their useful lives, fail at a structural level, and require reconstruction. This program provides the City with a tool to address some of its residential streets that are in poor or failing condition that typical maintenance programs can no longer improve.

Operating Budget Impact:

Streets with failing pavement typically require frequent maintenance in the form of pothole patching and emergency pavement repairs, which City staff often performs to address the issues as quickly as possible. Allocating funds for reconstruction also allows for more of the maintenance budget to be used for maintaining and preserving streets that are in better condition, which means more streets and sidewalks will be addressed, reducing the number of calls for City staff to make repairs.

Comments:

The City has invested more than \$2 million into street reconstruction projects during the past ten years.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 1,230,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 1,230,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 1,230,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 1,230,000

FERNVIEW SIDEWALK PROJECT**PHASE 1 – OLIVE TO GALLAGHER (TAP GRANT)**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$198,780	\$230,000	\$645,000	\$0	\$0	\$0	\$0

Project Description:

The City developed a concept plan to add a sidewalk along Fernview Drive (between Olive Boulevard and Gallagher Road) and along the side streets to connect with the existing sidewalk networks on each side of Fernview. The result of this project would be a unified collection of subdivision sidewalks that are currently not connected. Funding in FY2026 and FY2027 represents the City's matching funding for design, easement acquisition, and construction for a federal Transportation Alternatives Program (TAP) grant. The TAP grant application was approved and will cover 80% of the right-of-way and construction cost in FY2026 & FY2027.

Existing Conditions:

Fernview Drive is a collector roadway that serves several of the residential subdivisions in Ward 4. Sidewalks were constructed throughout most of the subdivisions to the east and west of Fernview, but not along or adjacent to Fernview itself. The result is a series of sidewalks without connections to each other or to Olive Boulevard.

Justification: *Community Demand; Public Safety; Availability of Outside Funding*

Increasing the walkability of Creve Coeur is a common request from residents and a goal outlined in the City's Strategic Plan. Creating a sidewalk along Fernview that connects to the adjacent existing sidewalks will make progress toward this goal.

Operating Budget Impact:

None

Comments:

The City's anticipated portion of a grant-funded project are included in FY2026 (right of way) and FY2027 (construction).

FERNVIEW SIDEWALK PROJECT**PHASE 1 – OLIVE TO GALLAGHER (TAP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 198,780
Land Acquisition	\$ 230,000
Construction (TAP Grant)	\$ 645,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,073,780

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 700,000
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 1,073,780
Total Funding	\$ (700,000)
City's Contribution	\$ 373,780

425 N. NEW BALLAS SIDEWALK EXTENSION (FEDERAL TAP GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$289,537	\$330,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves relocating a retaining wall and underground utilities to accommodate a new sidewalk along the west side of North New Ballas Road between Magna Carta Drive and Rocky Drive. Constructing this sidewalk will connect two sections of sidewalk to create a continuous pedestrian path along the west side of New Ballas from Conway Road to Old Ballas Road. The City was awarded a federal grant for this project through the Transportation Alternatives Program (TAP), but a water main relocation will be required which caused the project to exceed the City's budget. In FY2024, the City reapplied and was approved for a TAP grant for this project, with funding to cover 80% of the right-of-way and construction cost in FY2025 & FY2026. MOAW will complete the water main relocation work in the spring of 2025 in FY2025.

Existing Conditions:

No sidewalk currently exists at this site, but pedestrians commonly use the small grass strip nonetheless. The property's retaining wall has been a barrier to constructing a sidewalk here.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Resident Request*

Completion of this sidewalk will provide a more suitable pedestrian route for those wishing to walk north along the west side of New Ballas Road.

Operating Budget Impact:

No significant maintenance is anticipated in the near future. The new retaining wall will be located outside of the right of way and will be maintained by the property owner.

Comments:

This project will complete the sidewalk improvements envisioned in a sidewalk concept study from 2008. The conceptual plans from that study provided the basis of the design for a portion of the Ladue Road Sidewalk Project in 2013 and for the New Ballas sidewalk improvements between Ladue Road and De Smet Jesuit High School in 2019.

Funding shown for "prior years" includes a preliminary design and preparation of easement documents that were completed to coordinate with the property owners and to prepare for the grant application.

425 N. NEW BALLAS SIDEWALK EXTENSION

(FEDERAL TAP GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 69,537
Land Acquisition	\$ 0
Construction	\$ 550,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 619,537

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 448,000
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 619,537
Total Funding	\$ (448,000)
City's Contribution	\$ 171,537

LINDBERGH-OLD OLIVE INTERSECTION

(STATE COST-SHARE/STP GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$2,868,772	\$25,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves the partial reconstruction of the intersection of Lindbergh Boulevard and Old Olive Street Road to add a traffic signal that will provide full access in all directions. This signal will allow for a pedestrian/bicycle crossing across Lindbergh and will connect the two halves of Old Olive, both of which are critical steps toward implementation of the Old Olive Great Street plan and the 39 North Master Plan. The City will use federal Surface Transportation Program (STP) grant funding and State Cost-Share Program funding to finance approximately 83% of the project.

Existing Conditions:

The existing intersection of Lindbergh Boulevard and Old Olive Street Road allows only right-in, right-out access for Old Olive on both sides of Lindbergh. A concrete barrier along the Lindbergh median prohibits any east-west vehicular or pedestrian crossing of this intersection.

Justification: *Public Safety; Availability of Outside Funding; Coordination; Beautification*

The proposed improvements to this intersection are supported by the Comprehensive Plan Creve Coeur 2030, the 39 North Master Plan, and the Old Olive Street Road Great Street Plan. These improvements provide the best chance for a pedestrian or bicycle crossing of Lindbergh Boulevard in that area.

Operating Budget Impact:

The City will most likely need to take over the maintenance of Old Olive Street Road from the Missouri Department of Transportation in return for the funding for this project. The ongoing maintenance cost for Old Olive Street Road could be significant.

Comments:

Conceptual plans for this intersection were developed as part of the Old Olive Street Road great street plan, which was completed through a partnership of St. Louis County, the St. Louis Economic Development Partnership, and the City of Creve Coeur. Funding in "prior years" includes concept development and design costs in FY2019-FY2021 to prepare for the grant applications and to design the project. Additional funding for the project may be available through the Governor's Transportation and MODOT Cost Share Program.

LINDBERGH-OLD OLIVE INTERSECTION

(STATE COST-SHARE/STP GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 308,772
Land Acquisition	\$ 320,000
Construction	\$ 2,080,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 180,000
Total Expenditures	\$ 2,888,772

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 1,182,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program / Governor's	\$ 1,080,348
Outside Funding Source	\$ 0
Total Funding	\$ 2,262,348

Summary	Amount
Total Expenditures	\$ 2,888,772
Total Funding	\$ (2,262,348)
City's Contribution	\$ 626,424

OLIVE-LINDBERGH INTERCHANGE & OLIVE ENHANCEMENTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$302,250	\$50,000	\$0	\$0	\$0	\$0	TBD

Project Description:

The City has partnered with the St. Louis Economic Development Partnership (SLEDP) and the Missouri Department of Transportation (MoDOT) to add decorative elements to the planned reconfiguration of the interchange of Olive Boulevard at Lindbergh Boulevard. The enhancements include black powder coat and illuminated street name signs to two new traffic signals on Olive and decorative median, pedestrian-scale lighting, and bridge treatments along Olive over Lindbergh. The project is managed by SLEDP and was completed in spring 2022. The funding identified in FY2026 is for the design of landscaping for the Olive-Lindbergh interchange.

Existing Conditions:

The existing cloverleaf interchange is outdated and was reconfigured to a more compact, pedestrian-friendly design. In FY2026, the design plans for landscaping will be done. The City anticipates staff working with a consultant to provide design options and then bid the project for construction in FY2026.

Justification: *Coordination; Condition of Existing Facility; Beautification*

The Olive-Lindbergh interchange serves as one of the main entry points to the City and is located in the middle of the emerging 39 North District. Visual improvements in this area promote the City and encourage growth.

Operating Budget Impact:

The City will be responsible to maintain the signal and bridge enhancements and landscaping. The costs associated with the bridge and signal enhancements is expected to be minimal for the foreseeable future. Landscape maintenance costs could be limited if native grasses and other low-maintenance plants are used in the landscaping design and will be evaluated during landscaping design and selection.

Comments:

The cost to construct the landscaping at this interchange will not be known until the design is complete.

OLIVE-LINDBERGH INTERCHANGE & OLIVE ENHANCEMENTS CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 50,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures	\$ 50,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 50,000
Total Funding	\$ 0
City's Contribution	\$ 50,000

PAVEMENT CONDITION RATINGS UPDATE

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$58,000	\$0	0	\$0	\$0

Project Description:

The project involves engineering consulting services to provide an independent assessment of the City's pavement conditions and ride quality. These pavement conditions are used as a tool to guide the recommendations of City staff for the annual pavement improvement programs.

Existing Conditions:

The pavement conditions were independently evaluated in FY2022. Since then, City staff have updated the condition ratings of about one quarter of the City's streets each year. The City does not have the equipment to efficiently or effectively measure ride quality.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Pavement condition ratings need to be up to date in order for them to be reliable tools for planning pavement repairs and for judging the performance of the pavement management program.

Operating Budget Impact:

None.

Comments:

None

PAVEMENT CONDITION RATINGS UPDATE

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 58,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures (FY2027)	\$ 58,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:(Insurance)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 58,000
Total Funding	\$ 0
City's Contribution (FY2027)	\$ 58,000

OLIVE MEDIAN ENHANCEMENT STOCK

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
n/a	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0

Project Description:

The median on Olive Boulevard has concrete, decorative planters. If the planters are hit during a traffic accident, often the entire median planter needs to be replaced. The construction and delivery for concrete planters takes months. Rather than wait months at a time for replacement planters, the City maintains a supply. Additionally, the City pays a lower cost per unit by buying several planters at one time. The cost of the planters is reimbursed later through insurance.

Existing Conditions:

Olive Boulevard is one of the City's busiest streets, and median enhancements with well-maintained vegetation can have a traffic calming effect while promoting the City as a place that takes pride in making public-facing spaces aesthetically pleasing.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

In most years, the concrete decorative planters have needed to be replaced several times. By buying ahead and in bulk, the City pays less per unit and has planters ready to be installed when needed.

Operating Budget Impact:

The cost per unit is lower when the City buys median enhancements in bulk.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures (FY2026)	\$ 20,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:(Insurance)	\$ 20,000
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution (FY2026)	\$ 0

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$296,875	\$1,600,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project involves improvements to the intersection layout, resurfacing pavement, and reconstructing and expanding sidewalks along Craig Road and Olde Cabin Road between Old Ballas Road and Office Parkway. The City has been awarded a federal Surface Transportation Program (STP) grant for this project. The grant will reimburse the City for approximately 60% of the total cost of the project.

Existing Conditions:

The pavement of Craig Road is currently in fair condition, but sections of the pavement have failed. The traffic flow along Craig is hampered by non-standard intersections with Olde Cabin Road and Office Parkway, and the sidewalks along Craig Road are generally inadequate and have poor accessibility at the intersections.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Resident Request*

Portions of Craig Road are in poor condition, and the City has provided increasing attention to pavement repairs and pothole patching. Improvements to the intersections along Craig Road are recommended to improve traffic flow and safety and to provide safe and accessible sidewalk crossings at these intersections.

Operating Budget Impact:

The pavement and sidewalks of Craig Road are in increasing need of maintenance. Roadway resurfacing and sidewalk reconstruction will reduce future maintenance costs.

Comments:

Funding in "Prior Years" was for a conceptual design plan for this project, which the City used to evaluate its options and to support its application for grant funding.

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 296,875
Land Acquisition	\$ 100,000
Construction	\$ 1,500,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,896,875

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 960,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 960,000

Summary	Amount
Total Expenditures	\$ 1,896,875
Total Funding	\$ (960,000)
City's Contribution	\$ 936,875

NEW BALLAS IMPROVEMENTS**PHASE 2 – S NEW BALLAS (DESIGN AND STP GRANT)**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$163,240	\$1,315,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Conway Road to Ladue Road. The project will also include a pedestrian connection to the bus stop near Mercy Hospital along the east side of New Ballas. The City has been awarded a federal Surface Transportation Program (STP) grant for this project. The grant will reimburse the City for 80% of the right-of-way and construction costs in FY2025 & FY2026.

Existing Conditions:

The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Although areas of the sidewalk and curbing were replaced in FY2019, areas still fall short of the current accessibility standards. South New Ballas Road was found to have an average pavement condition index (PCI) of 47 in 2023, which indicates that the pavement is generally in “marginal” condition and that is currently an appropriate candidate for pavement preservation. The pavement will be 20 years old at the time of the anticipated construction for this project, the pavement joints are cracking, and the overall pavement condition is expected to continue to decline such that repairs and resurfacing are necessary.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating pavement joints, sidewalks, and curbs require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the second of what is expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 2 – S NEW BALLAS (DESIGN AND STP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 163,240
Land Acquisition	\$ 65,000
Construction	\$ 1,250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 1,478,240

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 1,060,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 1,060,000

Summary	Amount
Total Expenditures	\$ 1,478,240
Total Funding	\$ (1,060,000)
City's Contribution	\$ 418,240

NEW BALLAS IMPROVEMENTS**PHASE 3 - LADUE TO MAGNA CARTA (DESIGN AND STP GRANT)**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$16,286	\$150,000	\$10,000	\$850,000	\$0	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb replacement, illuminated street name signs, traffic signal improvements, and accessibility improvements along New Ballas Road from Ladue Road to Magna Carta Drive. Staff applied federal grant assistance, STP funds, for this project in February of 2025 with a **requested amount of \$680,000. If the grant is awarded in the fall of 2025**, it is anticipated that then the City would commence with design phase in FY2026 in the estimated amount of \$150,000. FY2027 includes right of way acquisition and FY2028 includes construction costs which 79% of these costs would be covered with STP funding if the grant is awarded. It is anticipated that the City would not move forward with design services until the grant has been awarded.

Existing Conditions:

The asphalt pavement along New Ballas Road is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Much of the existing sidewalk falls short of the current accessibility standards. North New Ballas Road was found to have an average pavement condition index (PCI) of 53 in 2022, indicating the pavement was generally in “fair” condition at that time. New Ballas Road was last resurfaced in 2008, meaning that it will be more than 20 years old and will need to be resurfaced when project moves to construction.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the third of what are expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 3 - LADUE TO MAGNA CARTA (DESIGN AND STP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 166,286
Land Acquisition	\$ 10,000
Construction	\$ 850,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 1,026,286

Funding Type	Amount
Federal Surface Transportation Program Grant Projected Award Amount	\$ 680,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding Projected	\$ 680,000

Summary	Amount
Total Expenditures	\$ 1,026,286
Total Funding - Projected	\$ 680,000
City's Contribution - Projected	\$ 346,286

NEW BALLAS IMPROVEMENTS**PHASE 4 - MAGNA CARTA TO OLIVE (DESIGN AND STP GRANT)**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$150,000	\$25,000	\$1,100,000	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Magna Carta Drive to Olive Boulevard. Staff plans to apply for federal grant assistance for this project in February of 2026 with **a requested amount of \$900,000. If the grant is awarded in the fall of 2026**, it is anticipated that then the City would commence with design phase in FY2027 in the estimated amount of \$150,000. FY2028 includes right of way acquisition and FY2029 includes construction costs which 80% of these costs would be covered with STP funding if the grant is awarded. It is anticipated that the City would not move forward with design services until the grant has been awarded.

Existing Conditions:

The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. The City has improved the accessibility features at the signalized intersections, but improvements remain. This portion of North New Ballas Road was found to have an average pavement condition index (PCI) of 53 in 2022, which indicates that the pavement is generally in “fair” condition and that is currently an appropriate candidate for pavement preservation. The pavement will be more than 20 years old at the time of the anticipated construction for this project. While the pavement is currently in good condition, the age of the pavement and its heavy use are expected to continue to contribute to the pavement’s rapid deterioration during the next 5-7 years.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City’s largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street’s pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the last of what is expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 4 - MAGNA CARTA TO OLIVE (DESIGN AND STP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 25,000
Construction	\$ 1,100,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 1,275,000

Funding Type	Amount
Federal Surface Transportation Program Grant Projected Award Amount	\$ 900,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding - Projected	\$ 900,000

Summary	Amount
Total Expenditures	\$ 1,275,000
Total Funding - Projected	\$ 900,000
City's Contribution - Projected	\$ 375,000

LADUE ROAD IMPROVEMENTS PHASE 1

(DESIGN & STP GRANT)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$184,241	\$25,000	\$1,800,000	\$0	\$0	\$0	\$0

Project Description:

This project will include pavement resurfacing and sidewalk accessibility improvements along Ladue Road, from Emerson Road to Lindbergh Boulevard. This is the entire City owned section of Ladue Road. The City was awarded a federal grant, STP funds, in August of 2024 in the amount of \$1,300,000. FY2026 includes right of way acquisition and FY2027 includes construction costs which 71% of these costs would be covered with STP funding. Prior years includes design work which is 100% funded by the City.

Existing Conditions:

Ladue Road's pavement is seventeen years old and is beginning to show its age. Multiple utility projects and failing repairs from the previous paving project have given Ladue Road an uneven ride.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Ladue Road serves approximately 10,000 vehicles per day and is one of the City's most-traveled streets. Preservation of the Ladue Road pavement should be a high priority for the City. According to the proposed plan, construction of this project would take place when the pavement is 16-17 years old. At that age, Ladue Road will likely need pavement resurfacing.

Operating Budget Impact:

A newer road surface will require few (if any) repairs by the City's staff.

Comments:

None

LADUE ROAD IMPROVEMENTS PHASE 1**PHASE 1 (DESIGN & STP GRANT)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 184,241
Land Acquisition	\$ 25,000
Construction	\$ 1,800,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 2,009,241

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 1,300,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 1,300,000

Summary	Amount
Total Expenditures	\$ 2,009,241
Total Funding	\$ 1,300,000
City's Contribution	\$ 709,241

OLIVE-270 OVERPASS CLEANING & PAINTING

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$25,000	\$150,000	\$0	\$0	\$0	\$0

Project Description:

This project will involve nighttime cleaning and/or repainting of the exterior (i.e., facing Interstate 270) faces of the Olive Boulevard bridge over Interstate 270. Although the bridge is owned by the State of Missouri, the City of Creve Coeur is responsible for the maintenance of the decorative elements that the City added to the bridge. Among those elements are the decorative bridge faces, which have begun to show some wear. Access to these bridge faces will need to be from Interstate 270, so a significant portion of this project will be traffic control to close several lanes of the highway during each night of work. This construction work can't occur until MoDOT completes the current construction project on I-270.

Existing Conditions:

What appear to be water stains or peeling paint are evident in several locations along both faces of the Olive overpass. The white stains detract from the tan and beige tones of the bridge face.

Justification: *Beautification; Condition of Existing Facility*

The decorative elements of the Olive overpass promote awareness to drivers that they are in Creve Coeur. The decorative elements also promote the City as a beautiful, well-maintained place to work, shop, and live. Stains or peeling paint detract from the positive image of the City as a desirable destination.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 150,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 175,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 175,000
Total Funding	\$ 0
City's Contribution	\$ 175,000

FERNVIEW SIDEWALK**PHASE 2 GALLAGHER TO LEHAVRE (DESIGN & TAP GRANT)**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$125,000	\$100,000	\$800,000	\$0

Project Description:

The City developed a concept plan to add a sidewalk along Fernview Drive (between Olive Boulevard and Gallagher Road) and along the side streets to connect with the existing sidewalk networks on each side of Fernview. This project would be a continuation of this sidewalk network along Fernview / Bellerive Estates from Gallagher to LeHavre. The result of this project would be a unified collection of subdivision sidewalks that are currently not connected. **Staff plans to apply for federal grant assistance for this project prior to commencing with any design services. The anticipated requested amount of TAP funds is \$720,000. If funding is awarded** it is anticipated that then the City would commence with design phase in FY2028 in the estimated amount of \$125,000. FY2029 includes right of way acquisition and FY2030 includes construction costs which 80% of these costs would be covered with TAP funding if the grant is awarded. It is anticipated that the City would not move forward with design services until the grant has been awarded.

Existing Conditions:

Fernview Drive / Bellerive Estates Drive is a collector roadway that serves several of the residential subdivisions in Ward 4. Sidewalks were constructed throughout most of the subdivisions bordering Fernview and Bellerive Estates, but not along or adjacent to Fernview or Bellerive Estates. The result is a series of sidewalks without connections to each other or to Olive Boulevard.

Justification: *Community Demand; Public Safety; Availability of Outside Funding*

Increasing the walkability of Creve Coeur is a common request from residents and a goal outlined in the City's Strategic Plan. Creating a sidewalk along Fernview that connects to the adjacent existing sidewalks will make progress toward this goal.

Operating Budget Impact:

None

Comments:

The actual cost and schedule for the project will be incorporated into future capital improvement program plans if the City successfully obtains a federal grant for the project.

FERNVIEW SIDEWALK**PHASE 2 GALLAGHER TO LEHAVRE (DESIGN & TAP GRANT)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ 100,000
Construction	\$ 800,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 1,025,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant – Projected Grant Amount	\$ 720,000
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding Projected	\$ 720,000

Summary	Amount
Total Expenditures	\$ 1,025,000
Total Funding - Projected	\$ 720,000
City's Contribution - Projected	\$ 305,000

OLD OLIVE ROAD IMPROVEMENTS

PHASE 1 LINDBERGH TO OLIVE (WEST) - STP

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$0	\$125,000	\$25,000	TBD

Project Description:

The new traffic signal installation at Old Olive Road and Lindbergh Boulevard is anticipated to be operational by late fall of 2025. After the City receives all state and federal reimbursements for this project, the City will take over ownership and maintenance of Old Olive Road from Olive Boulevard on both the east and west sides from MoDOT (excluding the Lindbergh Blvd. right of way).

The roadway pavement, sidewalks and associated items are in need or rehabilitation. Staff plans to apply for federal grant assistance for this project in February of 2028 with **a requested amount of \$900,000. If the grant is awarded in the fall of 2028**, it is anticipated that then the City would commence with design phase in FY2029 in the estimated amount of \$125,000. FY2030 includes right of way acquisition and FY2031 would include construction costs which 80% of these costs would be covered with STP funding if the grant is awarded. It is anticipated that the City would not move forward with design services until the grant has been awarded. Since construction is not anticipated to occur within the 5-year CIP, the projected grant amount is not show in the spreadsheets or in the summary table on the following page.

The first phase of the project is anticipated to be from Lindbergh Blvd. heading west to the intersection with Olive Blvd.

Existing Conditions:

The pavement is showing its age. Utility projects and other factors have given Old Olive Road an uneven ride and overall poor pavement condition.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
Preservation of the Old Olive Road pavement should be a high priority for the City.

Operating Budget Impact:

A newer road surface will require few (if any) repairs by the City's staff.

Comments:

None.

OLD OLIVE ROAD IMPROVEMENTS

PHASE 1 LINDBERGH TO OLIVE (WEST) - STP

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ 25,000
Construction	\$ TBD
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 150,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant – Projected Grant Amount	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding Projected	\$ 0

Summary	Amount
Total Expenditures	\$ 150,000
Total Funding - Projected	\$ 0
City's Contribution	\$ 150,000

OLIVE BLVD. AT OLIA VILLAGE

MEDIAN IRRIGATION AND PLANTINGS (2 MEDIANS)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$150,000	\$0	\$0	\$0	\$0

Project Description:

The project includes the removal of existing trees and landscape within two islands on Olive Blvd. Work includes the construction of a new irrigation system to both islands to facilitate growth and the long-term health of plantings within the islands. Work also includes development of a planting plan for both islands.

Existing Conditions:

The medians on Olive Blvd. located on each side of the new main entrance to Olia Village (Pavillion Drive extended) contain a handful of trees and also grass. Neither of these islands currently have an irrigation system.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Improvements of these medians will provide a welcoming entrance to the Olia Development from Olive Boulevard.

Operating Budget Impact:

The project will have a nominal impact on operational costs for the water usage during summer months, along with increased maintenance responsibility of the Public Works Department.

Comments:

None.

OLIVE BLVD. AT OLIA VILLAGE**MEDIAN IRRIGATION AND PLANTINGS (2 MEDIANS)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 10,000
Land Acquisition	\$
Construction	\$ 140,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 150,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 150,000
Total Funding	\$ 0
City's Contribution	\$ 150,000

OLIVE MEDIAN PROJECT**WOODCREST EXECUTIVE DRIVE TO MASON ROAD**

Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$92,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project includes the removal of existing mulch and planting materials (excluding trees) and replaced with fescue sod. The narrow ends of all islands will be rocked or have a similar treatment. Topsoil will be added and the islands will be graded to a mostly level surface and will be prepared for the new fescue sod to be installed. Approximately 27,000 square feet of fescue sod will be installed throughout the project limits.

Existing Conditions:

The medians on Olive Blvd. through the project limits are dated and in need of improvements to keep the landscaping attractive. Maintenance by the Public Works Department is labor intensive and is difficult to keep the islands in a uniform condition.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Improvements of these medians will provide a uniform appearance throughout this section of Olive Blvd.

Operating Budget Impact:

The project should have a small deduct on operational and maintenance costs for the Public Works Department.

Comments:

None.

OLIVE MEDIAN PROJECT**WOODCREST EXECUTIVE DRIVE TO MASON ROAD****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$
Construction	\$ 92,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 92,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 92,000
Total Funding	\$ 0
City's Contribution	\$ 92,000

MARY MEADOWS RESURFACING – SOUTH OF OLIVE BLVD. NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)

Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project includes the removal and replacement of the asphalt surface of the roadway along with necessary concrete base repairs. Currently this roadway is private. The center island at the south dead end of the roadway will be removed and replaced with a full depth pavement section.

The project is anticipated to be bid along with a City construction project in FY2026 in order to gain competitive pricing and to ensure that the project is constructed in accordance with City standards. The roadway is planned to be turned over to the City after construction and will be owned and maintained by the City moving forward.

Existing Conditions:

The existing pavement condition is average and needs to be brought up to City standards prior to the City accepting this roadway as public.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Improvement of the roadway will bring it into compliance with existing City roadway standards. A neighborhood improvement district ("NID") is an area benefited by a public improvement and assessed to pay for that improvement. The City will fund the project initially and will recoup the funds through assessments collected.

Operating Budget Impact:

The project will have nominal operation and maintenance costs for future roadway improvements as well as yearly snow plow operational costs.

Comments:

None.

MARY MEADOWS RESURFACING – SOUTH OF OLIVE BLVD. NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$
Construction	\$ 75,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 75,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
NID Taxes 8-9 years:	\$ 9,400 / year
Total Funding	\$ 9,400 / year

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 75,000
City's Contribution	\$ 0

LADUE ROAD BIKE LANE STUDY EAST OF I-270 TO EASTERN CITY LIMIT

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$35,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This study includes hiring a consultant to evaluate options for a possible bike lane and/or shared use pathway along Ladue Road from east of I-270 to the eastern City limit. It is anticipated that the consultant will provide a detailed conceptual study containing multiple options and conceptual costs estimates. It is anticipated that public hearings would be held during the study phase. A final report will be produced at the conclusion of the study.

Existing Conditions:

Currently Ladue Road is mostly a two-lane roadway section with widening at intersections for turn lanes. There is sidewalk along the north side of Ladue from Ballas Road to Mosley Road, then the sidewalk is along the south side from Mosley to Spoele and then sidewalk on the north side from Spoele to Lindbergh Boulevard. Most of the drainage system consists of ditches, but there are small sections of storm sewer and curb.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Bike paths and shared used paths have been identified in City studies and also received through public input as a possible benefit to the community. This study will provide feasible options along with corresponding construction cost estimates.

Operating Budget Impact:

Since this is study only, there would not be any operational impacts at this time.

Comments:

None.

LADUE ROAD BIKE LANE STUDY

EAST OF I-270 TO EASTERN CITY LIMIT

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 35,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 35,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 35,000
Total Funding	\$ 0
City's Contribution	\$ 35,000

FEASIBILITY STUDIES – FALAISE DRIVE SIDEWALK AND PATHWAY CONNECTIONS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$35,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This study includes hiring a consultant to evaluate options for a possible sidewalk along Falaise Drive from Hibler Road to Wild Turkey Court. It is anticipated that the consultant will provide a detailed conceptual study containing multiple options and conceptual costs estimates. It is anticipated that public hearings would be held during the study phase.

Another study contemplated are pathway connection(s) possibly along the Ameren power line corridor south of Millennium Park which could connect subdivisions with a pathway to residential streets and then ultimately to the new pedestrian bridge crossing at Deland Drive at the south end of the park. Other connectivity studies might be considered. A final feasibility report will be produced at the conclusion of the study.

Existing Conditions:

Currently sidewalk exists on Falaise Drive (Cross Creek Drive) from Wild Turkey Court, north to Olive Boulevard. There are connections to this sidewalk section on some intersecting streets to the east and west of Falaise Drive. In addition, there is sidewalk along the south side of Hibler Road from Falaise Drive to Mason Road.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Sidewalks and pedestrian connectivity improvements have been identified in City studies and also received through public input as a possible benefit to the community. This study will provide feasible options along with corresponding construction cost estimates.

Operating Budget Impact:

Since this is study only, there would not be any operational impacts at this time.

Comments:

None.

FEASIBILITY STUDIES – FALAISE DRIVE SIDEWALK AND PATHWAY CONNECTIONS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 35,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 35,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 35,000
Total Funding	\$ 0
City's Contribution	\$ 35,000

OLD OLIVE ROAD IMPROVEMENTS

PHASE 2 LINDBERGH TO OLIVE (EAST) - STP

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$0	\$0	\$125,000	TBD

Project Description:

The new traffic signal installation at Old Olive Road and Lindbergh Boulevard is anticipated to be operational by late fall of 2025. After the City receives all state and federal reimbursements for this project, the City will take over ownership and maintenance of Old Olive Road from Olive Boulevard on both the east and west sides from MoDOT (excluding the Lindbergh Blvd. right of way).

The roadway pavement, sidewalks and associated items are in need or rehabilitation. Staff plans to apply for federal grant assistance for this project in February of 2029 with **a requested amount of \$900,000. If the grant is awarded in the fall of 2029**, it is anticipated that then the City would commence with design phase in FY2030 in the estimated amount of \$125,000. FY2031 includes right of way acquisition and FY2032 would include construction costs which 80% of these costs would be covered with STP funding if the grant is awarded. It is anticipated that the City would not move forward with design services until the grant has been awarded. Since construction is not anticipated to occur within the 5-year CIP, the projected grant amount is not show in the spreadsheets or in the summary table on the following page.

The second phase of the project is anticipated to be from Lindbergh Blvd. heading east to the intersection with Olive Blvd.

Existing Conditions:

The pavement is showing its age. Utility projects and other factors have given Old Olive Road an uneven ride and overall poor pavement condition.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
Preservation of the Old Olive Road pavement should be a high priority for the City.

Operating Budget Impact:

A newer road surface will require few (if any) repairs by the City's staff.

Comments:

None.

OLD OLIVE ROAD IMPROVEMENTS

PHASE 2 LINDBERGH TO OLIVE (EAST) - STP

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ TBD
Construction	\$ TBD
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 125,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant – Projected Grant Amount	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding Projected	\$ 0

Summary	Amount
Total Expenditures	\$ 125,000
Total Funding - Projected	\$ 0
City's Contribution	\$ 125,000

SIDEWALK REHABILITATION PROGRAM

MULTIPLE LOCATIONS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$50,000	\$0	\$50,000	\$0	\$0	\$0

Project Description:

This project includes removal and replacement of sidewalks throughout the City that are in poor condition and/or that have trip hazards. It is anticipated to be a spot replacement program and will be done at various locations as identified by Public Works and Engineering Staff.

Existing Conditions:

Currently certain sections of City owned and maintained sidewalks are in poor condition and some sections contain trip hazards.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Maintenance of City owned sidewalks is a priority and this program is anticipated to address and improve the condition and walkability of the sidewalks within the City.

Operating Budget Impact:

This would have a nominal decrease in the City operational budget, as currently Public Works Department does repair some sidewalk sections as time permits.

Comments:

None.

SIDEWALK REHABILITATION PROGRAM

MULTIPLE LOCATIONS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 100,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 100,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 100,000
Total Funding	\$ 0
City's Contribution	\$ 100,000

CITYPLACE DRIVE AT OLIVE BLVD. PEDESTRIAN CROSSING

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$100,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project includes design and construction service for a new pedestrian crossing of Olive Blvd. Work includes coordination with MoDOT, design engineers, accessible ramps, pedestrian push buttons, striping and all associated work. It is anticipated that the pedestrian crossing will be on the east side of Cityplace Drive.

Existing Conditions:

Currently there is not a pedestrian crossing at this location.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

There are not any pedestrian crossings near this location on Olive Blvd. Adding a new crossing at this location will help pedestrian movements.

Operating Budget Impact:

This would not have any impact on the operating budget and the pedestrian push buttons and associated items will be owned and maintained by MoDOT.

Comments:

None.

CITYPLACE DRIVE AT OLIVE BLVD. PEDESTRIAN CROSSING

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 75,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 100,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Gran	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 100,000
Total Funding	\$ 0
City's Contribution	\$ 100,000

PUBLIC WORKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$777,203	\$379,655	\$428,288	\$435,586	\$445,593	\$429,057	TBD

Project Description:

This project is dedicated to replacing older equipment used by the Department of Public Works. Equipment replacement is based on a scheduled rotation that helps limit the financial impact on any one year. The focus will be on replacing equipment that will be about ten years old.

Existing Conditions:

Some Public Works equipment has reached the end of useful and dependable life. Significant maintenance costs can be expected if this equipment is kept in service.

Justification: *Public Safety; Operating Efficiency; Condition of Existing Facility*

Replacement of the equipment noted above is necessary to provide services to the residents and repair the City's infrastructure. Without replacement, it will not only have an effect on public safety, it will also affect the City's operating efficiency due to down time for equipment repairs.

Operating Budget Impact:

Replacement of older equipment helps reduce the overall annual maintenance costs of the Public Works fleet. Using older equipment can result in significant increases in repair bills and increased equipment downtime, which reduce staff's ability to operate efficiently to provide services to the residents.

Comments:

Capital equipment includes equipment costing more than \$20,000 and having a useful life of at least five years. Public Works staff plans to sell the replaced equipment at auction after the new replacement vehicle arrives. The amount of revenue from the auctioned equipment helps to offset the cost of new equipment.

FY2026 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 178,355.00	2011 Two-ton Dump Truck
One-ton Dump Truck	\$ 105,000.00	2013 One-ton Dump Truck
Skid Steer	\$ 66,300.00	2012 Skid Steer
Mini-Excavator	\$ 60,000.00	New Equipment-50% of cost to PSW Fund
	\$ 409,655.00	

FY2027 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 181,922.00	2012 Two-ton Dump Truck
One-ton Dump Truck	\$ 83,232.00	2015 One-ton Dump Truck
Pickup Truck (PW Engineering)	\$ 54,100.00	2006 3/4-ton Project Manager Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 109,034.00	2015 Leaf Vacuum (Diesel Powered)
	\$ 428,288.00	

FY2028 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Chipper Truck	\$ 158,558.00	2015 Two-ton Dump Truck
Back Hoe	\$ 150,000.00	2008 John Deere 410J
3/4-ton Pickup Truck (Service Body)	\$ 76,090.00	2014 3/4-ton Pickup (Sign Truck)
4 - Mobile Column Lifts for Large Trucks	\$ 50,938.00	New to Fleet Maintenance
	\$ 435,586.00	

FY2029 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 189,272.00	2016 Two-ton Dump Truck
One-ton Dump Truck	\$ 86,595.00	2016 One-ton Dump Truck
Pickup Truck (PW Engineering)	\$ 56,287.00	2012 Colorado - Project Manager Truck
Leaf Vacuum (20 CY; Diesel Powered)	\$ 113,439.00	2016 Leaf Vacuum (Diesel Powered)
	\$ 445,593.00	

FY2030 FLEET REPLACEMENT PROJECTIONS

<u>Equipment to be Purchased</u>	<u>Estimated Cost</u>	<u>Equipment for Trade/Auction</u>
Two-ton Dump Truck with Plow	\$ 193,057.00	2016 Two-ton Dump Truck
3/4 Pick-up w/service body	\$ 80,000.00	2019 3/4 ton Service Body
Skid steer with attachments	\$ 90,000.00	2015 Bobcat Skid steer
3/4 ton Pickup w/plow	\$ 66,000.00	2018 3/4 ton Foreman Truck
	\$ 429,057.00	

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 2,118,179
Other	\$ 0
Total Expenditures (FY2026–FY2030)	\$ 2,118,179

Funding Type	Amount
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,118,179
Total Funding	\$ 0
City's Contribution (FY2026–FY2030)	\$ 2,118,179

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$181,922	\$191,506	\$195,336	\$199,243	\$203,228	\$207,292	TBD

Project Description:

This line item includes the costs associated with the full-time salary and benefits for three Public Works staff members to help oversee the design and construction of projects outlined in the Capital Improvement Program. One Public Works staff member will be 100% funded through the Capital Fund, one Public Works staff member will be 100% funded through the Parks and Stormwater Fund, and one Public Works staff member will be 50% funded through the Capital Fund and 50% funded through the Parks and Stormwater Fund.

Existing Conditions:

Engineering staff assists the Director of Public Works with monitoring construction activity, preparing contract documents, performing design surveys, and the overall management of the Capital Improvement Program.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's capital improvement projects, and grant-related projects in particular requires expertise and significant staff time. Projects often have similar schedules, and multiple projects can require immediate attention at the same time. The City's Public Works Administrative staff is too small to consistently accommodate the demands of these projects while also meeting the expectations for the various other services provided by the Department of Public Works.

Operating Budget Impact:

Annual costs for this position include salary and benefits plus ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately \$1,000 per year.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 996,605
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 996,605

Funding Type	Amount
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 996,605
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 996,605

PARKS AND STORMWATER FUND

In November 2020, Creve Coeur voters approved a half-cent sales tax, the revenue from which is dedicated to the operations, maintenance, and improvements needed for the City's parks, recreation, and stormwater infrastructure. Most of the City's projected investments into parks and stormwater are proposed to be financed through this fund.

Parks and Stormwater Fund Revenues

The City's Parks and Stormwater Fund has two main funding sources: a half-cent parks and stormwater sales tax and reimbursement from grants and other outside funding. All the funding sources, including interest revenue, are projected to generate approximately \$16.5 million over the FY2026-FY2030 CIP.

Half-Cent Parks and Stormwater Sales Tax. The projected sales tax revenues are approximately \$13.7 million for the FY2026-FY2030 CIP, which averages out to approximately \$2.7 million per year in the plan.

Grants and Outside Funding. There are three primary outside funding sources for parks and stormwater improvements: the Municipal Park Grant, MSD OMCI reimbursement program and MSD Proposition S reimbursement program.

- *Municipal Park Grant.* The City can seek Municipal Park Grant to supplement up to \$520,000 for parks improvements about every year. This funding source will be shared with the Capital Fund and will be identified in the proper fund as projects are identified.
- *MSD OMCI Reimbursement.* The Metropolitan St. Louis Sewer District (MSD) offers a reimbursement program for stormwater-related operations, maintenance, and construction improvements (OMCI) expenses in the Deer Creek watershed, which is generally the area in Creve Coeur east of Interstate 270 and south of Olive Boulevard. In addition, there is also University City MSD OMCI District, which is a relatively small geographic area north of Olive Boulevard and east of North Lindbergh Boulevard. University City OMCI District is the watershed drainage district that generally flows into/through University City, but also flows into other municipalities including Creve Coeur. The City plans to seek approximately \$1.4 million in reimbursement from this program over the five-year CIP.
- *MSD Proposition S Reimbursement.* The Metropolitan St. Louis Sewer District (MSD) proposed a new tax in 2024 to address regional and local storm water improvement projects. In April 2024 the voters passed this new tax with the tax going into effect in January of 2025. As part of this tax, MSD will allocate \$125,000 per year to the City of Creve Coeur to address storm water improvement projects anywhere within City limits. The City anticipates that the first reimbursement from Proposition S Tax will be in FY2027,

Parks and Stormwater Fund Expenditures

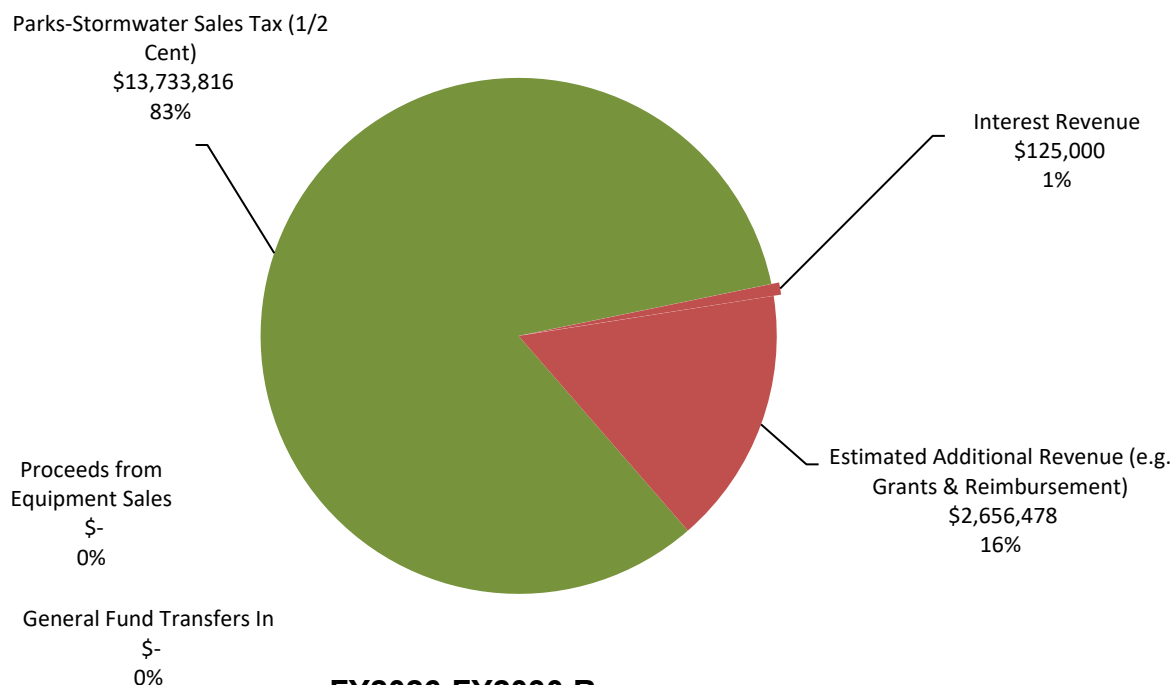
This sales tax revenue does not have a designated division of how it will be spent, but the City Council can decide to set the allocation amounts or to evaluate the division of funds through each CIP process. The proposed five-year CIP includes the following allocation of the sales tax revenue:

- | | |
|---|-----|
| • Parks Projects | 29% |
| • Stormwater Projects | 47% |
| • Capital Project Administration | 6% |
| • Parks and Stormwater Operations & Maintenance | 18% |

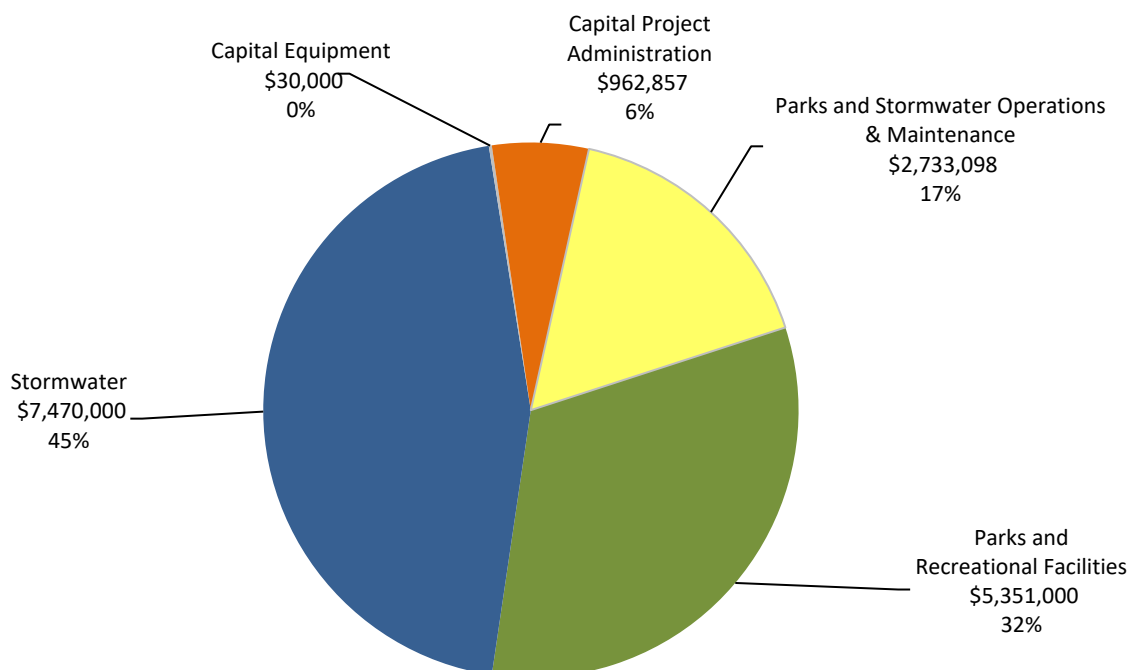
Funding for parks and stormwater management projects is relatively balanced for this CIP, with projected expenditures for stormwater projects being about \$2 million more than park projects over the 5-year CIP period.

At this time, the proposed CIP does not include investment into the Dielmann Recreation Complex or the Creve Coeur Golf Course through the Parks-Stormwater Tax Fund. Projects involving this property are included in the Capital Fund.

Summaries of the projected revenues and expenditures for the Parks and Stormwater Fund are included below, and details about the projects and other expenses that are proposed to be financed through this fund can be found in the project summary sheets that follow.



FY2026-FY2030 Revenues



FY2026-FY2030 Expenditures

HISTORIC BUILDING REHABILITATION AND PRESERVATION

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$21,611	\$25,000	\$80,000	\$25,000	\$25,000	\$25,000	TBD

Project Description:

This project sets aside annual funding for repairs and improvements to the Lake School House at Lake School Park and to the Tappmeyer House at Millennium Park. In FY2026, the focus will be on repairing miscellaneous items at Tappmeyer. Future funding years, FY2027, could be combined to allow for a larger project, such as Tappmeyer House exterior painting.

Existing Conditions:

The interior of the Tappmeyer House has a few conditions that need attention in the coming year. They include repairs to the interior wall from water damage, repair and reconditioning of a few interior window sills and trim ramp with vinyl fascia.

Justification: *Condition of Existing Facility; Protection and Conservation*

Like any of the City's buildings and facilities, the Tappmeyer House will need regular routine maintenance and improvements to remain structurally sound and attractive.

Operating Budget Impact:

Improvements to the locally historic buildings will help reduce the maintenance needs and costs for this building.

Comments:

None

HISTORIC BUILDING REHABILITATION AND PRESERVATION**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 180,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 180,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 180,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 180,000

PARK FURNITURE REPLACEMENT

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$13,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0

Project Description:

This project involves the regular replacement of park furniture that is at the end of its useful life. Replacement will involve benches, trash receptacles, and picnic tables.

Existing Conditions:

The City offers dozens of benches, trash receptacles, and picnic tables. Park furniture is exposed to the elements year-round and over time, paint fades, materials degrade, and the furniture becomes unsightly and perhaps even unsafe. Further, the style of the furniture is inconsistent within the City's park network.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Sharp edges and other hazards can develop on park furniture during the aging process and from normal wear and tear. Replacing park furniture that is past its useful life keeps the City's parks safer and makes them more inviting, enjoyable, and beautiful.

Operating Budget Impact:

Replacing park furniture decreases the amount of time and effort Parks staff needs to expend on repairs. New furniture will be expected to be virtually maintenance free for the next 5-10 years.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 100,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 100,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 100,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 100,000

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$25,000	\$0	\$0	\$0	\$0	\$0

Project Description:

In FY2022, the wooded trails in Malcolm Terrace Park were re-established as rock trails, trail markers were installed along each trail, protective railings were installed along areas bordering Deer Creek, and trail maps were installed at each entrance to the trail system. This project plans for rock and drainage repairs along these paths in FY2026.

Existing Conditions:

Over a mile of nature trails weave through the woods of Malcolm Terrace Park. These trails are currently in good condition.

Summary of Trail System in City:

- Malcolm Terrace Park 1.5 miles of unique nature trails
- Millennium Park 0.6 miles of paved walking trail
- Venable Park 0.4 miles of paved walking trail (plus 0.1 miles new in 2025)
- Conway Park 1.0 miles of paved walking trail

Justification: *Community Demand; Operating Efficiency*

One of the goals set out in the City's Strategic Plan was to establish more options for pedestrians. The Parks and Recreation Master Plan also called for the expansion of the parks trail network. Planned maintenance for the trails will help keep the trails in good condition and in service.

Operating Budget Impact:

Clearing the brush and other growth along the paths has been added to the City's annual parks mowing services contract.

Comments:

None

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 25,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 25,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 25,000

MILLENNIUM PARK IMPROVEMENTS**PHASE 2: TRAILS AND RIDGEMOOR FOREST PEDESTRIAN BRIDGE**

Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$100,000	\$650,000	\$0	\$0	\$0

Project Description:

This project involves the design and construction for new pedestrian bridge and a new nature trail through the woods along the south side of Millennium Park. The main bridge would create a new connection between Millennium Park and the Ridgemoor Forest subdivision at the north end of Deland Drive. Additionally, this project will involve improvements around the Tappmeyer House. Staff will apply for a municipal park grant in **the requested amount of \$525,000**. We anticipate that a construction project would only be let after award notification of this municipal park grant.

Existing Conditions:

Informal, dirt trails currently exist where the proposed subdivision connection and wooded trails would be located.

Justification: *Community Demand; Condition of Existing Facility; Coordination*

The most popular improvement that residents requested during the development of the Parks and Recreation Master Plan and the Millennium Park Master Plan was expanded trails in the parks. The proposed project would replace informal, uneven, dirt trails with gravel trails and would replace the informal creek crossings with pedestrian bridges that can provide easy access to the park and its trails.

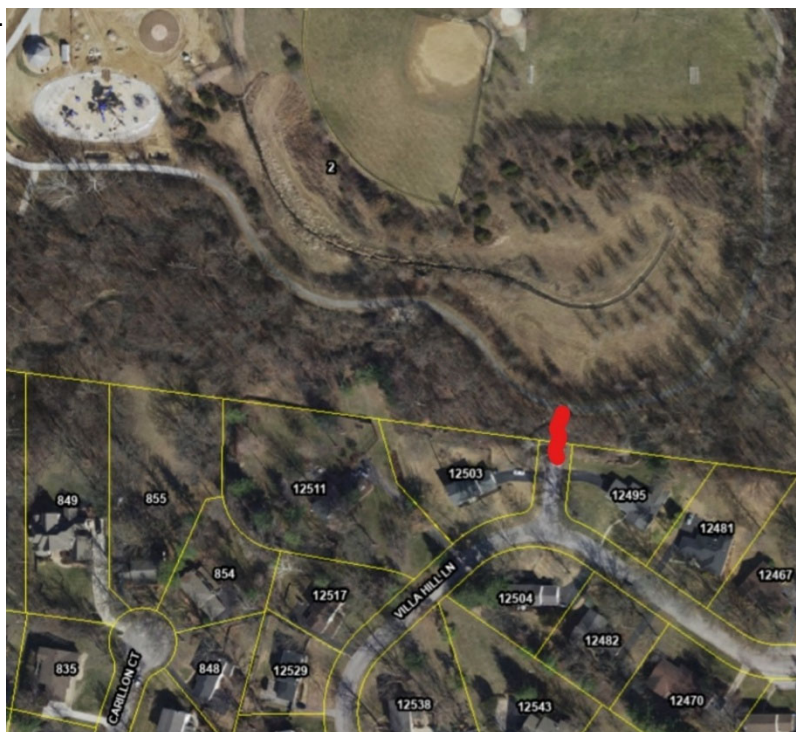
Operating Budget Impact:

Maintenance of these bridges and trails is expected to be minimal at first, but it may become necessary to routinely trim back the brush along the new trails.

Comments:

None.

Proposed New Bridge is shown in heavy red line in the map to right, which is at the dead-end of Deland Drive. This new bridge will connect multiple subdivision to the south and east of the park.



MILLENNIUM PARK IMPROVEMENTS**PHASE 2: TRAILS AND RIDGEMOOR FOREST CONNECTION****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 100,000
Land Acquisition	\$ 0
Construction	\$ 650,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 750,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant Projected	\$ 525,000
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding Projected	\$ 525,000

Summary	Amount
Total Expenditures	\$ 750,000
Total Funding Projected	\$ 525,000
City's Contribution	\$ 225,000

VENABLE PARK IMPROVEMENTS**PHASE 1: TRAIL, BRIDGE, & TENNIS COURTS**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$3,100,000	\$0	\$0	\$0	\$0	\$0	\$0

Project Description:

The post tensioned tennis courts and associated work were constructed in late summer of 2024 using a design build project, with the construction being done in FY2025. The courts opened in early fall of 2025. The restroom remodel project started near the end of 2024 and will be completed by the end of February 2025.

The consultant hired by the City to design the rest of the park improvements is finishing up final construction drawings in March of 2025 with an anticipated project bid in late March and possibly award of a construction contract in April of 2025. This schedule would allow for the park improvements to be completed over the summer of 2025 with final restoration in the fall of 2025. This schedule is still tentative, as the project has not yet been released for bid. Elements from the Parks and Recreation Master Plan, such as the replacement of pavilion, improved parking, replacement of the connector bridge at Foxbrook Drive to the east, a memorial to Dr. H. Phillip Venable, new furniture, the rehabilitation of the pathways and improved accessibility.

Existing Conditions:

Several of the facilities at Venable Memorial Park are aging and require updates or replacement.

Justification: *Community Demand; Condition of Existing Facility; Coordination*

The project will coordinate with the recommendations of the Parks and Recreation Master Plan and the preliminary planning efforts for Venable Park. The tennis courts were selected as the first phase of improvements due to their popularity as the central features of Venable Park and due to their age and deteriorated condition. Additional, bridge access to the park was singled out due to its age and deteriorated condition.

Operating Budget Impact:

New facilities are expected to require less annual maintenance and fewer funds than the existing equipment.

Comments:

None

VENABLE PARK IMPROVEMENTS**PHASE 1: TRAIL, BRIDGE & TENNIS COURTS****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 234,000
Land Acquisition	\$ 0
Construction	\$ 2,866,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 3,100,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 300,000
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 300,000

Summary	Amount
Total Expenditures	\$ 3,100,000
Total Funding	\$ 0
City's Contribution	\$ 2,800,000

PLAYGROUND SAFETY SURFACE REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$200,000	\$0	\$125,000	\$0	TBD

Project Description:

This project involves the replacement of damaged areas and rejuvenation or replacement of the rubberized safety surface beneath the City's playground at Conway Park FY2029. The project will involve the installation of a safety surface under the playground at Malcolm Terrace Park FY2027, which is currently a wood mulch surface.

Existing Conditions:

The rubberized surfaces beneath the City's playgrounds provide the required protection for children and other users against injury from a fall from the playground or swing set. These surfaces lose their flexibility over time, and generally need to be rehabilitated or replaced within 12-15 years. The safety surface at Conway Park was installed in 2011 and will be about 18 years old in FY2029. Staff will continue to evaluate the surfaces at Conway Park, Millennium Park, and Venable Park and will recommend repairs or replacement to these surfaces accordingly.

Justification: *Condition of Existing Facility; Coordination; Operating Efficiency, Public Safety*

The safety surface at Conway Park playground is nearing the end of its life cycle and will see increased operational cost to maintain safety performance. Keeping the safety surface of the City's playgrounds in good condition is required for the continuing use of the playgrounds and the safety of the playgrounds' users.

Operating Budget Impact:

Installation of a safety surface at Malcolm Terrace Park will reduce annual cost incurred by the Public Works staff to remove and reinstall mulch.

Comments:

The safety surface beneath the primary playground at Millennium Park is scheduled for replacement in FY2024 as part of the Millennium Park Phase 1 project, and the safety surface for the playground at Venable Park was replaced in FY2023.

PLAYGROUND SAFETY SURFACE REPLACEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 325,000
Equipment	\$
Other	\$ 0
Total Expenditures (FY2026 – FY2030)	\$ 325,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 325,000
Total Funding	\$ 0
City's Contribution (FY2026- FY2030)	\$ 325,000

MILLENNIUM PARK IMPROVEMENTS**PHASE 3: PARK ENTRANCE & PARKING LOT IMPROVEMENTS**

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$0	\$70,000	\$400,000	\$0

Project Description:

The Millennium Park Master Plan envisions several reconfiguration and improvements to the park entrance and parking lot. This project would involve the design and construction of parking lot improvements reconfiguration and improvement of the park entrance plaza.

Existing Conditions:

Access from the parking lot to the park, as well as, pedestrian connections from BJC hospital is limited. The entrance plaza is dated in appearance, offers little room for social gatherings and vegetation limits view into the park.

Justification: *Beautification, Community Demand, Condition of Existing Facility*

This project will coordinate with the recommendations of the Park Master Plan and the preliminary designs for Millennium Park. Improvements to the park entrance will offer improvements to safety to park guest and provide increased accessibility. The park entrance is one of the first things that most park visitors see, and an elegant park entrance will help make a great first impression.

Operating Budget Impact:

The main impact to the operating budget will involve additional electrical cost for lighting and staff effort to maintain the lights.

Comments:

None.

MILLENNIUM PARK IMPROVEMENTS**PHASE 3: PARK ENTRANCE & PARKING LOT IMPROVEMENTS****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 70,000
Land Acquisition	\$ 0
Construction	\$ 400,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 470,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 470,000
Total Funding	\$ 0
City's Contribution	\$ 470,000

LAKE SCHOOL PARK RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$64,519	\$200,000	\$375,000	\$150,000	\$1,500,000	\$0	\$0

Project Description:

This project involves the design and construction of numerous renovations at Lake School Park. The project plan is to replace the existing tennis courts with post-tensioned concrete courts, construct a playground area, renovations to restroom facilities, possible expansion of the parking lot area and associated work items.

Programming for:

- FY2026 includes renovation of the bathrooms including heating along with design services for a new playground area.
- FY2027 includes construction costs for the new playground area.
- FY2028 includes design services for the remainder of the park renovations.
- FY2029 includes construction costs for the remainder of the park renovations.
 - In FY2029 the Fountain Park sale proceeds of \$750,000 are programmed to fund some of the construction costs of the project.

Existing Conditions:

The current tennis courts are nearly 20 years old and are nearing the end of their life expectancy. Existing restroom facilities are likewise 20 years old and in need of updates to allow access year-round by visitors.

Justification: *Condition of Existing Facilities; Community Demand*

One of the primary user requests in the Parks and Recreation Master Plan was to offer year-round restroom facilities in the parks and update of tennis facilities. Existing courts will be good candidates for replacement in 3 to 5 years, and will reduce the maintenance associated with older facilities to keep them open for public use.

Operating Budget Impact:

We will see a reduction in staff maintenance labor hours to address cracking and tennis court related issues.

Comments:

The renovation project is in the concept design phase and public meetings will be held to review concept plans for the project.

LAKE SCHOOL PARK RENOVATIONS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 264,159
Land Acquisition	\$ 0
Construction	\$ 2,089,519
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,353,678

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,353,678
Total Funding	\$ 0
City's Contribution	\$ 2,353,678

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$69,100	\$0	\$300,000	\$0	\$700,000	\$0	\$0

Project Description:

The Great Rivers Greenway (GRG) is a public agency connecting the St. Louis region with greenways. The concept calls for a 600-mile network of greenways connecting St. Louis City, St. Louis County and St. Charles County. The next phase of this trail network is the Centennial Trail plan, which will connect Forest Park and Creve Coeur Lake Park, coming from Warson Park in Olivette to the east, working its way through the light industrial / 39 North district before moving into unincorporated St Louis County. The money budgeted currently is for the first two or three segments of the 39 North Connector pathway.

The 39 North Connector segments of this project start at Stacy Park on the east side, head north along Warson Road, then west along Olive Blvd, then north along Corporate Square and a connection to the main Centennial Greenway path near Gateway and Research Boulevards. The 39N Connector path is divided into five segments. This project is anticipated to fund the first few segments of the 39N Connector. GRG has indicated that they will participate in a portion of the funding for the 39N Connector path. In addition, the City would likely pursue grant opportunities for construction of the path.

Existing Conditions:

GRG moved forward with preliminary design identified in the 39 North Greenway Plan in 2023. GRG was awarded a CMAQ grant in August of 2024 for a section of the Centennial Greenway from Warson Road to Baur Blvd. (along Gateway and Research) which is programmed to be constructed in 2028. In February of 2025, the City submitted a CMAQ grant application for the next section of the Centennial Greenway from Baur Blvd. to Lindbergh Blvd. Selection of awards for this application are anticipated to be announced in the fall of 2025.

Justification: *Community Demand; Coordination; Economic Growth; Protection & Conservation*

GRG has indicated (subject to approval of their board) to fund a significant portion of the cost in planning, design and construction of the 39N Connector path. The project will further support one of the goals set in the City's Strategic Plan to establish more options for pedestrians and provide expansion of the parks trail network. A robust trail network will attract more business to the community and make Creve Coeur a desirable place to live.

Operating Budget Impact:

None

Comments:

None

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 269,100
Land Acquisition	\$ 0
Construction	\$ 800,000
Equipment	\$ 0
Other	\$ TBD
Total Expenditures	\$ 1,069,100

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 1,069,100
Total Funding	\$ TBD
City's Contribution	\$ 1,069,100

MALCOLM TERRACE PARK PAVILION REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$80,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves the replacement of the pavilion at Malcolm Terrace Park. The pavilion provides shelter to visitors to the park. This upgrade will compliment improvements made in 2022.

Existing Conditions:

In 2021, a concrete base was poured under the pavilion, which improved the structures stability. However; the pavilion roofing and support system are approaching the end of life and are in need of replacement. An observation done in 2024 identified a carpenter bee infestation within sections of the structure.

Justification: *Condition of existing facility; Beautification*

The existing pavilion, associated concrete footings and flat work is in need of replacement. This replacement will serve to ensure a safe space for park visitors and provide an improvement to the park's aesthetics.

Operating Budget Impact:

None

Comments:

None

MALCOLM TERRACE PARK PAVILION REPLACEMENT

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 80,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ 0
City's Contribution	\$ 80,000

DEMOLITION OF BRIDGE IN MALCOLM TERRACE PARK (50% OF COSTS SHARED WITH STORMWATER)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will remove the failing bridge in Malcolm Terrace Park and located off Townsend Street. The City of Creve Coeur's Department of Public Works uses the bridge to bring equipment into the park for maintenance activities, and pedestrians use the bridge to access the park's trails. Both City staff and the public have alternate routes to enter the park, with the main one being a low water bridge at the end of Elzey Street.

In 2017, the bridge was inspected for the possibility of a rehabilitation project. The project was put on hold due to costs relative to the available budget. Since 2017, the bridge's condition has visibly deteriorated and is now closed to both vehicle and pedestrian traffic.

In 2024, Engineers with Intuition & Logic along with Structures, Inc. re-inspected the bridge and completed an addendum to the 2017 report. The bridge shows signs of heavy moisture seepage at all beam joints, cracks along joint grout keyways, and one of the bridge's piers is cracked. Significant erosion at the abutments caused pavement settlement.

The Missouri Department of Transportation's Engineering Policy Guide for decision-making when considering replacement versus structural rehabilitation suggests comparing estimates for both options. If the cost for rehabilitation is at least 68% of the cost of replacement, then it is generally assumed that replacement will provide a better value than rehabilitation. Estimates for removing and replacing the bridge exceeded the City's budget for stormwater projects in FY2025, and it was determined that the best value to residents was removing the bridge without replacement. With this project, the bridge will be removed and nearby creek banks will be stabilized.

Justification: *Condition of existing facility; Protection & Conservation, Public Safety*

The project will be funded by the City's Parks & Stormwater sales tax, with 50% funded by Parks and 50% funded as a stormwater project.

Operating Budget Impact: None



Bridge location is red highlight above, crossing Deer Creek



DEMOLITION OF BRIDGE IN MALCOLM TERRACE PARK (50% OF COSTS SHARED WITH STORMWATER)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 45,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 75,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
City's Contribution	\$ 75,000

CONWAY PARK SIDEWALK & LOT RESURFACING

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$51,000	\$0	\$0	\$0	\$0

Project Description:

This project involves pavement repairs, crack sealing, asphalt resurfacing, restriping lines and arrows for the parking lot and repair of the associated sidewalk and ADA ramps at Conway Park.

Existing Conditions:

Most of the asphalt pavement in the parking lot at Conway Park is in fair condition, but over time, all paved surfaces begin to crack and the parking lot lines fade. Regular pavement maintenance such as resurfacing extends the life of the parking lot without having to complete a total reconstruction of the lot. Additionally, the associated curbing and sidewalks have begun to crack and are in need of repair.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Repairs, pavement resurfacing of the asphalt pavement combine to provide good preventive maintenance for asphalt pavement, and such preventive maintenance will delay more intense and more costly repairs. Newly painted lines will clearly mark the parking spaces. In addition, the parking lot is one of the first things that most park visitors see, and the sealing, repainting and improved accesses will have an element of park beautification to help make that first impression a good one.

Operating Budget Impact:

Sealing pavement and replacing cracked concrete curbs and sidewalks helps prevent the need for maintenance activities such as filling pot holes or making sidewalks ADA compliant.

Comments:

None.

CONWAY PARK SIDEWALK & LOT RESURFACING

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 51,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 51,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 51,000
Total Funding	\$ 0
City's Contribution	\$ 51,000

CONWAY PARK PAVILION

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$70,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves the replacement of the gazebo at Conway Park with a more substantial structure. The existing gazebo has structural issues that are beyond economical repair. The new structure will provide useful functionality and capacity for park visitors.

Existing Conditions:

The gazebo and associated concrete have been exposed to the elements year-round and over time, the metal supports and wood seats have degraded, paint has faded, the structure is becoming unsightly and perhaps even unsafe. Additionally, the concrete under the gazebo is cracked and presents a tripping hazard. The structure is dated and not consistent with the style and look of other structures within the City's Park network.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification; Public Safety*

Replacement of the gazebo with help to eliminate a structure that is nearing the end of its life, and could pose a safety issue to park visitors. Additionally, the replacement with a new structure will upgrade the look of the park making it more inviting, enjoyable and beautiful. A new structure will provide more room for larger group gatherings anticipated by the addition of pickleball at the park. The new structure will be in the range of 20'x20' and should allow for two or three picnic benches to be installed under it.

Operating Budget Impact:

Replacing the gazebo decreases the amount of time and effort Parks staff needs to expend on repairs. The new structure will be expected to be virtually maintenance free for the next 10-15 years.

Comments:

None

CONWAY PARK PAVILION

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 70,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 70,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 70,000
Total Funding	\$ 0
City's Contribution	\$ 70,000

WATERSHED MANAGEMENT PLAN UPDATE

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$448,026	\$0	\$0	\$0	\$75,000	\$0	\$0

Project Description:

This study will update the Watershed Management Plan (WMP) which was adopted in April 2024. The update to the WMP is anticipated to include the following work scopes:

- A desktop of review of the projects remaining in the adopted WMP which have not been designed.
- A review of possible new projects that have been brought to the attention of staff by residents.
- A review of possible new projects that have been identified by City Staff.
- A desktop review of prioritization ranking of possible projects and incorporation into these rankings new projects.
- Open houses to be held to assist with identification of possible new projects.
- Identification of possible grant opportunities.
- Other scopes identified by Staff and/or the consultant hired for the update.

From the updated Watershed Management Plan will come a prioritized, coordinated list of defined stormwater projects that will be listed as line items. in future Capital Improvement Plans.

Existing Conditions:

A comprehensive City-wide watershed study was completed and adopted in April 2024.

Justification: *Community Demand; Condition of Existing Facility; Coordination; Operating Efficiency; Protection & Conservation*

In previous years, the City's capital improvement budget allowed for a small stormwater program that could only fund small or emergency projects. With the residents' approval of the parks and stormwater sales tax, the City is now able to have a planned, proactive stormwater program that will be logically and efficiently guided by the comprehensive Watershed Management Plan. An update to the adopted Watershed Management Plan will also help qualify the City for grants and other funding opportunities.

Operating Budget Impact:

None

Comments:

None

WATERSHED MANAGEMENT PLAN UPDATE

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 75,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 75,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 75,000

CONWAY PARK POCKET WETLAND & GOLF COURSE POND

Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$500,000	\$40,000	\$500,000	\$0	\$0	\$0

Project Description:

Over time, the lakes at Conway Park and the Golf Course have received a large volume of sediment. As a result, the lakes have become shallower. At Conway Park, the depth of the lake is no longer deep enough for a fountain to be able to properly function. At the Golf Course, sediment buildup contributes to foul smells that distract golfers. At both lakes, additional suspended solids have a negative impact on water quality.

In the design phase, the depth of sediment will be measured, and then the amount of dredging required and the dredging methodology can be determined. Conway Park Lake is planned to be converted to a pocket wetland in FY2026, and the Golf Course lakes is planned to be dredged in FY2028. Both project locations are anticipated to include the installation of a forebay to settle out suspended solids, which will extend the amount of time before the lakes will likely need to be dredged again.

Existing Conditions:

Golfers have reported that the lakes at the Golf Course have a strong, unpleasant odor. Dredging the lakes will remove the organic material that is causing the odors. Currently, each of the lakes has a decreased storage capacity and are less effective at stormwater management.

Justification: *Community Demand; Condition of Existing Facility, Protection & Conservation, Beautification*

Creating a pocket wetland or dredging the lakes will improve stormwater management performance by slightly increasing the available storage volume. A pocket wetland at Conway Park will create a vibrant and colorful wetland that has great plant and wildlife diversity. After the lake is dredged at the Golf Course, fountains and aeration systems can be installed, which will help improve water quality and help prevent odors.

Operating Budget Impact:

For the forebay to be effective, deposited sediment will need to be regularly removed. This regular maintenance will help prolong the amount of time until the lakes will need to be dredged again. Delaying the cost of another full dredging/rework effort will be cost-effective in the long-term.

Comments:

None

CONWAY PARK POCKET WETLAND & GOLF COURSE POND

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 102,635
Land Acquisition	\$ 0
Construction	\$ 1,000,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,102,635

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 1,102,635
Total Funding	\$ TBD
City's Contribution	\$ 1,102,635

STORMWATER MANAGEMENT COST-SHARE PROGRAM

(GRANT PROGRAM)

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$19,000	\$90,000	\$60,000	\$60,000	\$60,000	\$60,000	TBD

Project Description:

The Stormwater Management Cost-Share Program will help individual homeowners and homeowner associations solve stormwater issues that are unlikely to be addressed by a City-funded project or receive funding from existing programs such as the Deer Creek Watershed Rainscaping Program and the MSD Rainscaping Small Grants Program.

Existing Conditions:

Individual homeowners and homeowner associations have asked the City for assistance in solving stormwater issues. Homeowner associations report delaying maintenance because of high costs. Properly maintaining detention basins helps ensure that the basins are detaining the intended volume; flows are flowing from the basin as designed; and stormwater is being managed more effectively. Some basins receive and manage flows from other neighborhoods and nearby roadways. These basins, in particular, serve the greater public good by reducing flood risks and helping protect streambanks from erosion.

The City's Watershed Management Plan identified more than one hundred possible public projects, and more than fifty reported issues were classified as private homeowner issues. Private issues include yard flooding and erosion. While private issues will not be solved with a publicly-funded solution, the Stormwater Management Cost-Share Program will help these homeowners control stormwater.

Justification: *Community Demand; Public Safety; and Protection & Conservation*

Homeowners and homeowner associations have asked the City for assistance in solving stormwater issues. Managing stormwater helps improve public safety by reducing flood risks. Keeping more water longer onsite keeps stormwater from roadways and neighboring sites and flowing too quickly into streams and creeks. Too much water flowing too quickly into roadways can create driving safety issues. Better controlling the amount and rate at which water enters creeks during the peak of storm events helps prevent erosion.

Operating Budget Impact:

The City has no anticipated ongoing operating budget expenses with this cost-share program.

Comments:

None

STORMWATER MANAGEMENT COST-SHARE PROGRAM**(GRANT PROGRAM)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other (five-year program cost)	\$ 330,000
Total Expenditures (FY2026- FY2030)	\$ 330,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 330,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 330,000

FY2025 STORMWATER PROJECTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$215,000	\$450,000	\$0	\$0	\$0	\$0	\$0

Project Description:

Woodbridge Manor, Mason Forest Drive, Fernpark Drive and Bellington Lane were identified as possible public projects under the City's most recent Watershed Management Plan. With the Prioritization Ranking System, the Watershed Management Plan ranked each possible project by assigning a score based on the severity of the issues, benefits, and estimated costs. These projects were among the plan's highest scoring possible projects.

Combining these locations into one project will provide a better opportunity for potential cost-savings in both the engineering design and construction phases.

Woodbridge Manor is experiencing street and structural flooding in part from offsite flows. This project will provide an overland flow path for flows coming from beyond the site and direct the water to an existing onsite detention basin. Mason Forest experiences street, structural, and yard flooding. With this project, a swale will be constructed to direct flows to an existing stormwater inlet that will be modified under this project to improve performance.

This project will address basement and yard flooding at Fernpark Drive and Bellington Lane by constructing a swale, curb, and inlet to direct flows to an existing stormwater inlet.

Existing Conditions:

All sites are subject to street, structural, and yard flooding.

Justification: *Community Demand; Public Safety*

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural and roadway flooding are public safety and public health risks. Addressing these types of issues helps protect the public and reduces the City's risk exposure.

Operating Budget Impact:

This project has no anticipated impact on the City's Operating Budget.

Comments:

None

FY2025 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 215,000
Land Acquisition	\$ 0
Construction	\$ 450,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 665,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 665,000
Total Funding	\$ 0
City's Contribution	\$ 665,000

BEAVER DRIVE CROSSING

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$191,000	\$650,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will address the public safety risks of the failing existing rusting corrugated metal roadway culvert; protect the creek by repairing rusted gabion rock baskets; and address structural flooding and erosion issues at nearby homes.

When the roadway culvert is replaced, the roadway will be raised to provide additional cover over the culvert pipe. This will improve public safety by improving the strength of the roadway. To alleviate stormwater issues, a storm sewer inlet and pipes, berm, swale, and curbing will be installed.

Existing Conditions:

The existing corrugated metal pipe is rusted and failing. The roadway above the culvert is cracking and the depth of cover over the pipe is less than recommended. Downstream of the culvert, gabion rock baskets are also failing. Homes near the culvert are experiencing structural flooding and erosion.

The roadway culvert is under the only roadway access to the four homes on Beaver Drive. Failure of the roadway would prevent any roadway access to the homes east of the culvert.

Justification: *Public Safety; Condition of Existing Facility; Community Demand; Protection & Conservation*

This project will reduce the risk of a roadway collapse by replacing a failing roadway culvert. Given the deteriorated condition of the culvert and the poor condition of the cover above the pipe, this project will protect the public from harm and reduce the City's risk exposure.

The Stormwater Committee is in favor of projects that address structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Replacing the failing gabion rock baskets will help stabilize the creek banks, which protects an environmental asset.

Operating Budget Impact:

Roadway culverts should be regularly inspected.

Comments:

None

BEAVER DRIVE CROSSING**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 191,000
Land Acquisition	\$ 0
Construction	\$ 650,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 519,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 650,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 650,000

Summary	Amount
Total Expenditures	\$ 841,000
Total Funding	\$ 650,000
City's Contribution	\$ 191,000

SONA LANE

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$27,133	\$50,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will address structural flooding and yard erosion for the homes on the west side of Sona Lane. The project might include berms and swales between the homes on Sona Lane which will convey flows to a new stormwater pipe and inlet system that might also be constructed as part of this project. The consultant hired has completed a conceptual study. Programming in FY2026 is anticipated to further the study to determine if measurable improvements can be achieved within a fundable construction budget.

Existing Conditions:

Homes along the west side of Sona Lane receive large volumes of flow from the east side of Deaver Lane. Flows are eroding yards and flooding homes.

Justification: *Community Demand; Public Safety*

The Stormwater Committee is in favor of structural and roadway flooding being an early priority of the City's Stormwater Program. Prioritization Ranking Scores support this strategy as potential projects with structural and roadway flooding score highly.

Structural and roadway flooding are public safety and public health risks. Addressing these types of issues helps protect the public and reduces the City's risk exposure.

Operating Budget Impact:

This project has no anticipated impact on the City's Operating Budget. After construction, it is likely that the stormwater conveyance system will be dedicated to MSD.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 77,133
Land Acquisition	\$ 0
Construction	\$ TBD
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 77,133

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 77,133
Total Funding	\$ TBD
City's Contribution	\$ 77,133

VARIOUS PROJECTS – UNIVERSITY CITY OMCI

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$175,000	\$0	\$0	\$0	\$0

Project Description:

This project will be used for design and construction costs for a stormwater project in the University City MSD OMCI District, a relatively small geographic area north of Olive Boulevard and east of North Lindbergh Boulevard. The project will be located within the City of Creve Coeur limits. University City OMCI District is the watershed drainage district that generally flows into/through University City, but also flows into other municipalities including Creve Coeur. This OMCI district serves the Upper River Des Peres Watershed. Staff will recommend this project in FY2027 to the Stormwater Committee for review/approval, and then the selected project would be reviewed/approved by the City Council in FY2027.

Existing Conditions:

The Watershed Management Plan did not identify any projects within the University City OMCI District. City staff is investigating options for stormwater projects in the area including improvements to roadway curb and gutters or, perhaps, stormwater best management practices to capture flows from parking lots.

Justification: *Availability of Outside Funding; Community Demand; Condition of Existing Facilities; Protection & Conservation*

This project will be completely funded with MSD OMCI funds.

Residents and the Stormwater Committee have been supportive of the City undertaking stormwater projects to reduce flooding risks, improve public health and safety, and protect the City's waterways.

This project may replace or maintain City infrastructure such as roadway curb and gutters. Stormwater projects may reduce the City's environmental impact by helping to improve water quality and protect streambanks from erosion.

Operating Budget Impact:

The project may impact the City's Operating Budget if City assets are installed that will require inspections and maintenance.

Comments:

None

VARIOUS PROJECTS – UNIVERSITY CITY OMCI

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 150,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026 – FY2030)	\$ 175,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 150,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 150,000

Summary	Amount
Total Expenditures	\$ 175,000
Total Funding	\$ 150,000
City's Contribution (FY2026 – FY2030)	\$ 25,000

GRANT FUNDING CONSULTANT RESEARCH FOR STORMWATER PROJECTS

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$25,000	\$0	\$0	\$0	\$0	TBD

Project Description:

This line item includes the costs associated with hiring a professional consultant to research opportunities for Local, State and Federal grants that might be available to possibly help fund design and/or construction of some of the projects listed in the prioritization list contained in most recent version of the Watershed Management Plan (WMP). It is anticipated that the consultant will be able to identify numerous grants that will assist with funding and ultimately completion of numerous projects detailed in the WMP. In addition, the professional consultant might assist City Staff with making grant application submissions.

Existing Conditions:

The City's Department of Public Works typically manages the research for and submission for grants for roadway and sidewalk projects. With the newly completed WMP, it is anticipated that numerous additional grant opportunities will arise and having a professional consultant research and identify such grants will provide the best opportunity for the City to secure such grants.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's parks and stormwater projects requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The professional consultant costs provided for this item will be important to identify and hopefully secure as many grants as practical for future stormwater improvement projects detailed in the WMP.

Operating Budget Impact:

None

Comments:

None

GRANT FUNDING CONSULTANT RESEARCH FOR STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 25,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 25,000

VIDEO INSPECTION BALLAS STORM SEWER (OLIVE TO CONWAY) AND VIDEO OF ROADWAY CULVERTS

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This line item includes the costs associated with hiring a contractor to perform a video inspection of the entire storm sewer system along New Ballas Road from Conway Road to Olive Boulevard. Currently the City owns and maintains this storm sewer system. This video inspection includes a complete analysis of the interior condition of the storm sewers along with a corresponding report of the condition of the entire system. Once the work is completed, City Staff will meet with MSD with the ultimate goal of having MSD take over ownership and maintenance of the storm sewer system along New Ballas Road.

This item also includes the costs associated with hiring a contractor to perform a video inspection of the critical roadway culvert crossing major roadways throughout the City. Currently the City owns and maintains the majority of these culvert crossings. The video inspection will assist in evaluation for future repairs and/or replacements of roadway culverts that could be in a poor structural condition. The video inspection should allow the City to proactively plan for these improvements moving forward.

Existing Conditions:

None of these storm sewers or roadway culverts have been video inspected in well over a decade. The existing structural conditions of these underground sewers is not known.

Justification: *Operating Efficiency*

Video inspection of the storm sewers on New Ballas Road along with video inspection of the roadway culverts crossing major streets will allow the City to proactively plan, design and budget for repairs and replacements that might be necessary.

Operating Budget Impact:

If MSD accepts the New Ballas Road storm sewer system, there would be a savings since future repairs of this system by the City would not be necessary.

Comments:

None

VIDEO INSPECTION BALLAS STORM SEWER (OLIVE TO CONWAY) AND VIDEO OF ROADWAY CULVERTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 75,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 75,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 75,000

DEMOLITION OF BRIDGE IN MALCOLM TERRACE PARK (50% OF COSTS SHARED WITH PARKS)

Estimated Annual Costs

Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$75,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will remove the failing bridge in Malcolm Terrace Park and located off Townsend Street. The City of Creve Coeur's Department of Public Works uses the bridge to bring equipment into the park for maintenance activities, and pedestrians use the bridge to access the park's trails. Both City staff and the public have alternate routes to enter the park, with the main one being a low water bridge at the end of Elzey Street.

In 2017, the bridge was inspected for the possibility of a rehabilitation project. The project was put on hold due to costs relative to the available budget. Since 2017, the bridge's condition has visibly deteriorated and is now closed to both vehicle and pedestrian traffic.

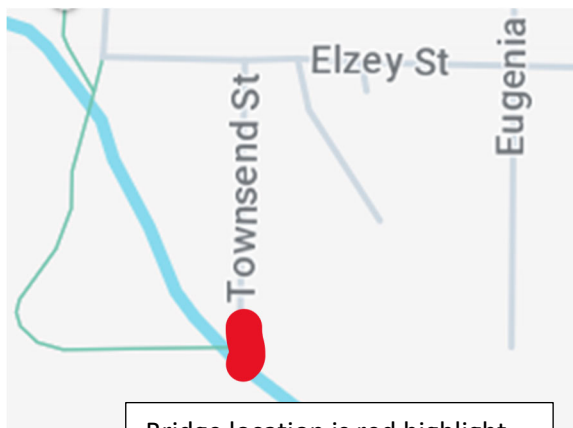
In 2024, Engineers with Intuition & Logic along with Structures, Inc. re-inspected the bridge and completed an addendum to the 2017 report. The bridge shows signs of heavy moisture seepage at all beam joints, cracks along joint grout keyways, and one of the bridge's piers is cracked. Significant erosion at the abutments caused pavement settlement.

The Missouri Department of Transportation's Engineering Policy Guide for decision-making when considering replacement verses structural rehabilitation suggests comparing estimates for both options. If the cost for rehabilitation is at least 68% of the cost of replacement, then it is generally assumed that replacement will provide a better value than rehabilitation. Estimates for removing and replacing the bridge exceeded the City's budget for stormwater projects in FY2025, and it was determined that the best value to residents was removing the bridge without replacement. With this project, the bridge will be removed and nearby creek banks will be stabilized.

Justification: *Condition of existing facility; Protection & Conservation, Public Safety*

The project will be funded by the City's Parks & Stormwater sales tax, with 50% funded by Parks and 50% funded as a stormwater project.

Operating Budget Impact: None



Bridge location is red highlight above, crossing Deer Creek



DEMOLITION OF BRIDGE IN MALCOLM TERRACE PARK (50% OF COSTS SHARED WITH PARKS)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 45,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 75,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 75,000
Total Funding	\$ 0
City's Contribution	\$ 75,000

PROJECTS FROM THE WATERSHED MANAGEMENT PLAN

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$0	\$1,300,000	\$1,500,000	\$0

Project Description:

The City's 2024 Watershed Management Plan (WMP) identified more than one hundred possible public stormwater projects. Possible projects are scored based on the risks addressed, benefits, and estimated costs (essentially a cost-to-benefit ratio). Higher scores generally indicate that the project addresses more risks and offers more benefits for each dollar of estimated costs.

For FY2024 through FY2028, the City sought to program projects with a score of one or greater in the WMP. The City's Stormwater Committee gave City staff the planning-level direction to give particular focus to projects that address structural and roadway flooding, as these are the risks with the greatest potential negative impact to public health, public safety, personal property, and public infrastructure.

By FY2029 and FY2030, it is likely that many of the possible roadway and structural flooding focused projects with a score of one or greater will have been addressed. In FY2029 and FY2030, the Stormwater Program may be shifting towards more streambank restoration projects that score one or greater in the WMP. Many of these relatively higher-scoring streambank-focused projects address erosion issues that impact habitable or other structures that require a Building Department permit to construct.

Justification: *Availability of Outside Funding, Community Demand, Condition of Existing Facilities; Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Some projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI or Proposition S funding. At this time, the future of Missouri Department of Natural Resources Section 319 grants is uncertain but remains a possibility for funding.

Operating Budget Impact:

The project will likely not impact the City's Operating Budget if the assets are on private property. The City may have operating and maintenance costs if the project installs City-owned assets.

Comments:

None

PROJECTS FROM THE WATERSHED MANAGEMENT PLAN

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 500,000
Land Acquisition	\$ 0
Construction	\$ 2,300,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 2,800,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
MSD Proposition S	\$ 240,000
Total Funding	\$ 240,000

Summary	Amount
Total Expenditures	\$ 2,800,000
Total Funding	\$ 240,000
City's Contribution (FY2026-FY2030)	\$ 2,560,000

FY2026 STORMWATER PROJECTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$160,000	\$435,000	\$0	\$0	\$0	\$0

Project Description:

The Stormwater Committee's planning-level direction is to program projects that score a one or greater in the City's 2024 Watershed Management Plan (WMP) with a focus on projects that address structural and roadway issues.

The following projects are planned to enter into engineering design in FY2026 with the intent to undergo construction in FY2027.

- **North Spoede Road & Mission Hills Court (DC-S-22)** seeks to address roadway flooding near the intersection of North Spoede Road & Mission Hills Court. The project will also explore the possibility of adding additional stormwater inlets along North Spoede Road.
- **Pine Manor Drive (DC-S-09)** looks to address street and yard flooding with possible extensions and modifications of the existing stormwater system. Swales and berms may be considered for addressing yard flooding.
- **18 Sackston Woods Lane (DC-S-02)** intends to address yard flooding with the possible installation of a pipe plus swale and berm system.
- **Alden Lane (DC-S-18)** aims to address roadway flooding, failing streambank protections, yard flooding, and roadway sinkholes. Design may consider installing natural streambank protections, grade controls, curb and gutter sections, a roadway crown, and a berm and swale.

Justification: *Availability of Outside Funding, Community Demand, Condition of Existing Facility, Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI and Proposition S funding.

Residents and the Stormwater Committee have been supportive of the City's approach to programming projects identified in the 2024 Watershed Management Plan.

Operating Budget Impact:

Projects will impact the City's Operating Budget if the installed assets are City-owned rather than privately-owned.

Comments:

None

FY2026 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 160,000
Land Acquisition	\$ 0
Construction	\$ 435,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 595,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 595,000
Total Funding	\$ TBD
City's Contribution (FY2026-FY2030)	\$ 595,000

FY2027 STORMWATER PROJECTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$295,000	\$535,000	\$0	\$0	\$0

Project Description:

The Stormwater Committee's planning-level direction is to program projects that score a one or greater in the City's 2024 Watershed Management Plan (WMP) with a focus on projects that address structural and roadway issues.

The following projects are planned to enter into engineering design in FY2027 with the intent to enter construction in FY2028.

- **Villa Hill Lane (CC-C-16)** plans to address streambank erosion that is threatening a retaining wall.
- **740 North Mason Road (CC-S-05)** intends to address yard flooding and erosion that affects several homes by potentially installing a berm and swale system that directs flows to an existing stormwater system.
- **Oak Hollow Drive (CC-C-23)** has the objective to address creekbank erosion that is threatening habitable structures.
- **Morwood Lane (DC-S-13)** aims to address roadway and yard flooding by possibility reestablishing roadway gutters and installing berms, swales, inlets, and pipes.

Justification: *Availability of Outside Funding, Community Demand, Condition of Existing Facility, Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI and Proposition S funding.

Residents and the Stormwater Committee have been supportive of the City's approach to programming projects identified in the 2024 Watershed Management Plan.

Operating Budget Impact:

Projects will impact the City's Operating Budget if the installed assets are City-owned rather than privately-owned.

Comments:

None

FY2027 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 295,000
Land Acquisition	\$ 0
Construction	\$ 535,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 830,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 830,000
Total Funding	\$ TBD
City's Contribution	\$ 830,000

FY2028 STORMWATER PROJECTS

Estimated Annual Costs						
Prior Years	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$0	\$0	\$0	\$300,000	\$TBD	\$0	\$0

Project Description:

The Stormwater Committee's planning-level direction is to program projects that score a one or greater in the City's 2024 Watershed Management Plan (WMP) with a focus on projects that address structural and roadway issues.

The following projects are planned to begin engineering design in FY2028 with the goal of construction in FY2029.

- **996 East Rue De La Banque Street (DC-C-03)** seeks to address streambank erosion that is threatening a habitable structure and existing stormwater infrastructure.
- **Ferngate Lane (CC-C-07)** intends to address erosion threatening habitable structures, failing rip rap, and an exposed outlet pipe.

Justification: *Availability of Outside Funding, Community Demand, Condition of Existing Facility, Protection & Conservation, Public Safety*

This project will be funded by the City's Parks & Stormwater sales tax. Projects may qualify for Metropolitan St. Louis Sewer District (MSD) OMCI and Proposition S funding.

Residents and the Stormwater Committee have been supportive of the City's approach to programming projects identified in the 2024 Watershed Management Plan.

Operating Budget Impact:

Projects will impact the City's Operating Budget if the installed assets are City-owned rather than privately-owned.

Comments:

None

FY2028 STORMWATER PROJECTS

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 300,000
Land Acquisition	\$ 0
Construction	\$ TBD
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 300,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 300,000
Total Funding	\$ TBD
City's Contribution	\$ 300,000

PARKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$33,011	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Department of Public Works proposes to purchase a mini-excavator with attachments for projects necessary to maintain the park nature trails and surrounding grounds. This FY2026 programmed cost will be shared at a 50% level with the Capital Fund. The total estimated purchase price of the mini-excavator is \$60,000.

Existing Conditions:

The mini-excavator will be a new addition to the department and will greatly assist in nature trail and park ground maintenance.

Justification: *Condition of Existing Equipment; Operating Efficiency*

The City prides itself on the appearance of its parks, and green spaces of the parks are significant passive amenities. New tractor is needed to adequately and efficiently service these areas.

Operating Budget Impact:**Comments:**

None

PARKS CAPITAL EQUIPMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 30,000
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030	Future
\$174,519	\$185,021	\$188,721	\$192,496	\$196,346	\$200,273	TBD

Project Description:

This line item includes the costs associated with the full-time salary and benefits for three Public Works staff members to help oversee the design and construction of projects outlined in the Capital Improvement Program. One Public Works staff member will be 100% funded through the Capital Fund, one Public Works staff member will be 100% funded through the Parks and Stormwater Fund, and one Public Works staff member will be 50% funded through the Capital Fund and 50% funded through the Parks and Stormwater Fund.

Existing Conditions:

The City's Department of Public Works manages the implementation of most of the Capital Improvement Program, and the Public Works staff needs the capacity to responsibly manage the additional projects and programs made possible by the parks and stormwater sales tax.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's capital improvement projects requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The project management and engineering staff provided for in this item will be critical for the parks and stormwater projects to be able to be completed successfully and on time.

Operating Budget Impact:

Annual costs for each position include salary and benefits plus ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately \$1,000 per employee per year.

Comments:

None

PROJECT MANAGEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 962,857
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2026-FY2030)	\$ 962,857

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 962,857
Total Funding	\$ 0
City's Contribution (FY2026-FY2030)	\$ 962,857

BUILDING PROJECT BOND FUND

In November 2016, Creve Coeur voters approved a ballot measure that authorized the issuance of general obligation bonds of \$10.69 million for the purpose of constructing, furnishing, and equipping a new police station on the existing Government Center property and making safety, security, and accessibility renovations to the existing Government Center.

Building Project Bond Fund Expenses

The expenses for the police building project began in FY2018 and continued through FY2020. This project was completed slightly below budget.

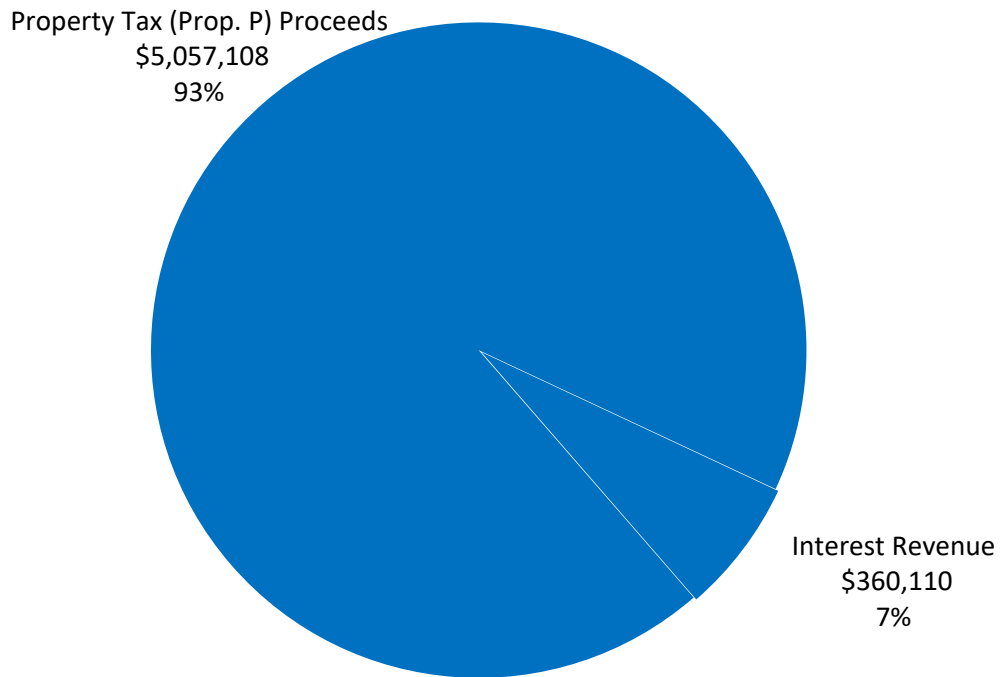
Now that the police building project is complete, the remaining balance of this fund will be allocated to safety, security, and accessibility improvements to the Creve Coeur Government Center and the Police Station. Planning and design for the renovation of the Government Center are identified as a project in the Capital Fund. The renovations of the Government Center are tentatively planned for FY2030 or FY2031. Future Capital Improvement Programs will program the contribution from the Building Project Bond Fund for the Government Center project.

Debt Service

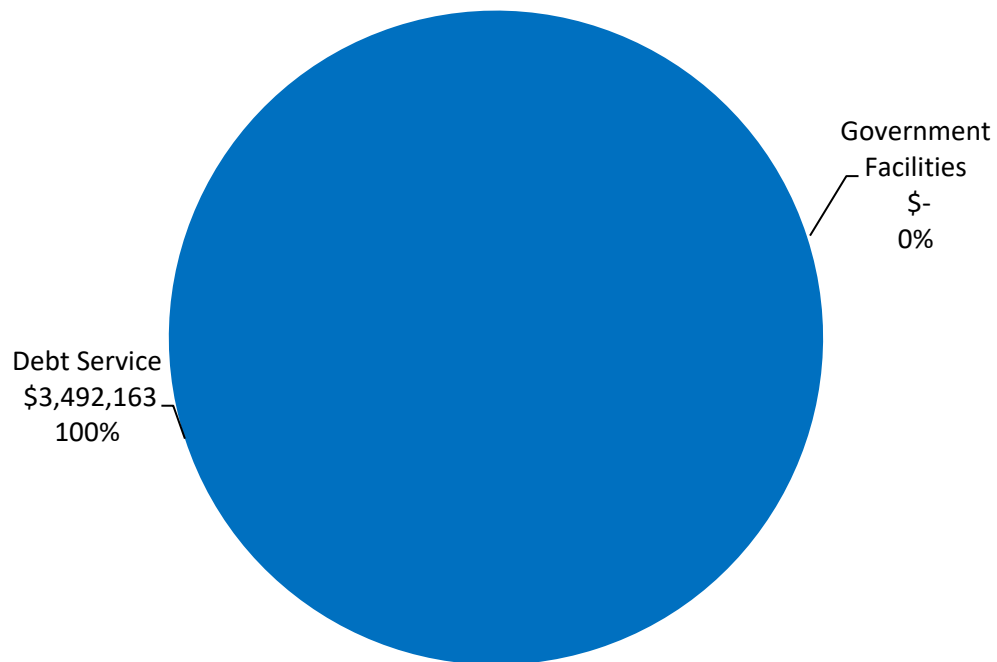
Most of the remaining revenues and expenses for the Building Project Bond Fund involve the debt service for the bonds. The debt service for the Building Project Bond Fund will be paid through a 20-year real estate and personal property tax levy, which is anticipated to sunset in 2037.

The property tax that funds the debt service was reduced by approximately 25% in FY2022 and is proposed to remain at this level through the five-year capital plan.

Summaries of the projected revenues and expenses for the Building Project Bond Fund are included on the next page, and details about the two projects that are proposed to be financed through this fund can be found in the project summary sheets that follow.



FY2026-FY2030 BUILDING PROJECT BOND FUND REVENUES



FY2026-FY2030 BUILDING PROJECT BOND FUND EXPENSES

CAPITAL FUND

9501 GOVERNMENT FACILITIES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
02 Government Center Renovations	30,000	-	30,000	-	30,000	30,000	30,000	30,000	30,000
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	40,433	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim) (108E)	255,653	243,436	-	-					
07 Demo of 1030 N Lindbergh Blvd Building (105E)	40,000	2,285	28,820	40,035					
08 Roofing for Public Works Garage	-				575,000				
09 EV Charging Stations at the Police Station and Government Center	112,500		100,000	-					
10 Public Works Garage Parking Lot Repairs			75,000	55,469					
11 Public Works Settlement Study (100E)			35,000	26,000					
Subtotal (Government Facilities)	498,153	286,154	268,820	121,504	605,000	30,000	30,000	30,000	30,000
% of Total Capital Fund Outlay	5%	5%	3%	1%	7%	1%	1%	1%	1%

9506 PARKS AND RECREATIONAL FACILITIES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	2,412,970	933,050	1,736,472	1,736,472	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2 (Dielemann East)	127,259	116,035	8,734	8,734	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	93,000	113,574	-	-	-	-	-	-	-
18 Ice Arena Flooring Replacement	200,000	104,215	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	68,704	73,304	-	-	-	-	-	-	-
23 Dielmann Complex Concessions & Pro Shop Renovation (Municipal Park Grant)	-	15,500	-	-	75,000	600,000	-	-	-
25 Golf Course Perimeter Fencing Replacement	40,000	17,968	-	-	-	-	-	-	-
26 Golf Course Maintenance Bridge	-		-	-	-	-	-	200,000	-
27 Dielmann Structural Repairs	20,000	3,350							
29 Roofing for Ice Arena (Insurance Claim)					425,000				
32 Golf Course Maintenance Building Replacement	30,000	4,046	15,704	15,704					100,000
33 Golf Course Irrigation System Replacement (Municipal Park Grant) (219E)					1,220,000	-	-		
34 DRC - East Parking Lot Mill & Resurface						83,000			
Subtotal (Parks and Recreational Facilities)	3,011,933	1,381,042	1,760,910	1,760,910	1,720,000	683,000	-	200,000	100,000
% of Total Capital Fund Outlay	28%	23%	17%	19%	19%	12%	0%	5%	3%

9510 STREETS AND SIDEWALKS	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Street and Sidewalk Maintenance Program (600E)	2,680,810	1,891,980	3,028,125	2,950,060	1,500,000	1,530,000	1,560,000	1,590,000	1,620,000
02 Street Reconstruction/Rehabilitation (600E)	380,327	60,561	-	-	300,000	-	305,000	310,000	315,000
04 Fernview Sidewalk - Phase 1 Olive to Gallagher (TAP Grant) (19701E)	50,000	6,056	341,188	125,000	230,000	645,000	-	-	-
05 New Ballas Median Plantings	50,000	28,960	-	-	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant) (21701E)	548	959,744	337,475	445,000	-	-	-	-	-
11 425 N. New Ballas Sidewalk - (TAP Grant) (604E)	29,204	1,265	58,735	271,235	330,000	-	-	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant) (21702E)	2,045,500	394,837	2,045,000	2,240,000	25,000	-	-	-	-
13 Olive-Lindbergh Interchange & Olive Enhancements	30,000		50,000	-	50,000	-	-	-	-
14 Pavement Condition Ratings Update	-		-	-	-	58,000	-	-	-
15 Olive Median Enhancement Stock	20,000	-	20,000	-	20,000	-	20,000	-	20,000
16 Craig Road Improvements (STP Grant) (18702E)	325,600	175,789	1,377,011	81,286	1,600,000	-	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (STP Grant) (608E)	150,000	13,204	184,956	135,000	1,315,000	-	-	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (STP Grant) (611E)	-			16,286	150,000	10,000	850,000	-	-

19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (STP Grant) (612E)	-		-	-	150,000	25,000	1,100,000	-
20 Ladue Road Improvements - Phase 1 (STP Grant) (609E)	-	6,500	175,000	177,741	25,000	1,800,000	-	-
21 Olive-270 Overpass Cleaning & Painting	80,000		20,000	-	25,000	150,000	-	-
22 Old Olive Sidewalk Extension (Design & Construct)	30,549	-						
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (TAP Grant eligible)					-	-	125,000	100,000 800,000
24 Mason Road Pedestrian Signal (610E)			25,000	34,123				
25 Powder Coat Signals on Ladue (MoDOT project)				20,000				
26 First Bank Utility Replacement	225,000							
26 Old Olive Road Imp. - Phase 1 - Lindbergh to Olive (west) (STP Grant) (613E)				-			-	125,000 25,000
27 Olive Blvd at Olia Village - Median Irrigation and Plantings (2) (614E)					150,000			
28 Olive Median Project - Woodcrest to Mason					92,000			
29 Mary Meadows Resurfacing - South of Olive (NID)					75,000			
30 Ladue Road Bike Lane Study - East of I-270 to Eastern City Limits					35,000			
31 Feasibility Studies - Falaise Drive Sidewalk & Pathway Connections					35,000			
32 Old Olive Road Imp. Phase 2 - Lindbergh to Olive (east) (STP Grant)								125,000
33 Sidewalk Rehabilitation Program					50,000	50,000		-
34 City Place @ Olive Blvd. - Pedestrian Crossing					100,000			
						-		
Subtotal (Streets and Sidewalks)	6,097,538	3,538,896	7,662,490	6,495,731	5,957,000	4,493,000	2,935,000	3,225,000 2,905,000
% of Total Capital Fund Outlay	56%	58%	72%	70%	67%	77%	82%	79% 79%

9516 CAPITAL EQUIPMENT	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Public Works Capital Equipment	814,265	387,452	452,666	450,448	379,655	428,288	435,586	445,593	429,057
02 Golf Course Capital Equipment	55,000	52,000	-	-	-	-	-	-	-
06 Permitting Software	114,537	129,138	-	-	-	-	-	-	-
09 Capital Equipment Back Order	123,042	123,042	326,755	326,755	-				
10 Olympia Zamboni Repair		35,480							
Subtotal (Capital Equipment)	1,106,844	727,112	779,421	777,203	379,655	428,288	435,586	445,593	429,057
% of Total Capital Fund Outlay	10%	12%	7%	8%	4%	7%	12%	11%	12%

CAPITAL PROJECT ADMINISTRATION	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Project Management	163,104	164,421	180,226	181,922	191,506	195,336	199,243	203,228	207,292
Subtotal (Administration)	163,104	164,421	180,226	181,922	191,506	195,336	199,243	203,228	207,292
% of Total Capital Fund Outlay	1%	3%	2%	2%	2%	3%	6%	5%	6%

TOTAL CAPITAL FUND OUTLAY	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
	10,877,572	6,097,625	10,651,867	9,337,270	8,853,161	5,829,624	3,599,829	4,103,821	3,671,349

9514 DEBT SERVICE	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Year End Figures	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	FY2024	FY2024	FY2025	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
	BUDGETED	ACTUAL	BUDGETED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
	10,877,572	6,097,625	10,651,867	9,337,270	8,853,161	5,829,624	3,599,829	4,103,821	3,671,349
CAPITAL FUND REVENUES	FY2024	FY2024	FY2025	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
	BUDGETED	ACTUAL	BUDGETED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,764,724	3,440,107	5,855,822	5,855,822	1,526,163	1,481,602	870,435	859,679	556,605
Estimated Capital Improvement Sales Tax Revenue (Half-Cent Sales Tax)	2,470,850	2,339,563	2,320,587	2,300,000	2,311,500	2,323,058	2,334,673	2,346,346	2,358,078
Estimated Interest Revenue	-	150,556	193,643	25,000	25,000	25,000	25,000	25,000	25,000
Estimated Additional Revenue (Grants, Reimbursement, and Other)	5,561,190	3,862,916	3,721,360	2,159,711	5,052,100	2,350,400	709,400	909,400	749,400
Proceeds from Equipment Sales	10,000	21,000	20,000	22,900	20,000	20,000	20,000	20,000	20,000
General Fund Transfers In	400,000	2,139,305	500,000	500,000	1,400,000	500,000	500,000	500,000	500,000
Total Revenues & General Fund Transfers In - Capital Fund	8,442,040	8,513,340	6,755,590	5,007,611	8,808,600	5,218,458	3,589,073	3,800,746	3,652,478
Total Anticipated Year End Expenditures	10,877,572	6,097,625	10,651,867	9,337,270	8,853,161	5,829,624	3,599,829	4,103,821	3,671,349
Ending Fund Balance (Cash Basis) - Capital Fund	(670,808)	5,855,822	1,959,545	1,526,163	1,481,602	870,435	859,679	556,605	537,733
ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2024	FY2024	FY2025	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
	BUDGETED	ACTUAL	BUDGETED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
New Ballas Improvements - Phase 1 (STP Grant) (21701E)	816,000	903,952	904,000	-	-	-	-	-	-
Lindbergh-Old Olive Intersection (State Cost-Share Program) (21702E)	875,050	62,227	875,000	-	350,000	-	-	-	-
Lindbergh-Old Olive Intersection (STP Grant) (21702E)	934,360	262,020	934,360	-	920,000	-	-	-	-
New Ballas Sidewalk - Phase 3 (TAP Grant) (604E)			8,000	175,000	273,000	-	-	-	-
Ice Arena Refrigerant Switchover (Municipal Park Grant)	-	-	-	525,000	-	-	-	-	-
Craig Road Improvements (STP Grant) (18702E)	80,000		960,000	-	960,000	-	-	-	-
Misc.	-	23,847	-	-	35,000	-	-	-	-
Olive Median Enhancement Stock (Insurance Proceeds)	20,000	-	20,000	-	20,000	-	20,000	-	20,000
Ice Arena Refrigerant Switchover & dehumidification (ARPA)	1,670,535	956,755		874,125					
Street and Sidewalk Maintenance Program (ARPA)	1,145,245	1,145,245							
New Ballas Improvements - Phase 2 (STP Grant) (608E)					1,060,000	-			
Fernview Sidewalk - Phase 1 (TAP Grant) (19701E)					184,000	516,000			
Missouri American Water Concrete Reimbursement		508,870							
Lindbergh-Old Olive Intersection (Governor's Cost Share) (21702E)					575,100				
Lawsuit settlement for Govt. Center, PW & DRC roof damages				494,583					
Municipal Park Grants Awarded (All projects)				10,000	525,000	-	-		
Municipal Park Grants Projected (All projects)						525,000			
TAP Grants Awarded (All projects)									
TAP Grants Projected (All projects)									720,000
STP Grants Awarded (All projects)						1,300,000			
STP Grants Projected (All projects)							680,000	900,000	-
Mary Meadows Resurfacing NID						9,400	9,400	9,400	9,400
Ameren Bizsaver Funds for Ammonia System				71,003					
Olive Blvd TDD Close Out Funds					150,000				
Bommarito Const. For Craig Road				10,000					
Subtotal	5,561,190	3,862,916	3,721,360	2,159,711	5,052,100	2,350,400	709,400	909,400	749,400

PARKS AND STORMWATER FUND

9501 GOVERNMENT FACILITIES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal (Government Facilities)	-	-	-	-	-	-	-	-	-
% of Total Parks-Stormwater Tax Fund Outlay	0%	0%	0%	0%	0%	0%	0%	0%	0%

9506 PARKS AND RECREATIONAL FACILITIES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
03 Historic Building Rehabilitation and Preservation	100,000	21,611	55,000	6,000	25,000	80,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	-	7,695	-	-	-	-	-
05 Park Restroom Renovations	153,000	152,927					-		-
10 Park Furniture Replacement (209E)	20,000	-	20,000	13,000	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	-	-	-	-	25,000	-	-	-	-
14 Millennium Park Improvements - Phase 1 (204E)	2,334,878	2,601,376	12,987	43,000	-	-	-	-	-
15 Millennium Park Improvements - Ph 2 - Trails & Ridgemoor Forest Pedestrian Bridge	-	-	-	-	-	100,000	650,000	-	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge & Tennis Courts (218E)	125,000	-	2,660,574	3,100,000			-	-	-
18 Conway Park Parking Lot Expansion (Design)	-	20,500	-		-	-	-	-	-
19 Playground Safety Surface Replacement (MTP 2027 & Conway 2029)		-			-	200,000	-	125,000	-
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements						-		70,000	400,000
22 Lake School Park Renovations (217E)	17,890	-	19,810	8,809	200,000	375,000	150,000	** 1,500,000	
23 39N Greenway Connection to Centennial Trail	33,750	46,550		23,350	-	300,000	-	700,000	-
24 Venable Park Memorial (HDR Foundation Grant)	288,500	102,428	234,880	235,480				-	-
25 Malcolm Terrace Park Pavilion Replacement					80,000			-	-
26 Millennium Park - Parking Lot Solar Lighting			25,000	29,000					
27 Demolition of Bridge in Malcolm Terrace Park (50% of costs)					75,000				
28 Conway Park Sidewalk & Lot Resurfacing						51,000			
29 Conway Park Pavilion					70,000				
Subtotal (Parks and Recreational Facilities)	3,073,018	2,945,392	3,028,251	3,466,334	495,000	1,126,000	845,000	2,440,000	445,000
% of Total Parks and Stormwater Fund Outlay	65%	75%	57%	75%	18%	49%	35%	60%	20%

9509 STORMWATER	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Watershed Management Plan Update (400E)	339,633	204,405	-	-	-	-	-	75,000	-
04 Hibler Roadside Drainage (401)	339,000	170,563	330,741	318,000	-	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI) (402E)	87,000	97,557	-	-	-	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI) (403E)	383,471	255,133	33,637	44,000	-	-	-	-	-
07 Golf Course Pond Aeration (404E)	64,000	64,745	-	-	-	-	-	-	-
08 Hibler Woods Drain Replacement (406E)	42,540	99	-	-	-	-	-	-	-
09 Stormwater Concept Plans (Design)	150,000	-							
11 Conway Park Pocket Wetland & Golf Course Pond (408E)	40,000	8,910	450,000	53,725	500,000	40,000	500,000	-	
13 Stormwater Management Cost-Share Program		-	120,000	19,000	90,000	60,000	60,000	60,000	60,000
15 FY2025 Stormwater Projects (412 E)		-	617,000	215,000	450,000				
16 Beaver Drive Crossing (Deer Creek OMCI) (409E)			174,000	191,000	650,000				
17 Sona Lane (Deer Creek OMCI) (411E)			160,000	27,133	50,000				
20 Various Projects - University City (OMCI)						175,000			
21 Drain Replacements - West Rue De La Banque & Bellerive Manor			70,000	85,000					
22 Grant Funding Consultant Research for Stormwater Projects			25,000		25,000				

23 Video Inspection Ballas storm sewer (Olive to Conway) Video of Roadway Culverts			75,000	-	75,000				
24 MTP Bridge Study				3,380					
25 12173 Royal Valley Drive French Drains	9,000								
26 Demolition of Bridge in Malcolm Terrace Park (50% of costs)					75,000				
27 Projects from Watershed Management Plan (WMP)							1,300,000	1,500,000	
28 FY2026 Stormwater Projects (413E)					160,000	435,000			
29 FY2027 Stormwater Projects (414E)						295,000	535,000		
30 FY2028 Stormwater Projects (415E)							300,000		
				-					
Subtotal (Stormwater)	1,445,644	810,412	2,055,378	956,238	2,075,000	1,005,000	1,395,000	1,435,000	1,560,000
% of Total Parks and Stormwater Fund Outlay	31%	21%	39%	21%	75%	43%	57%	35%	71%

9510 STREETS AND SIDEWALKS	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal (Streets and Sidewalks)	-	-	-	-	-	-	-	-	-
% Total Parks-Stormwater Tax Fund Outlay	0%	0%	0%	0%	0%	0%	0%	0%	0%

9516 CAPITAL EQUIPMENT	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Parks Capital Equipment	30,000	30,000	30,000	33,011	30,000	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal (Capital Equipment)	30,000	30,000	30,000	33,011	30,000	-	-	-	-
% of Total Parks and Stormwater Fund Outlay	1%	1%	1%	1%	1%	0%	0%	0%	0%

CAPITAL PROJECT ADMINISTRATION	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Project Management	147,495	160,926	175,728	174,519	185,021	188,721	192,496	196,346	200,273
Subtotal (Administration)	147,495	160,926	175,728	174,519	185,021	188,721	192,496	196,346	200,273
% of Total Parks and Stormwater Fund Outlay	3%	4%	3%	4%	7%	8%	8%	5%	9%

CAPITAL OUTLAY SUMMARY	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
Total Parks-Stormwater Tax Fund Outlay	4,696,157	3,946,730	5,289,357	4,630,102	2,785,021	2,319,721	2,432,496	4,071,346	2,205,273
% of Total Annual Expenses	89%	87%	90%	89%	84%	81%	82%	88%	80%

OPERATIONS AND MAINTENANCE	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
Transfer Out - General Fund (Parks and Stormwater Operations and Maintenance)	582,434	582,434	565,998	565,998	541,181	543,887	546,606	549,339	552,086
Subtotal	582,434	582,434	565,998	565,998	541,181	543,887	546,606	549,339	552,086
% of Total Annual Expenses	11%	13%	10%	11%	16%	19%	18%	12%	20%

9514 DEBT SERVICE	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Annual Expenses	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL ANNUAL EXPENSES (Capital Outlay, Transfers Out, and Debt Service)	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
	5,278,591	4,529,164	5,855,355	5,196,100	3,326,202	2,863,608	2,979,102	4,620,685	2,757,358

PARKS AND STORMWATER FUND REVENUES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	4,106,102	4,138,823	2,950,287	2,950,287	758,795	1,148,504	1,482,926	2,025,519	560,262
Estimated Parks-Stormwater Tax Revenue (Half-Cent Sales Tax)	2,970,411	2,746,471	2,858,291	2,705,903	2,719,433	2,733,030	2,746,695	2,760,428	2,774,230
Estimated Interest Revenue	25,049	107,205	227,624	25,000	25,000	25,000	25,000	25,000	25,000
Estimated Additional Revenue (Grants, Reimbursement, and Other)	215,000	486,952	281,643	273,705	971,478	440,000	750,000	370,000	125,000
Capital Fund Transfers In	-	-	-	-	-	-	-	-	-
General Fund Transfers In	-	-	-	-	-	-	-	-	-
Proceeds from Equipment Sales	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In - Parks and Stormwater Fund	3,210,460	3,340,628	3,367,558	3,004,608	3,715,911	3,198,030	3,521,695	3,155,428	2,924,230
Total Anticipated Year End Expenditures	5,278,591	4,529,164	5,855,355	5,196,100	3,326,202	2,863,608	2,979,102	4,620,685	2,757,358
Ending Fund Balance (Cash Basis) - Parks and Stormwater Fund	2,037,971	2,950,287	462,490	758,795	1,148,504	1,482,926	2,025,519	560,262	727,134

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	-	-	-	-	-	-	-
Stormwater Improvements (Deer Creek OMCI)	65,000	61,952	281,643	272,197	950,000	140,000	225,000	120,000	-
Venable Park Memorial (HDR Foundation Grant)	100,000	100,000	-	-	-	-	-	-	-
Venable Park Memorial (Private Donations)	50,000	25,000	-	-	-	-	-	-	-
Venable Park Master Plan (HDR Foundation Grant)		300,000							
Various Projects - (University City OMCI)	-	-	-	-		175,000	-	-	-
Miscellaneous Donations				1,508					
MSD Proposition S Funds (Most stormwater projects eligible)						125,000	-	250,000	125,000
Alden Lane refund from MOAW					21,478				
Municipal Park Grant Awarded (All Projects)									
Municipal Park Grant Projected (All Projects)							525,000		
Annual Total	215,000	486,952	281,643	273,705	971,478	440,000	750,000	370,000	125,000

** = Fountain Park sale proceeds of \$750,000 are programmed to construction costs for the project.

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,159,121	1,159,121	1,209,147	1,209,147	1,034,995	1,086,352	1,138,223	1,190,612	1,243,525
Estimated Bond Proceeds	-	-	-	-	-	-	-	-	-
Estimated Interest Revenue	33,000	50,026	50,848	50,848	51,357	51,871	52,389	52,913	52,913
Reimbursement from Smoke Evacuation System Settlement	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In	33,000	50,026	50,848	50,848	51,357	51,871	52,389	52,913	52,913
9501 BUILDING DESIGN AND CONSTRUCTION	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
01 Police Building Professional Services	-	-	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	-	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	80,000	-	210,000	225,000	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	80,000	-	210,000	225,000	-	-	-	-	-
Ending Fund Balance (Cash Basis) - Building Project Bond Fund	1,112,121	1,209,147	1,049,995	1,034,995	1,086,352	1,138,223	1,190,612	1,243,525	1,296,438
9514 DEBT SERVICE	FY2024 BUDGETED	FY2024 ACTUAL	FY2025 BUDGETED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED	FY2029 PROJECTED	FY2030 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	462,792	462,792	750,484	750,484	1,037,966	1,354,278	1,672,147	2,017,892	2,359,735
Estimated Property Tax Collection Revenue	964,600	964,600	964,600	964,600	993,538	993,538	1,023,344	1,023,344	1,023,344
Estimated Interest Revenue	9,500	19,000	19,190	19,190	19,382	19,576	19,771	19,969	19,969
Total Anticipated Revenues	974,100	983,600	983,790	983,790	1,012,920	1,013,114	1,043,115	1,043,313	1,043,313
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	320	320	320	320	320	320	320	320	320
Estimated Interest Expenses	215,588	215,588	205,988	205,988	191,288	179,925	167,050	151,150	151,150
Estimated Principal Expenses	480,000	480,000	490,000	490,000	505,000	515,000	530,000	550,000	550,000
Total Anticipated Expenditures	695,908	695,908	696,308	696,308	696,608	695,245	697,370	701,470	701,470
Ending Cash Balance - Debt Service	740,984	750,484	1,037,966	1,037,966	1,354,278	1,672,147	2,017,892	2,359,735	2,701,579



MEMORANDUM

DATE: March 12, 2025

TO: Mark Perkins, City Administrator

FROM: Jeffrey Hartman, Chief of Police

SUBJECT: Identified Uses for Opioid Settlement Funds

This memo is being prepared to supplement a proposal to terminate a council-approved MOU related to the Opioid Settlement Funds. After consulting with the City Attorney, it was determined that newly identified uses for the fund would require a termination of the existing agreement.

For the fiscal year 2025-2026, the Police Department intends to use these funds for the following:

1. Missouri Drug Abuse Resistance Education (DARE) Conference
2. Supplies needed to teach the DARE curriculum
3. Personnel costs for officers who are teaching the DARE curriculum, specific to the time spent teaching the curriculum
4. Drug Recognition Expert (DRE) Conference
5. Replacement of expired naloxone for Officers

April 15, 2025

Office of Missouri Attorney General
Attn Accounting/Fiscal Manager
207 West High Street
Jefferson City, MO 65101

Via certified first class US mail, return receipt requested

Dear Fiscal Manager

Pursuant to that certain Memorandum of Understanding Between the City of Creve Coeur, Missouri, and the State of Missouri Relating to the Settlement of Opioid Litigation dated November 13, 2023 (the “MOU”), the City of Creve Coeur provides notice of termination of the MOU, effective as of the end of calendar year 2025. Creve Coeur has identified unforeseen permitted needs for the settlement funds subject to the MOU.

Sincerely,

Mark Perkins, City Administrator



MEMORANDUM

Date: April 9, 2025
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC:
Subject: Sponsorship Update

The Recreation Department has been working with the Chamber of Commerce, local businesses and with local organizations to help off-set some of the expenses of putting on the Heart to Heart Run/Walk event and the Concert Series through sponsorship funds. The Chamber is only involved in the concert series and not the Heart to Heart Run/Walk event.

Concert Series - \$9,500

This is the first year the city has joined forces with the Chamber of Commerce. The expectations were low due to the history of not having sponsors in the past. The overriding goal going into the partnership was to see what each organization could bring to the table and how effective the staff could work together. The city is responsible for booking the bands and implementing the five concerts and the chamber is responsible for soliciting sponsorships. The city will be receiving \$2,000 and the remaining will go to the Chamber. The following list of sponsors who have paid for the 2025 concert series:

Headliners (\$2,500 each)

1. WashU Medicine Lasik Surgery Center
2. Barnes-Jewish West County Hospital – BJC Health Care
3. Key Cannabis Dispensary

Rock Star (\$400 each)

1. Grand Canyon University
2. Accelerated Enrollment Solutions(AES) - SYNEXUS Logo
3. Triad Bank
4. Mathnasium of Creve Coeur
5. Fast Signs of Creve Coeur
6. Baldwin/Priesmeyer (in-kind sponsor since he is donating the banner)

Heart to Heart Event - \$1,000

The following list of sponsors have paid to be part of the special event:

Silver (\$500)

1. Sara Spotanski, State Farm
2. Monarch Pediatrics