



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 28, 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/88464889340>

phone: 1 312 626 6799

Webinar ID: 884 6488 9340

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION

1. **Presentation - 'Leading the Way' Award by ETC Institute**

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

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

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

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

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

ACCEPTANCE OF ELECTION RESULTS

2. **Acceptance of the April 8, 2025, General Municipal Election Results**
Summary: City Council to accept the certified results from St. Louis County Election Authority.

CONSENT AGENDA

3. **Approval of April 14, 2025, Regular Meeting Minutes**

BILLS PAYABLE REPORT



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For Information Only: Invoices Paid Listing 4/10/25 to 4/23/25

UNFINISHED BUSINESS

- 4. 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. Final Reading and Passage.**

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 Commission recommended approval at the April 7, 2025 meeting.

- 5. Substitute 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. Final Reading and Passage.**

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.

- 6. Bill No. 6167 - An Ordinance amending section 140.060 Investments of the**



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City of Creve Coeur Code of Ordinances. Final Reading and Passage.

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."

NEW BUSINESS

7. Bill No. 6168 - An Ordinance regulating signage for other conditional uses in residential districts creating a new Section 405.940.F. of the Zoning Ordinance, of the Code of Ordinances of the City of Creve Coeur. First Reading.

Summary: Natalie Nye, of Life Time, Inc, has submitted a zoning ordinance text amendment application to provide signage standards for other conditional uses in residential zoning districts. The submitted application would amend Section 405.940. of the Sign Regulations to create new regulations to allow exterior signage for Other Conditional Uses in Residential Districts. Currently, the Zoning Code provides signage standards for institutional uses in residential districts but not other conditional uses that do not meet the definition of an institutional use. The proposed sign standards include attached signs, low monument signs, parking directional signs, and temporary signs. The applicant plans to seek approval of signage in accordance with these requirements for the Life Time Creve Coeur location, 12691 Conway Road, formerly the Creve Coeur Raquet Club, if text amendment approval is granted. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council. Planning and Zoning Commission recommended approval at the April 21, 2025 meeting.

8. Resolution No. 1791 - A Resolution of the City Council of the City of Creve Coeur, Missouri, supporting the Missouri Blue Shield Program.

Summary: The *Missouri Blue Shield* designation recognizes a community's commitment to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships. Communities that achieve the *Missouri Blue Shield* designation will have access to additional state grants for law enforcement training and equipment.



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- 9. Resolution No. 1792- A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Ideal Landscape Construction, Inc. for the Venable Park Project for the not-to-exceed contract sum of \$2,315,736.00.**

Summary: Staff have reviewed the proposal submitted by Ideal Landscape Construction Inc. to provide general construction services for the Venable Park Project. The project will include parking lot renovations, addition of a central plaza, replacement of the current pavilion, addition of a new 2-5 year old playground, walking path replacement and more. City staff recommend that the City enter into a contract with Ideal Landscape Construction Inc. to provide the services for this project based upon their proposal is the lowest qualified bid for the work and their expertise in park projects.

APPOINTMENTS

- 10. Boards, Commissions, and Committees City Council Liaisons**
11. Election of City Council President

BUSINESS FROM MAYOR AND CITY COUNCIL

- 12. Council Liaison Reports**
13. Kelvin Color Temperature in residential districts

Summary: Council Member Spence would like to discuss the Kelvin Color Temperature in residential districts.

BUSINESS FROM CITY ADMINISTRATOR

- 14. 3rd Quarter Financial Report as of March 31, 2025**
Summary: FY 2025 3rd Quarter Financial Report Ending March 31, 2025, including the Investment Report.
15. Planning and Zoning Commission Update
Summary: Staff will present an update on Planning and Zoning matters.

ADJOURNMENT

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



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

Posted by: _____

Date/Time posted: _____

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