



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 24, 2025
7:00 PM**

ZOOM MEETING INFORMATION

1. Members of the public may access live audio and/or video by accessing the following:

<https://us02web.zoom.us/j/83851784591>

phone: 1 312 626 6799

Webinar ID: 838 5178 4591

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

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

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

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

CONSENT AGENDA

2. Approval of August 25, 2025, City Council Work Session Minutes
3. Approval of August 25, 2025, Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 8/21/25 to 9/17/25

UNFINISHED BUSINESS

4. Amended Bill No. 6182 - An Ordinance Ordering the Levy and Establishment of the Rates of Annual Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2025. Final Reading and Passage.
Summary: An Ordinance Ordering the Levy and Establishment of the Rates of Annual Taxes for Municipal Purposes in the City of Creve Coeur for the Year



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2025. The residential and commercial property tax rates are decreasing as a result of the assessed valuation increasing more than the allowed CPI of 2.9%.

- 5. Bill No. 6183- An Ordinance amending the Adopted 2025 General Fund and Police Building Fund Budgets of the City of Creve Coeur by Transferring \$25,000 within the General Fund Departments' Budgets and Authorizing Additional Appropriations of \$12,660 to the Police Building Fund Budget. Final Reading and Passage.**

Summary: An Ordinance amending the Adopted 2025 General Fund and Police Building Fund Budgets of the City of Creve Coeur by transferring \$25,000 within the General Fund Departments Budgets and authorizing additional appropriations of \$12,660 to the Police Building Fund Budget to cover the additional costs for the police fence.

- 6. Bill No. 6184- An Ordinance amending Section 615.050 Application Packet, 615.060 Disclosure and Submittal of Permit Applications, Fees, Section 615.070 Investigation and Recommendation Process, Section 615.080 Displays Required, Section 615.120 Inspection, and Section 615.130 Suspension or Revocation of License - Denial of Renewal of Chapter 615 Massage Therapy of the City of Creve Coeur Code of Ordinances. Final Reading and Passage.**

Summary: To streamline processes and eliminate duplicate requirements, staff recommends an update to the City's massage business and massage therapist permit fees, renewal terms, and inspection requirements. Key changes include reducing fees for both the Massage Business Permit and Massage Therapist Permit, aligning both permits to a two-year term that matches the State of Missouri's requirements, and transferring full oversight and administration from the Finance Director to the Chief of Police or their designee.

- 7. Bill No. 6185 - An Ordinance authorizing the exercise of the power of Eminent Domain to obtain temporary construction easements necessary for the Fernview Drive Sidewalk Project - Phase 1. Final Reading and Passage.**

Summary: Staff recommends that the City acquire the temporary construction easements necessary for the Fernview Drive Sidewalk Project - Phase 1, whether these are donated or the City compensates the affected property owners for them.

- 8. Bill No. 6186 - An Ordinance amending the Personnel Policy and**



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Procedures Manual of the City of Creve Coeur and amending related ordinance. Final Reading and Passage.

Summary: The proposed ordinance clarifies that employees are not required to use PTO during FMLA leave if they are receiving compensation from another source (such as workers' compensation benefits).

NEW BUSINESS

- 9. Bill No. 6187 — An Ordinance authorizing a new conditional use permit for Capriotti's Sandwich Shop at 12536 Olive Boulevard Unit B within the Shoppes at Questover Shopping center, zoned GC - General Commercial. First Reading.**

Summary: Jonathan Heslop, of STL Caps, LLC, on behalf of Capriotti's Sandwich Shop, has submitted an application for a new conditional use permit for a 1,663 square foot restaurant location at 12536 Olive Boulevard, Suite B, within Shoppes at Questover. No exterior changes are proposed and the hours of operation will be from 9:00 AM to 9:00 PM every day of the week. There will be 24 seats in the restaurant and 4 employees at the busiest shift. The property is in the "GC" General Commercial zoning district. Capriotti's Sandwich Shop will specialize in serving fast-casual made-to-order sandwiches 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 "GC" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval at the September 2, 2025 meeting.

- 10. Bill No. 6188 — An Ordinance amending Ordinance No. 5649 authorizing a conditional use permit for water supply and irrigation systems (NAICS 221310) for Missouri American Water Company at 9989 Old Olive Street Road. First Reading.**

Summary: Tim Straszacker, of Horner and Shifrin, Inc, on behalf of Missouri American Water, has submitted an application for a conditional use permit with site development plan for the replacement of two existing steel water tanks with two prestressed concrete water tanks in a similar footprint at 9989 Old Olive Street Road. The property is in the "GC" General Commercial zoning district. Water Supply and Irrigation Systems, NAICS 221310, is a Conditional Use in the "GC" zoning district and requires a Conditional Use Permit with review and final



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approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at the September 15, 2025 meeting.

11. Bill No. 6189 — An Ordinance establishing additional exterior lighting requirements as regulated in Section 405.680 of the Zoning Ordinance, of the Code of Ordinances of the City of Creve Coeur. First Reading.

Summary: Jason Jaggi, Director of Community Development, City of Creve Coeur, has submitted a text amendment application to the Zoning Ordinance section that regulates exterior lighting as provided in Section 405.680. The proposed amendments would require all new and replacement exterior lighting, with the exception of properties used as Single-Family Dwellings, not to exceed a Correlated Color Temperature of 3,000 degrees Kelvin. The unit of measurement for color temperature is expressed as degrees of Kelvin. The lower the Kelvin rating, the warmer or softer the light color. Higher ratings result in brighter, blue colors. Also, proposed as part of this amendment are various minor clarifications to Section 405.680. Text amendments require approval from the City Council based upon a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at the September 2, 2025 meeting.

12. Bill No. 6190 — An Ordinance amending Sections 160.010.A and 160.110.A of the Open Meetings and Records Ordinance of the City of Creve Coeur. First Reading.

Summary: The proposed ordinance adds two new categories of closed records (juvenile and park registrations) and provisions regarding abandonment of record requests upon failure to pay fees or failure to clarify, in accordance with changes in state law.

13. Bill No. 6191 — An Ordinance amending Article III of Chapter 200 of the City of Creve Coeur Municipal Code, pertaining to offenses concerning the administration of justice. First Reading.

Summary: The proposed ordinance adds the new offense of interference with a first responder to parallel new statute.

14. Bill No. 6192 — An Ordinance amending Title III of the Code of Ordinances, Schedule IX, Table IX-A, to add the west side of Mary Meadows Lane, from Olive Boulevard through the cul-de-sac, designated as no parking. First Reading.



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Summary: Staff recommends the installation of "No Parking" signs on the west side of Mary Meadows Lane.

- 15. Bill No. 6193 – An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the approval of the Carbon Reduction Program (CRP) agreement for Federal Project CRP-4900(651) – 599I (extending the Centennial Greenway Shared-Use Pathway from Research Boulevard to US-67 Bridge) and entering into the agreement with the Missouri Department of Transportation (MoDOT). First Reading.**

Summary: The next step towards completing the Creve Coeur segments of the Centennial Greenway Shared-use Pathway is signing an agreement with MoDOT for the Carbon Reduction Program (CRP) agreement for Federal Project CRP-4900(651) – 599I. This project extends the pathway from Research Boulevard to US-67 Bridge.

- 16. Resolution No. 1827 — A Resolution approving the Site Development Plan for Lot 1 within the Olia Village Planned Mixed-Use Zoning District located at 10300 Olive Boulevard.**

Summary: Matthew Pfund, of Jack Matthews Development, has submitted an application for a Site Development Plan for Lot 1 of the Olia Village Planned Mixed-Use Development. The application includes the construction of a grocery store and multi-tenant retail building, parking garage and surface parking lot as shown on the approved Site Concept Plan. Section 405.390(G) requires Planning and Zoning Commission review and approval by resolution of the City Council for all Site Development Plans within a Planned Mixed-Use Development. The Planning and Zoning Commission recommended approval at the September 15th meeting.

- 17. Resolution No. 1828 - A Resolution of the City Council of the City of Creve Coeur, Missouri, to execute the Stormwater Committee's project recommendations for round three of the City's Stormwater Management Cost-Share Program for a not-to-exceed reimbursement amount of \$20,005.00.**

Summary: Staff is requesting that City Council approve the Stormwater Committee's recommendations and funding for the not-to-exceed amount of \$20,005. The Stormwater Committee has reviewed the applications for Round Three of the City's Stormwater Management Cost-share Program.

- 18. Resolution No. 1829 — A Resolution of the City Council of the City Of**



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Creve Coeur, Missouri, authorizing the execution of a contract with Ideal Landscape Construction, Inc. for the construction of the Mason Forest Drive, Fernpark Drive, and 252 Bellington Lane Projects for the not-to-exceed amount of \$142,266.00.

Summary: A Resolution to approve a contract with Ideal Landscape Construction, Inc. for the construction of three stormwater projects identified in the 2024 Watershed Management Plan: 252 Bellington Lane (CC-S-09), Fernpark Drive (CC-S-04), and Mason Forest Drive (CC-S-07).

- 19. Resolution 1830 — A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing execution of an agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) to provide professional engineering services related to Lake School Park Phase 1 – Site Design for the not-to-exceed lump sum amount of \$95,500.00.**

Summary: A Resolution to authorize a contract with Thouvenot, Wade & Moerchen, Inc. (TWM) for professional engineering services for the site design of Lake School Park -- Phase 1.

- 20. Resolution No. 1831 — A Resolution of the City Council of Creve Coeur, Missouri, authorizing the execution of a contract with America's Parking Remarking, LLC for the 2025 Roadway Striping Project for the not-to-exceed amount of \$89,330.00.**

Summary: Competitive bids have been evaluated for the City's annual roadway striping project. City staff recommends entering into a contract with America's Parking Remarking, LLC (Traffic Control Company) for the not-to-exceed amount of \$89,330.00, based upon their past performance in the City and their low bid for the work.

- 21. Resolution No. 1832 — A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the acceptance of the monthly maintenance fees for an existing Ameren street light in the Bellerive Estates Subdivision.**

Summary: Staff recommends accepting the dedication of an existing Ameren U. E. streetlight located at Mason Manner and Bellerive Estates Drive.

- 22. Resolution No. 1833 — A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing execution of a four-year agreement with Dorswood LLC (DBA Local Cleaners LLC) to provide cleaning services at the Creve Coeur Government Center, Police Building, and the Dielmann**



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Recreation Center for a FY2026 monthly fee of \$6,750.00 (\$81,000 annually).

Summary: Staff recommends the approval of a four-year contract with Local Cleaners LLC to provide custodial services at the Government Center, Police Building, and Dielmann Recreation Center.

BUSINESS FROM MAYOR AND CITY COUNCIL

23. *Council Liaison Reports*

24. 2025 North American Mayors Summit Against Antisemitism — New Orleans, Louisiana · December 2-4, 2025.

BUSINESS FROM CITY ADMINISTRATOR

25. City Administrator Recruitment Update

26. Planning & Zoning Updates

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.



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