



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 26, 2026
7:00 PM**

ZOOM MEETING INFORMATION

<https://us02web.zoom.us/j/84421247167>

phone: 1 312 626 6799

Webinar ID: 844 2124 7167

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. Presentation of the FY2027 Annual Budget

Summary: Presentation of the FY2027 Annual Budget. Notice of Public Hearing was posted and published on May 8, 2026.

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 May 11, 2026, Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing

UNFINISHED BUSINESS

3. Bill No. 6217 — An Ordinance authorizing the issuance of a new Conditional Use Permit for a 1,240 square-foot Medical Laboratories Use (NAICS 621511) located at 10425 Old Olive Street Road, Suite 200. Final



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Reading and Passage.

Summary: Zahid Kaleem, of Fitness Labs, LLC, seeks Conditional Use Permit approval to operate an outpatient blood collection center, Medical Laboratories (NAICS 621511), in a 1,240 sq. ft. tenant space at 10425 Old Olive Street Rd., Suite 200, zoned GC-General Commercial. No exterior changes are proposed. Hours will be Mon–Sat 7 AM–7 PM, closed Sun with 2–4 employees. The Planning & Zoning Commission recommended approval at the April 20th meeting.

- 4. Bill No. 6218 — An Ordinance authorizing the issuance of a new Conditional Use Permit for a 2,300 square-foot limited-service restaurant use (NAICS 722513) located at 1001 Old Olive Way Road, Suites A and B. Final Reading and Passage.**

Summary: Brian Ivy, AIA, NCARB, of Idea Architects, has submitted a conditional use permit application on behalf of Wholesome MD Cafe for a 2,300 square foot restaurant space addressed as 1001 Old Olive Way Road, suites A and B, within the Vue at Creve Coeur Apartments. The CUP request is for the operation of a nutrition-focused café with 16 indoor seats and hours of operation from 6:00AM to 4:00PM, 7 days a week. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required. The Planning and Zoning Commission recommended approval at the May 4th meeting.

NEW BUSINESS

- 5. Bill No. 6219 — An Ordinance adopting the Annual Budget of the City of Creve Coeur for the Fiscal Year 2027 commencing July 1, 2026 and appropriating funds pursuant thereto. First Reading.**

Summary: The proposed FY2027 [Annual Budget](#) was submitted by the City Administrator to the City Council on April 17, 2026, and was the subject of review during City Council Work Sessions on April 27. The Finance Committee has recommended approval of the proposed budget.

- 6. Bill No. 6220 — An Ordinance amending Chapter 125, Boards, Commissions and Committees, Chapter 130 Personnel Code, and Chapter 500 Building Code Regulations regarding the Personnel Appeals Board and the Building Code Board of Appeals. First Reading.**

Summary: Staff recommends amending the City Code to allow one non-resident member on each board and reduce membership from five to three members, with



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two alternates to maintain quorum. The changes would help fill specialized positions, maintain board functionality during vacancies, and provide broader expertise and perspective.

7. Resolution No. 1869 — A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the execution of a Preliminary Funding Agreement between the City of Creve Coeur, Missouri and Creve Coeur Housing LLC.

Summary: Staff requests approval of a the proposed funding agreement so that the developer will cover the costs incurred by the City during its review of the development incentive request submitted by the developer in support of a redevelopment of the properties located at the southwest corner of Olive Boulevard and Graeser Road.

8. Resolution No. 1870 — A Resolution 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.

Summary: Staff requests approval of a task order with PGAV Planners for an amount not to exceed \$30,000 for development financing services related to the review of a development incentive request submitted by the developer in support of a redevelopment of the properties located at the southwest corner of Olive Boulevard and Graeser Road.

9. Resolution No. 1871 – A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of amendment #3 for the contract with TREKK Design Group, LLC for additional engineering design services for the Woodbridge Manor Road Stormwater project for the not-to-exceed amount of \$27,680.00.

Summary: The St. Louis Metropolitan Sewer District requested additional modeling for the City's Woodbridge Manor Stormwater Project. City staff is requesting approval for the additional scope of work and associated costs. The Woodbridge Manor project was identified in the City's 2024 Watershed Management Plan as a possible public project.

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports



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BUSINESS FROM CITY ADMINISTRATOR

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.