



**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



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

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



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

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



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

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.

**NOTICE OF PUBLIC HEARING
CITY OF CREVE COEUR**

FISCAL YEAR 2027 CITY BUDGET

PLACE: CREVE COEUR GOVERNMENT CENTER
300 N. NEW BALLAS ROAD
CREVE COEUR, MISSOURI 63141

DATE: TUESDAY, MAY 26, 2026 7:00 P.M.

PURPOSE: PUBLIC HEARING ON FY 2027 CITY BUDGET

THE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THE PROPOSED FY 2027 CITY BUDGET WHICH HAS THE FOLLOWING ESTIMATED REVENUES AND EXPENDITURES:

GENERAL FUND	
REVENUES	19,159,292
EXPENDITURES	20,319,808
TRANSFERS FROM (TO) OTHER FUNDS	1,187,146
CAPITAL IMPROVEMENT FUND	
REVENUES	5,948,845
EXPENDITURES	7,055,081
TRANSFERS FROM (TO) OTHER FUNDS	500,000
PARK & STORMWATER FUND	
REVENUES	4,037,725
EXPENDITURES	5,031,291
TRANSFERS FROM (TO) OTHER FUNDS	(534,473)
MUNICIPAL ENTERPRISE FUND	
REVENUES	1,723,970
EXPENDITURES	1,636,788
TRANSFERS FROM (TO) OTHER FUNDS	0
SEWER LATERAL FUND	
REVENUES	137,700
EXPENDITURES	181,170
PUBLIC SAFETY FUND	
REVENUES	1,442,755
EXPENDITURES	511,437
TRANSFERS FROM (TO) OTHER FUNDS	(1,152,673)
DEBT SERVICE FUND	
REVENUES	1,139,000
EXPENDITURES	631,545

COPY OF THE PROPOSED BUDGET MAY BE OBTAINED AT THE CREVE COEUR GOVERNMENT CENTER. SUMMARY BUDGET INFORMATION IS ALSO AVAILABLE ON THE CITY'S WEBSITE AT WWW.CREVECOEURMO.GOV. QUESTIONS AND SUGGESTIONS FROM CITY RESIDENTS ON CITY FINANCIAL AFFAIRS OR SERVICES ARE WELCOME.

DR. ROBERT HOFFMAN, MAYOR

ATTEST:
KELLIE HENKE
CITY CLERK

The Countian - St. Louis County
1400 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE ST. LOUIS COUNTIAN

Affidavit of Publication

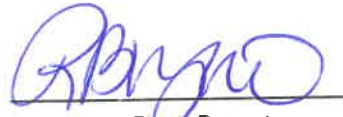
To: Creve Coeur, City Of - Kellie Henke
300 N New Ballas Rd
St. Louis, MO, 631417533

Re: Legal Notice 4158844, Public Hearing
State of MO }
County of St. Louis County } SS:

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under provisions of Missouri Law governing public notices to publish, and so publish, the notice annexed hereto; starting with the 05/08/2026 edition and ending with the 05/08/2026 edition for a total of 1 publications, and that the date of publications were as follows: 05/08/2026.

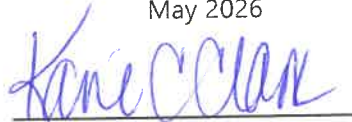
Publishers fee: \$198.49

By:


Rose Bryant

Sworn to me on this 13th day
May 2026

By:



Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

KARIE C CLARK
Notary Public - Notary Seal
Lincoln County - State of Missouri
Commission Number 20404921
My Commission Expires Oct 19, 2028

Government

Hearings

NOTICE OF PUBLIC HEARING CITY OF CREVE COEUR

FISCAL YEAR 2027 CITY BUDGET

PLACE: CREVE COEUR GOVERNMENT CENTER
300 N. NEW BALLAS ROAD
CREVE COEUR, MISSOURI 63141

DATE: TUESDAY, MAY 26, 2026 7:00 P.M.

PURPOSE: PUBLIC HEARING ON FY 2027 CITY BUDGET

THE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THE PROPOSED FY 2027 CITY BUDGET WHICH HAS THE FOLLOWING ESTIMATED REVENUES AND EXPENDITURES:

GENERAL FUND	19,159,292
REVENUES	20,319,808
EXPENDITURES	1,187,146
TRANSFERS FROM (TO) OTHER FUNDS	
CAPITAL IMPROVEMENT FUND	5,948,845
REVENUES	7,055,081
EXPENDITURES	500,000
TRANSFERS FROM (TO) OTHER FUNDS	
PARK & STORMWATER FUND	4,037,725
REVENUES	5,031,291
EXPENDITURES	(534,473)
TRANSFERS FROM (TO) OTHER FUNDS	
MUNICIPAL ENTERPRISE FUND	1,723,970
REVENUES	1,636,788
EXPENDITURES	0
TRANSFERS FROM (TO) OTHER FUNDS	
SEWER LATERAL FUND	137,700
REVENUES	181,170
EXPENDITURES	
PUBLIC SAFETY FUND	1,442,755
REVENUES	511,437
EXPENDITURES	(1,152,673)
TRANSFERS FROM (TO) OTHER FUNDS	
DEBT SERVICE FUND	1,139,000
REVENUES	631,545
EXPENDITURES	

COPY OF THE PROPOSED BUDGET MAY BE OBTAINED AT THE CREVE COEUR GOVERNMENT CENTER. SUMMARY BUDGET INFORMATION IS ALSO AVAILABLE ON THE CITY'S WEBSITE AT WWW.CREVECOEURMO.GOV. QUESTIONS AND SUGGESTIONS FROM CITY RESIDENTS ON CITY FINANCIAL AFFAIRS OR SERVICES ARE WELCOME.

DR. ROBERT HOFFMAN, MAYOR

ATTEST:
KELLIE HENKE
CITY CLERK

4158844 County May 8th 2026



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
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, May 11, 2026, at 7:00 PM.

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 Nicole Greer
Council Member, Ward 2 Kimberly Norwood
Council Member, Ward 3 David Hoffman
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Mara Berry
Council Member, Ward 4 Scott Saunders

Staff Present: City Administrator Kris Simpson, Assistant City Administrator Sharon Stott, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Joan Leary, Interim Director of Public Works Jim Heines, Assistant Director of Public Works Dione Garson, Director of Recreation Jason Valvero, Chief of Police Jeffrey Hartman, City Planner Bethany Moore Information Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Saunders SECONDER: Greer AYES: Manlin, Spence, Greer, Norwood, Hoffman, Newman, Berry, Saunders
--

The vote on the motion being 8 ayes and 0 nays, motion carried.

ANNOUNCEMENTS



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

***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***

The next regular City Council meeting, including the public hearing and presentation of the FY2027 Annual Budget, will be held on Tuesday, May 26, 2026, at 7:00 p.m.

CONSENT AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Saunders SECONDER: Greer AYES: Manlin, Spence, Greer, Norwood, Hoffman, Newman, Berry, Saunders
--

The vote on the motion being 8 ayes and 0 nays, motion carried.

- 1. Approval of April 27, 2026, City Council Joint Work Session Minutes**
- 2. Approval of April 27, 2026, Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 04/23/26 to 05/06/26

UNFINISHED BUSINESS

- 3. Bill No. 6214 - An Ordinance authorizing a change of zoning from "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District and approving the Site Concept Plan and Site Development Plan for such development on the approximately 4.42 acre property located at 11004, 11026, 11032 AND 11056 Olive Boulevard and 825 and 827 Graeser Road. Final Reading and Passage.**

City Clerk read Bill No. 6214 for the final time.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

Mayor Hoffman provided guidelines for citizen comment procedures, including a three-minute time limit per speaker and no transfer or sharing of speaking time. Speakers will be called in the order comment cards are received. All comments are to be directed to the Council, made from the podium only, and conducted with appropriate decorum. He noted that all public comments are maintained as part of the public record. (See Exhibit A for public comments received after publication of the agenda on May 7, 2026.)

Council Member Manlin made a motion to table Bill No. 6214 to allow consideration of the applicants' incentive request.

RESULT: TABLE BILL NO. 6214 — APPROVED (UNANIMOUS) MOVER: Manlin SECONDER: Spence AYES: Manlin, Spence, Greer, Norwood, Hoffman, Newman, Berry, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.

Public Comments:

- David Caldwell, a resident of Creve Coeur, spoke in opposition to the use of incentives for the project.
- Linda Rezny, a resident of 63146, referenced the handout provided to the Council (see Exhibit A).
- Dwight Rezny, a resident of 63146, did not provide additional comment and deferred to Ms. Rezny's statement.
- Terry Tollivar, a resident of Creve Coeur, spoke in opposition to the project.
- Brett Berger, a resident of Creve Coeur and representative of Graeser Neighbors for Safety, spoke in opposition to the project and referenced additional signatures collected for the petition opposing the project.
- Mark Rothstein, a resident of Creve Coeur, spoke in opposition to the project.
- Mark Biernbaum, a resident of Creve Coeur, spoke in opposition to the project and expressed concern regarding its impact on the Ladue School District.
- Jayne Cohen, a resident of Creve Coeur, spoke in opposition to the project.
- Aisha Bangert, a resident of Creve Coeur, spoke in opposition to the project.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

- John Bell, a resident of Creve Coeur, spoke in opposition to the project.
- Sheila Smith, a resident of Creve Coeur, shared her concerns regarding the project.

Mayor Hoffman promised that notification would be provided when the second reading takes place. The Mayor also noted that no formal request for incentives has been received and that residents would have an opportunity to speak at that time.

Council Member Manlin stated that the developer's proposed conditions and the viability of the development are contingent upon the receipt of financial incentives. Council Member Manlin further stated that the City should defer consideration of the rezoning request until the incentives policy has been completed. Additional considerations identified included whether the proposed incentives would be acceptable and sufficient for the developer, whether the financial analysis would support or undermine the level of density requested by the developer, the potential impact of any incentives on local taxing authorities, and the appropriateness and future use of incentives within the City. Council Member Manlin emphasized the importance of ensuring that the decision-making process is informed and well considered.

Council Member Newman expressed appreciation for community involvement and commented on concerns about divisiveness during the public engagement process, including references to renters as "transients." Council Member Newman referenced Council Member Greer as a renter and highlighted her accomplishments and public service, including her election as a State Representative in the Missouri House of Representatives.

Council Member Spence noted the amount of research being conducted by the Council in an effort to make informed decisions and emphasized the Council's dedication to the City. Council Member Spence also expressed appreciation for public engagement and input.

Council Member Greer referenced negative comments included in the public record and discussed perceptions and characterizations related to renters during the public engagement process. She emphasized the importance of recognizing renters as valued members of the community and spoke about her neighbors and their contributions to the community.

Council Member Norwood expressed concern regarding the use of the term "transients" in prior public comments and discussed the bias and social implications associated with such language.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

Mayor Hoffman reiterated and promised that notification would be provided when the application comes back before the Council.

- 4. Bill No. 6216 — An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the transfer of right-of-way at and adjacent to the northern intersection of North New Ballas Road and Olive Boulevard to the Missouri Highway and Transportation Commission. Final Reading and Approval.**

City Clerk read Bill No. 6216 for the final time.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Spence

AYES: Manlin, Spence, Greer, Norwood, Hoffman, Newman, Berry, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6216 becomes Ordinance No. 5987.

NEW BUSINESS

- 5. 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. First Reading.**

City Clerk read Bill No. 6217 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application and stated that the Planning and Zoning Commission recommended approval at its April 20, 2026, meeting.

In response to a question from Council Member Berry, Mr. Jaggi defined a conditional use permit and explained “by right” permitted uses, noting that conditional use permits require additional review and consideration.

- 6. 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. First Reading.**



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

City Clerk read Bill No. 6218 for the first time.

Jason Jaggi provided an overview of the application and noted that the property would be located on the ground floor of The Vue. He also stated that the Planning and Zoning Commission recommended approval at its May 4, 2026, meeting.

7. Resolution No. 1868 — A Resolution of the City Council of the City of Creve Coeur, Missouri, adopting a Development Incentives Policy Manual.

City Clerk read Resolution No. 1868.

City Administrator Kris Simpson stated that, in response to comments from the Council at its last meeting regarding the general development incentives policy, Item No. 7 includes revisions.

Pati Trout, a resident of Creve Coeur, commented on the proposed Graeser Station Development and noted the developer's experience with Low-Income Housing Tax Credit projects. She stated this should be addressed within the incentives policy and referred to the developer as a "transient developer."

John Bell, a resident of Creve Coeur, opposed providing incentives to the developer of the Graeser Station Development and referred to the developer as a "transient developer."

Linda Rezny, a resident of 63146, commented on inconsistencies with the City's Comprehensive Plan and lack of accountability within the policy.

Mark Rothstein, a resident of Creve Coeur, commented on housing for unhoused individuals and referenced Bartlesville, Oklahoma, including a situation involving a proposed facility and opposition from a nearby development. He stated that community opposition to projects should be considered.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Greer

AYES: Manlin, Spence, Greer, Norwood, Hoffman, Newman, Berry, Saunders

The vote on the motion being 8 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

8. Council Liaison Reports

Council Member Hoffman announced that the start of the upcoming summer concert at Millennium Park on May 14, 2026, at 6:00 p.m., and the grand reopening and artwork installation at Venable Park at noon on May 16, 2026.

Mayor Hoffman recognized Lori Obermoller and thanked her for her nine years of service to the City as Director of Finance. He acknowledged her accomplishments, including maintaining a long-standing tradition of award-winning financial reporting, improving transparency, and modernizing systems to increase efficiency. Ms. Obermoeller was recognized with applause.

BUSINESS FROM CITY ADMINISTRATOR

9. Building Code Board of Appeals and Personnel Appeals Board

City Clerk Kellie Henke reviewed staff's recommendation to amend the City Code to allow one non-resident member for each of these two boards, reduce membership from five to three members, and include two alternates to help maintain quorum. She stated that the change would assist in filling positions requiring specialized expertise, ensure board functionality, and provide broader perspectives. She further noted that all candidates would continue to be interviewed prior to appointment recommendations by the Nominating Committee.

Mayor Hoffman stated that, due to difficulty in maintaining quorum, reaching out to individuals outside the City could be helpful, in addition to reducing board membership to three members.

In response to a question from Council Member Berry, Mayor Hoffman stated that expanding eligibility outside the City could increase access to specialized expertise. Ms. Henke stated that the proposed change could also reduce the potential for bias and reiterated that applicants are encouraged to interview with the Nominating Committee. She further noted that the Personnel Appeals Board is required to meet at least once per year. City Attorney Carl Lumley stated that, to the best of his knowledge, neither board has received any appeals since he started as city attorney in 2003. He also noted that non-resident membership is not required but is permitted under the proposal.

Council Member Spence encouraged resident participation on boards.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

Council Member Greer noted that many citizens live adjacent to the City in unincorporated St. Louis County and stated that the proposed change would provide them with the opportunity to participate with the Creve Coeur community.

The City Council reached consensus to proceed with the recommendation and directed staff to prepare an ordinance.

10. Concessions and Pro Shop Renovation Project Design Review

Director of Recreation Jason Valvero presented the recommended design for the Concessions and Pro Shop Renovation Project (see Exhibit B) and noted that the Parks and Historic Preservation Committee recommended approval at its May 6, 2026 meeting. He stated that the Capital Improvement Program (CIP) includes funding for the project and added that no construction would begin until after July 1 and there will be a grant from the Parks Municipal Grant Commission to support the project. Staff anticipates bidding on the project in late May 2026. A construction contract is expected to be presented to the City Council for consideration at the July 13, 2026, meeting, with construction scheduled to begin in January 2027 and estimated completion in March 2027.

The City Council reached consensus to proceed with the recommended design.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Mark Manlin

SECONDER: Scott Saunders

AYES: Mark Manlin, Donna Spence, Nicole Greer, Kimberly Norwood, David Hoffman, Drew Newman, Mara Berry, Scott Saunders

NAYS: None

The vote on the motion being 8 ayes and 0 nays, motion carried.

The meeting adjourned at 8:15 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

**EXHIBIT A**

Kellie Henke <khenke@crevecoeurmo.gov>

Updated Petition Signatures, Continued Opposition to Graeser Station Rezoning (Nos. 25-034 & 25-035)

1 message

Brett Berger <bergerbrett7@gmail.com>

Mon, May 11, 2026 at 8:40 AM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>, Kellie Henke <khenke@crevecoeurmo.gov>, Claralyn Bollinger <cbollinger@crevecoeurmo.gov>
 Cc: Mark Rothstein <rothstein.mark.a@gmail.com>, Mary Rothstein <Mary_rothstein@sbcglobal.net>, Beth Levy <levybk@swbell.net>, Zoë Lemcovitz <zaz3@sbcglobal.net>, Bo Shi <bo_shi@yahoo.com>, Lynn Berry <lsberry@swbell.net>, Cheryl Richards <richardscca@gmail.com>

Dear Mayor Hoffman, Council Members, and City Staff,

Ahead of tonight's second reading on the Graeser Station rezoning, Graeser Neighbors for Safety respectfully submits an updated list of petition signatures opposing the proposed development. The attached document reflects an additional 131 signatures collected since our previous submission on April 20, and supplements the formal letter of opposition already on file. We now total approximately 275 opposition signatures, more continue to arrive daily. This represents a non-trivial percentage of Creve Coeur residents, and most residents are still unaware of the project...

An observation worth noting: as we continue outreach into the broader Creve Coeur community, we have consistently found that residents outside the immediate radius of the proposed site are largely unaware of the project and its scope. When the details are explained — 147 units on 4.42 acres (33 units per acre), four stories, and the proposed location directly adjacent to single-family neighborhoods — the response has been overwhelmingly negative. Many residents genuinely worry about the precedent this rezoning would set for the East Olive Corridor and the city more broadly.

Also attached is an article from today's stltoday report about the project.

We will not restate the substantive concerns previously outlined in our letter — Council has those points. We simply want to formally acknowledge that opposition to this project continues to grow.

We respectfully ask that this updated signature list be entered into the public record for tonight's meeting.

Thank you for your continued attention to this matter.

Respectfully,

Graeser Neighbors for Safety

Brett Berger — Winfield Pointe Lane
 Bo Shi — Martin Grove
 Beth Levy — Spoede Road
 Mark & Mary Rothstein — Little Creek Road
 Lynn Berry — Graeser Road
 Zoë Lemcovitz — Graeser Road

Graeser Neighbors for Safety <http://graeserneighbors.org/>

2 attachments



Graeser Station Opposition Petition - 3.pdf

3717K



Post Dispatch Graeser Station 2026May11.pdf
2337K

DRAFT

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
84	4/20/2026 23:32:18	Tracy Ritter	10315 Forest Brook Ln	Yes	
85	4/22/2026 15:14:03	Karan Vawani		Yes	
86	4/22/2026 15:22:59	Harris Ellington	404 Nottingham drive	No	N/A
87	4/22/2026 15:23:51	Aidan Pike	5037 Corisande Woods Dr	No	N/A
88	4/22/2026 15:47:37	Barrett Fust		Yes	
89	4/25/2026 16:42:49	Brian Chostner	500 Chalet Ct Creve Coeur Mo 63141	Yes	Do not allow this highrise
90	4/26/2026 12:09:24	Matt Schneider	173 Brooktrail Ct.	Yes	Please STOP this development!!!
91	4/26/2026 12:10:05	Jamie Schneider	173 Brooktrail Ct.	Yes	Please STOP this development
92	4/26/2026 16:13:12	Tanya Carter	119 S Graeser Rd	Yes	I oppose building something to this scale that would only cause problems for the residence of crave Corps.
93	4/26/2026 16:22:06	Jerry Carter	119 S Graeser Road	Yes	
94	4/26/2026 16:33:44	Dan Graney	6 Morwood Ln	Yes	I'm always happy to see buildings and businesses coming in, but according to the plan put forth.
95	4/27/2026 7:54:56	Lisa (Bentzinger) Merwin	10925 Brooktrail Ct	Yes	
96	4/27/2026 19:31:16	Peter Merzian	600 Sarawood Ln.	Yes	This proposed development is not in the best interest of Creve Coeur residents. Graeser Road already operates at Level of Service E at peak hours qualifying for near failure.
97	4/28/2026 13:05:29	Laura Fedder	36 Morwood Lane	Yes	Not a good idea. We need more restaurants!
98	4/29/2026 16:21:59	Venkat Chilukalaa		No	I am a Ladue School District Resident
99	4/30/2026 11:44:04	J. Michael MacDonald		Yes	The density of units for this proposal is far too great, especially abutting fine single family residences very nearby & ridiculous increase in traffic congestion on Olive. East & West of Graeser 1+miles in both directions.
100	4/30/2026 11:59:27	Christopher Bansbach		Yes	There's too much traffic in the area for such a large apartment complex.
101	5/1/2026 14:42:19	Darlene Theusch	11226 Tureen Drive	Yes	This will drive home values down in the area. Plus it is too tall for a commercial building situated right next to homes. We'd all rather see multi million dollar subdivision development go in.
102	5/1/2026 17:08:36	Elaine Tenzer		Yes	

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
103	5/1/2026 17:35:11	Matthew Hodges		Yes	
104	5/1/2026 21:56:33	Rakesh kaw	10910 brooktrail ct	Yes	The scale of the development seems to be too big for the location and the proposed density would negatively affect neighboring properties
105	5/2/2026 7:49:10	Frances Gould	515 North Mosley	Yes	
106	5/2/2026 8:41:13	Setu Patolia		Yes	I protest current proposal. It will increase traffic through greaser road and make it unsafe for children and pedestrians. Also, such a big high rise on olive will decrease property values for all houses on Greaser. I am not sure the impact of it on school district- one of the main reason I came here. Increased burden on Spoeede and middle school will decrease quality of education and will increase out taxes.
107	5/2/2026 8:46:06	Amy Alper		Yes	I am opposed to the Graeser Station project!
108	5/2/2026 8:47:17	Neill Wright	615 N. Spoeede Road	Yes	Please don't vote for this monstrosity. This will create much more traffic on both on olive and on Spoeede
109	5/2/2026 8:56:08	Sarah Lord	11035 Graeser Ln	Yes	I oppose Graeser Station
110	5/2/2026 8:59:53	Leslie Hodges		Yes	
111	5/2/2026 9:20:23	Nelson naeger	10695 country view dr	Yes	Not a great plan for that space
112	5/2/2026 9:27:42	Bhavisia Patel		Yes	We do not need more apartments in the Ladue district, please stop! Build retail and restaurants that are one story not apartments!
113	5/2/2026 9:35:45	Leah Albert, Esq.	10921 Rondelay Drive	Yes	The community does not need any more apartments. The apartments that exist are not filled. This will result in downward pressure on rents and bring in to our community single family households with unsupervised children. I already have been mugged and robbed at my residence. I am not interested in any more crime in this area. There are other developments on Olive that attract high end businesses and prosperous clientele. That is what we need to have.

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
114	5/2/2026 9:50:38	Zachary Meyer		Yes	
115	5/2/2026 10:13:28	Michael Desloge	4 Middlebrook Lane	Yes	I have concerns the site's elevation changes and proximity to backyards require stronger stormwater protections. This developer's only St. Louis area projects are urban high density ones unlike suburban Creve Coeur.
116	5/2/2026 10:36:52	Cheryl L. Waldman	11012 Wellsley Court	No	Don't allow this!
117	5/2/2026 13:00:05	Jim Cornelison	10 Pine Manor Drive	Yes	High Density projects with Shared Parking with retail on the first floor never works. Businesses will not rent space unless they have guaranteed parking for their customers. This project does not have enough parking spaces for residences, so the high density of 33 should kill this project. If approved, you are opening the door for developers that will be requesting an approval for future high density projects. Stick with the approved guidelines.
118	5/2/2026 13:18:48	Sue Ellen Meyer	11210 Still Lane	Yes	I agree that this corner should be redeveloped — but only if it follows the mandates of the Comprehensive Plan. We should wait until we get a proposal that is compatible with the neighborhood and the City's vision.
119	5/2/2026 13:23:46	Richard Meyer	11210 Still Lane	Yes	This building overpowers the site.
120	5/2/2026 14:03:57	Steve Lorberg		Yes	

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road				
Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident? Comments
121	5/2/2026 15:12:49	Charles W Wittenberg	834 N Spoeede Rd	Yes I insure many large condominium and apartment complexes, and I've seen a clear pattern: developments that cram in too many units inevitably deteriorate. The only ones that have maintained their initial quality are those that were mindful of density from the start. If this project moves forward as proposed, I believe the building will become a nuisance to the surrounding community within 30 years. That matters, because it's the locals who made this area desirable in the first place, without them, developers wouldn't be interested in building here at all. Their interests deserve to be a priority in this decision. I also suspect that few, if any, of the council members voting on this proposal live anywhere near the site, and if they do, they are being swayed by the perfume of the development revenue that's masking the stink of the deal.

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
122	5/2/2026 15:27:39	Anthony Dawson	360 N Mosley Rd	Yes	The Creve Coeur City Council continues to be out of touch with what the community wants or needs. They relentlessly push their own self interests along with their wealthy developer friends. They have failed the community with Olia Village, they are failing the community pushing another out of touch development on Bayer's east campus where they plan on putting in fast food, more apartments, and cutting down 30-40 acres of pristine forest that hosts an incredible amount of diverse wildlife, and they would fail the community again allowing a monstrosity of a apartment complex that will continue to put unneeded strains on our schools and infrastructure. The city council needs to do the right thing and stop allowing irresponsible development that takes away from what residents love about this area we live in.
123	5/2/2026 16:29:15	John	5 creekside ln	Yes	There is not enough parking, and limiting the direction we can turn, and all the public schools just did a huge remodel and they are already maxed out, if we keep adding to congestion it will get worse. I might be ok if there was more parking and there were some guarantee that the units if rented were more than 6k a month or units were more than 1mm each
124	5/2/2026 17:21:36	Carol M Lippman	11226 Mosley Manor Court	Yes	
125	5/2/2026 17:50:16	Marileana Garcia	9 Chilton Ln	Yes	
126	5/2/2026 18:07:13	Josh Taylor		Yes	There are so many ways to improve our community. This is clearly not one of them.
127	5/2/2026 19:03:20	Dan Lett	10615 Greywyck Lane	Yes	I vote no on any change in zoning for this project.

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
128	5/2/2026 20:53:01	Jennifer Scheffel	15 Spoede Ln	Yes	This is just too large to be adjacent to residential neighborhoods. Very concerned about traffic in the Olive/Graeser/Ladue/Spoede areas. Completely inconsistent with CC development plans.
129	5/2/2026 21:54:16	Ellen Abramson	11218 Mosley Hill Drive	Yes	No! Will not benefit the community.
130	5/2/2026 21:57:36	Frank Sprich	417 N Mosley Rd	Yes	We need a developer that has solid financials, not a less than A+ rated company
131	5/2/2026 21:57:43	Ernest F. Abramson	11218 Mosley Hill Drive 63141	Yes	I am against the apartment complex on Graeser as I feel it will not benefit the community.
132	5/3/2026 6:03:30	Cheryl gelstein		Yes	I am not in support of this development
133	5/3/2026 6:40:46	Amy Sikorski		Yes	
134	5/3/2026 7:12:15	Frank Sprich	417 N Mosley Rd	Yes	This does not seem to be the right kind of development around a mostly residential neighborhood. The traffic situation looks overwhelmingly bad for this intersection.
135	5/3/2026 9:02:22	Sheila Nafar	22 spoede lane	Yes	
136	5/3/2026 9:05:44	Danielle Singer	Spoede Woods	Yes	
137	5/3/2026 9:14:40	Katherine Hunter	27 Colonial Hills Pkwy	Yes	This sets a horrible precedent and we're not for it.
138	5/3/2026 9:16:01	Jessica	31 oak park drive	Yes	
139	5/3/2026 10:00:14	Bryan Glass		Yes	
140	5/3/2026 10:57:17	Deborah Levy	7 Colonial Hills Dr.	Yes	
141	5/3/2026 10:57:58	Ryan Brennan	7 Colonial Hills Dr.	Yes	
142	5/3/2026 11:00:32	Justin Pitts	901 Woodshire Ln	Yes	
143	5/3/2026 11:39:26	Toni Kutchan		Yes	
144	5/3/2026 12:16:11	Robert		No	This is not at all in the 'neighborhood' feeling of this area of Creve Coeur. Total abomination of architectural sterility!
145	5/3/2026 12:16:45	Melvin W. McCollum	912 Woodshire Lane	Yes	
146	5/3/2026 12:39:08	Patrick McCollum	912 Woodshire Lane	Yes	
147	5/3/2026 13:33:57	Mayoura Souravong	12 Country Fair Lane	Yes	

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
148	5/3/2026 14:24:38	Lindsey	909 Woodshire Lane	Yes	Horrible! This would be an absolute eyesore and reduce the quality of our lovely community!
149	5/3/2026 14:37:21	XiaoJun Ding		Yes	I oppose to the rezoning. Thanks for listening from resident.
150	5/3/2026 14:51:39	Stephanie Huff	14 Colonial Hills Parkway	Yes	I think this will be too much of a burden on the schools, especially Spodee Elementary which is already full. There have been WAY too many apartments built in this area lately.
151	5/3/2026 16:10:56	Bill Smyly	533 Fairways Circle	Yes	Keep the current City Comprehensive plans
152	5/3/2026 17:26:31	Winna		Yes	
153	5/3/2026 17:49:27	Gene Frank Sprich III	417 N. Mosley Rd.	Yes	I am against this plan, signing to vote no
154	5/3/2026 19:58:39	Patrick Faget		Yes	
155	5/3/2026 20:11:13	Carol Alexander	345 N Mosley Td.	Yes	Once again pure greed not concerned about the residents. That can't rent the existing apartments. Traffic issues are also a major concern!
156	5/3/2026 20:22:19	Cori Stanczyk	12 Spodee lane	Yes	I'm against the apartment complex
157	5/3/2026 21:25:20	Tracy Hurwitz	1 Winfield Pointe Ln	Yes	It would be horrible
158	5/3/2026 21:26:25	Michael Hurwitz		Yes	I am in favor of a development at this site but the proposed development is too dense for this site. Too many units. Too much traffic on Graeser that is a residential road. There will be too much traffic.
159	5/3/2026 23:47:13	Jun Yang	8 Winfield Pointe Lane, Creve Coeur, 63141	Yes	
160	5/4/2026 8:00:54	Jill Strong	10687 Country View Drive	Yes	No to the Graeser high rise!
161	5/4/2026 9:47:19	Pam Patty		Yes	How many more apartments do we need in our region?
162	5/4/2026 10:09:28	Andrew Olschensky	5 COUNTRY FAIR LANE	Yes	Against the Graeser Road/Olive Blvd development
163	5/4/2026 10:20:38	Kurt Thompson	5 Faron Hill	Yes	
164	5/4/2026 10:56:19	David Freeburg	12 Alden Lane	Yes	Too dense and out of scale for area

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
165	5/4/2026 11:55:15	Robert Louis Connon, PE	10064 country view drive	Yes	The set back along Graeser should be consistent the residential requirements. The thirty foot wall is ridiculous and a good design such as terracing would eliminate that need; . The Nest is already the mistake on Olive.
166	5/4/2026 12:26:12	Kristen Thompson		Yes	
167	5/4/2026 13:57:31	Robert Morrissey		Yes	I am against this proposal- it's too high density
168	5/4/2026 14:17:36	Joan Merlo Morrissey	5 Spoede Hills Dr	Yes	You are absolutely correct about the impact on further development. Thank you
169	5/4/2026 15:21:15	Joyce Heiman	2 Winfield Pointe Lane St. Louis Mo 63141	Yes	Like the idea of mixed use but does not comply with city standards and insufficient parking spaces. Developer must increase apartment sizes to meet parking needs and reveal financial costs to city prior to any approval. Owner must consider accepting less for the property or nothing will ever work.
170	5/4/2026 15:32:07	John C Heiman	2 Winfield Pointe LN Creve Coeur, MO 63141	Yes	Same as my wife Joyce Heiman's remarks
171	5/4/2026 18:27:06	Blakeslee E Noyes		Yes	
172	5/4/2026 20:53:22	James Strong	10687, Country View Drive	Yes	No to high rise on Graeser
173	5/5/2026 6:27:25	Kelly Stewart	Country Fair Lane	Yes	

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
174	5/5/2026 10:53:31	Katya Sussman-Dawson	360 n mosley Rd	Yes	I oppose the proposed rezoning and 147-unit Graeser Road development because it places an unsustainable burden on our schools, roads, and neighborhood infrastructure. As a parent, I've watched our elementary school undergo a major expansion to absorb the rapid growth from recent multi-family construction. We are still adjusting to those changes, and adding another high-density complex will again push class sizes, staffing, and resources beyond capacity. The City's own traffic study shows Graeser Road already operating at Level of Service E, and adding more than 1,100 daily trips will further compromise safety and mobility for families who rely on this corridor. I support responsible redevelopment but it must follow the City's Comprehensive Plan and respect the scale of the surrounding neighborhoods. This proposal does not meet those standards, and I urge the City Council to vote no on the rezoning.
175	5/5/2026 11:19:33	Maria Menendez Montes		Yes	I do not approve the re-zoning or proposed development request. There is no precedent for this; and the proposed development will adversely affect surrounding single-family homes and Creve Coeur community.
176	5/5/2026 11:23:09	Justin Williams		Yes	I am opposed to the proposed 147 unit apartment complex rezoning. This does not create a community. It negatively impacts the costs for our schools with the potential influx of students and reduces the residential environment of surrounding properties.
177	5/5/2026 11:23:29	Stephanie Carlson	19 1/2 Spoede Ln	Yes	I am opposed to the proposed apartment complex development at the corner of Graeser & Olive. Please consider voting no on this development.
178	5/5/2026 13:52:54	Jodi Miller		Yes	

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
179	5/5/2026 16:16:12	Bari Golub		Yes	I oppose the development.
180	5/5/2026 17:16:51	Hannah Morgan		Yes	
181	5/5/2026 18:35:51	Diana Sprich	417 N Mosley Rd	Yes	Project is too dense for that location. The gas station was bad but this is way worse. Bring a viable alternative that blends in with the neighbors and fits into the Creve Coeur Comp Plan. Residents do not want apartments that bring in transient tenants.
182	5/5/2026 21:12:54	Teri Merchant	11226 Mosley manor court	Yes	
183	5/5/2026 21:54:15	Kristen Wild	11 Chilton Lane	Yes	Please do not allow this proposed development to proceed!
184	5/6/2026 6:40:29	Jennifer Summers	10648 Country View Dr	Yes	
185	5/6/2026 13:00:12	Hend Mreyoud	11232 Mosley Farm Ct Creve Coeur MO 63141		
186	5/6/2026 13:05:36	Hend Mreyoud	11232 Mosley Farm Ct Creve Coeur MO 63141	Yes	No for apartment complex on Greaser/ olive Road
187	5/6/2026 14:43:49	Katie Allen	16 Graeser Acres St	Yes	
188	5/6/2026 17:12:57	Susan Carrion			
189	5/6/2026 20:25:41	Gary Gottesman	960 Crick Hollow Ct.	Yes	What little we know of the plan suggests that financially and practically this structure will compromise the livability of our neighborhood.
190	5/6/2026 20:26:49	H. Curtis Ittner, Jr.	1 Spoede Ridge Lane	Yes	I am against building the proposed apartment complex at Olive & Graeser. It is to large a complex for that corner.
191	5/6/2026 21:14:02	Arthur Lieber	10921 Chalet Court, 63141	Yes	As Bernard Baruch said, "No one ever went broke making a small profit." A vastly scaled down proposal could potentially be both profitable and in harmony with the neighborhood.
192	5/7/2026 8:36:19	Kelsey Wohldmann		Yes	
193	5/7/2026 9:39:31	Miranda Giesie		Yes	
194	5/7/2026 15:45:12	Stephanie Lalezari	9 Windsor terrace lane 63141	Yes	
195	5/7/2026 17:44:42	Rajesh Shah	7 Mosley Acres	Yes	Vote no.
196	5/7/2026 22:26:03	Amanda Ederer	1438 Weatherby Dr	No	

PETITION TO PROTEST: Graeser Station development zoning change 25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District, Proposed for the property known by the address(es): 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Count	Timestamp	Name	Home Address (Optional)	Creve Coeur resident?	Comments
197	5/8/2026 7:59:58	C Favorito		Yes	
198	5/8/2026 8:49:27	Shirley Porterfield	4 Spoele Hills Dr	Yes	This is gigantic! Way out of character for the neighborhood.
199	5/8/2026 8:53:12	Beth Haumesser		Yes	Already too much congestion on Olive - recent complexes look cheap and ugly - no class!
200	5/8/2026 16:59:31	David LeResche		Yes	
201	5/8/2026 17:10:19	Johanna Sutterfield	817 Mary Meadows Lane	Yes	against the proposed apartment complex to be built at Olive St and Graeser Road
202	5/8/2026 17:28:26	Alex Stelmachowicz		Yes	Theres no space and reason to add a 4 story subsidized housing facility on that property
203	5/9/2026 7:33:27	EeJuan Riddle	7 Colonial Hills Parkway	Yes	
204	5/9/2026 14:36:53	Marisa LeResche	10 Colonial Hills Pkwy	Yes	
205	5/9/2026 15:45:01	Varun Puri	831 Renee Lane	Yes	We would strongly urge the city council to not approve the high rise on Graeser.
206	5/9/2026 16:21:36	Alexander Rubin		Yes	architecture needs to better represent Creve Coeur's Comprehensive Plan
207	5/9/2026 16:40:37	Daniel Teasley	855 Mission Hills Ct	Yes	Completely oppose this development proposal.
208	5/9/2026 17:52:59	Sarah & Tom Muenks	840 Renee Ln	Yes	Not opposed to development Just opposed to THIS Project I think there are better options
209	5/9/2026 20:13:29	Yi Hu		Yes	Also emailed the council expressing my opposition to the rezoning on Graeser & Olive intersection.
210	5/10/2026 18:01:39	Al Rosenfeld	158 South Graeser Road	Yes	I am definitely opposed to this zoning change. The proposed building is way too large for that tract of land. It is not compatible with surrounding development.
211	5/10/2026 18:10:04	Sheila Rosenfeld	158 South Graeser Road	Yes	This complex is too large for that tract of land.
212	5/11/2026 6:35:14	Joan Hausfater	59 Graeser Acres	Yes	If I wanted to live around this atrocity I'd live in the city
213	5/11/2026 7:40:51	Maggie Chen		Yes	
214	5/11/2026 8:23:13	Mark Pearl	34 Creekside Ln	Yes	I am against the proposed development at Graeser and Olive

archive.today

webpage capture

Saved from

https://www.stltoday.com/news/local/government-politics/article_255bc8f5-fb
no other snapshots from this url

search

11 May 2026 11:40:24 UTC

All snapshots from host www.stltoday.com

Webpage

Screenshot

share

download .zip

report bug or abuse

Buy me a coffee



Search St. Louis Post-I

Subscribe

E-edition

News

Obits

Sports

Opinion

Puzzmo

Puzzles

Podcasts

Lifestyles

Busin

Log In

TOP STORY SPOTLIGHT

Creve Coeur considers new 4-story apartments on Olive. Neighbors are opposed.

Nassim Benchaabane | Post-Dispatch 28 mins ago 0



Kansas City-based Garrison Cos. is pitching a four-story, 147-unit apartment and retail complex to replace the strip mall at the southwest corner of Olive and North Graeser Road, in Creve Coeur, seen Sunday, May 10, 2026. Residents in the adjacent neighborhoods are calling on the City Council to reject the plan.

Michael Hamtil, Post-Dispatch

[Nassim Benchaabane | Post-Dispatch](#)

CREVE COEUR — The City Council is set Monday to consider a plan for a new luxury apartment complex on Olive Boulevard that dozens of residents oppose, claiming it will tower over their homes and spoil the character of the neighborhood.

Kansas City-based Garrison Cos. is pitching the four-story, 147-unit apartment and retail complex to replace a strip mall at Olive and North Graeser Road.

Garrison plans to apply for tax incentives for construction, including demolishing the second half of the shopping center, which is nearly vacant. The first half is already demolished.

Residents in the adjacent neighborhoods are calling on the city to reject the plan.

People are also reading...

- 1 [McClellan: Want to fix downtown? Start with a drink after work](#)
- 2 [One of Kirkwood's oldest homes is demolished](#)
- 3 [Mayor has new plan for Rams cash. It's not all for north St. Louis](#)
- 4 [Meet the 2026 Post-Dispatch Scholar Athletes](#)
- 5 [AquaSculpt Reviews \(Ice Water Hack\) Best Diet Pills for Weight Loss in 2025](#)



A rendering of Graeser Station, a luxury apartment and retail complex proposed for Graeser Road and Olive Boulevard. Image courtesy the City of Creve Coeur.

The complex, opponents say, is taller and higher-density than what Creve Coeur has long considered. It includes a 38-foot retaining wall, taller than neighboring homes. It would worsen noise and traffic, residents say. And it could set a precedent leading to more tall apartments on Olive.

"It's just so big and so dense," said Brett Berger, a resident and organizer of the newly formed Graeser Neighbors for Safety, a group that published a website, wrote letters to the council and submitted a petition with more than 75 signatures against the plan.

"We want to see the spot developed but not like this," he said.

Cecilia Dvorak, a representative for Garrison Cos., said the project, called Graeser Station, is meant to fit the Olive corridor: It's walkable, expands housing options and, she said, fits the city's Comprehensive Plan.

Mayor Bob Hoffman said the council may delay approval of the rezoning until Garrison requests tax incentives for the project.

"It makes little sense to spend all the energy rezoning it and then not fund it," Hoffman said.



Area residents pass signs on North Graeser Road expressing opposition to a proposed four-story, 147-unit apartment and retail complex to replace a strip mall at Olive and Graeser in Creve Coeur, on Sunday, May 10, 2026. Residents in the adjacent neighborhoods are calling on the City Council to reject the plan.

Michael Hamtil, Post-Dispatch

The proposal has sparked concern from residents about changes on Olive, which has seen new and larger real estate developments on corners from University City to Chesterfield. Not a mile away, half the former Bayer campus is being turned into Olia Village, a complex of apartments, townhouses and commercial buildings.

Residents worry that some of the new development, like Graeser Station, is too big, too tall, too much for their neighborhoods.

"Are we going to have a lineup of high-rise buildings all along Olive?" said Berger, who lives across Graeser from the proposed apartment complex.

Garrison Cos. proposed the plan last year, the second development pitched in recent years for the site, which was developed as a strip mall in the 1960s.

The 4.6-acre plot, at 11004 Olive Blvd., was the subject of a court battle in 2022 between Creve Coeur and QuikTrip after the latter sued the suburb over being denied a construction permit. The Missouri Supreme Court ultimately sided with Creve Coeur, and a gas station was not built.

Graeser Station would be a 48-foot-tall, L-shaped building with retail, a fitness room, an outdoor pool and a restaurant with outdoor dining.



A rendering of a retaining wall planned to buffer Graeser Station, a luxury apartment and retail complex proposed for Graeser Road and Olive Boulevard, from homes along Graeser. Image courtesy the City of Creve Coeur.

The project failed to get enough votes on the city's planning and zoning commission, which makes recommendations to the council. In March, it voted 3-2 in favor — but needed four votes to pass. Two members of the commission were absent.

Garrison has made several revisions to the original plan in response to resident concerns.

It reduced the number of units from 172 to 147, increased parking from 240 spaces to 260, and made design changes to the facade and landscaping. It removed plans for a dog park, removed a left turn lane for traffic onto Olive and split its 38-foot retaining wall into two separate sections with a 10-foot tree buffer in between.

"The proposal being considered today is not the original concept — it is the result of multiple rounds of public feedback and refinement aimed at balancing neighborhood concerns with the City's long-term planning goals for the corridor," said Dvorak, the Garrison rep.

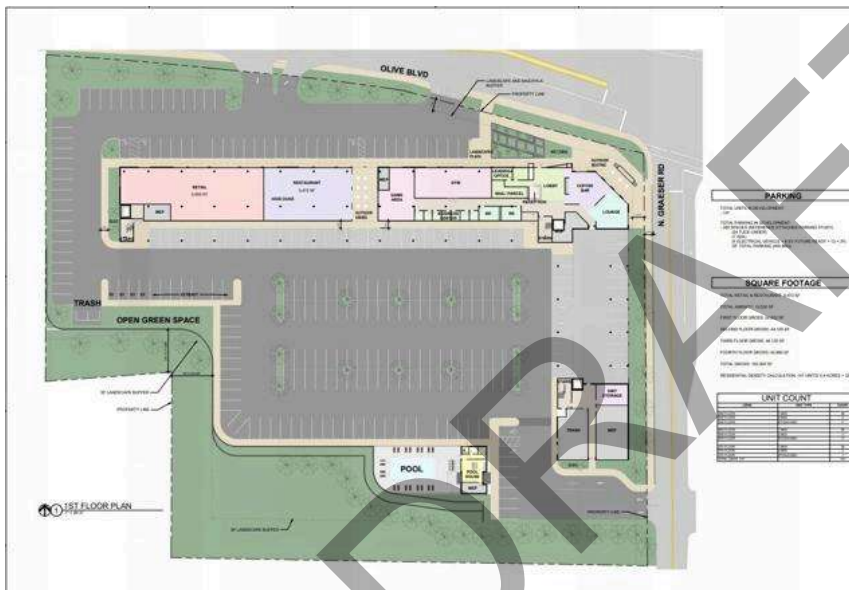
Residents say the changes don't go far enough.

Bo Shi, whose backyard borders the property, said the retaining wall would be as tall as his two-story house.

"Just try to picture that," said Shi, who has lived in the house for two years. "Literally, if I stand in my bedroom window, I'll be looking at a wall. And right on top of the wall will be a swimming pool."

Garrison Cos. has the 4.5-acre site under contract to purchase from Tom Stern and Gershman CRE. Garrison declined to confirm a sale price.

The meeting is scheduled for 7 p.m. Monday in council chambers at 300 N. New Ballas Road.



An overhead view of design plans for Graeser Station, a luxury apartment and retail complex proposed for Graeser Road and Olive Boulevard. Image courtesy the City of Creve Coeur.



METRO

Ferguson calls for new ideas for Emerson campus after voting down tech hub

Nassim Benchaabane | Post-Dispatch



POLITICS

Webster Groves owes \$600,000 in unpaid work on aquatic center, lawsuit says

Nassim Benchaabane | Post-Dispatch



POLITICS

Ferguson data center would be smaller than others pitched

Nassim Benchaabane | Post-Dispatch

POLITICS

**Ex-Velda City chief works for Hillsdale police while awaiting sentencing in \$300K theft**

Jacob Barker | Post-Dispatch , Nassim Benchaabane | Post-Dispatch



POLITICS

Hazelwood selling sports fields to cricket league. Mayor calls price 'embarrassing.'

Nassim Benchaabane | Post-Dispatch



ST. LOUIS BUSINESS NEWS

Emerson site overhaul grows to \$22 billion. Ferguson considers a \$1.5 billion tax break

Nassim Benchaabane | Post-Dispatch



CRIME

Berkeley councilman barred from reelection wins race. Will prosecutors charge him?

Nassim Benchaabane | Post-Dispatch

View life in St. Louis through the Post-Dispatch photographers' lenses. Edited by Jenna Jones.
Post-Dispatch photographers

0 Comments

Get Government & Politics updates in your inbox!

Stay up-to-date on the latest in local and national government and political topics with our newsletter.

Email Address

Sign up!

* I understand and agree that registration on or use of this site constitutes agreement to its user agreement and [privacy policy](#).

**By Nassim Benchaabane**
| Post-Dispatch

St. Louis County reporter

Follow Nassim Benchaabane | Post-Dispatch



Kellie Henke <khenke@crevecoeurmo.gov>

Re: Opposition to Graeser Station Rezoning — Resident Comment

1 message

Mark Bronson <mbronson@newmanbronson.com>

Mon, May 11, 2026 at 10:18 AM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>
Cc: "suebronson@yahoo.com" <suebronson@yahoo.com>

https://www.stltoday.com/news/local/government-politics/article_255bc8f5-fb2a-4e81-a63c-1a723135203e.html?utm_medium=social&utm_source=email&utm_campaign=user-share

Once again, we ask you to weigh the rights and lives of the residents, and the neighborhood they chose to live in, and the existing Comprehensive Plan we all chose to govern our community, over the profiteering interests of the developers.

Mark & Sue Bronson
14 W. Windrush Creek
Creve Coeur, MO 63141

From: Mark Bronson <mbronson@newmanbronson.com>

Sent: Tuesday, April 14, 2026 9:00 AM

To: rhoffman@crevecoeurmo.gov <rhoffman@crevecoeurmo.gov>; dspence@crevecoeurmo.gov <dspence@crevecoeurmo.gov>; mmanlin@crevecoeurmo.gov <mmanlin@crevecoeurmo.gov>; knorwood@crevecoeurmo.gov <knorwood@crevecoeurmo.gov>; ngreer@crevecoeurmo.gov <ngreer@crevecoeurmo.gov>; dnewman@crevecoeurmo.gov <dnewman@crevecoeurmo.gov>; dhoffman@crevecoeurmo.gov <dhoffman@crevecoeurmo.gov>; ssaunders@crevecoeurmo.gov <ssaunders@crevecoeurmo.gov>; mberry@crevecoeurmo.gov <mberry@crevecoeurmo.gov>; jjaggi@crevecoeurmo.gov <jjaggi@crevecoeurmo.gov>; bmoore@crevecoeurmo.gov <bmoore@crevecoeurmo.gov>

Cc: suebronson@yahoo.com <suebronson@yahoo.com>

Subject: Opposition to Graeser Station Rezoning — Resident Comment

Dear Mayor and City Council Members,

We have been a residents of Creve Coeur living off Graeser Road for almost 50 years, and we strongly oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

We do not understand why a project that is clearly in violation of existing zoning laws and the Comprehensive Plan (which is the product of extensive community input, discussion and effort to preserve our neighborhood and quality/enjoyment of life) is allowed to progress to this point. We would expect that City personnel responsible for reviewing such projects learned from the previous failed attempts, that the residents oppose such projects because they will destroy our existing neighborhood. This is the type of project that belongs in the Monsanto development, not in our neighborhood. It should have been dead on arrival when first presented to the City officials. We do not understand why the involved City officials seem anxious to pursue approval of this and similar past projects. Hopefully, in the future they will follow the existing rules and avoid the trauma inflicted on the community by fostering such projects.

We urge you to deny the rezoning request.

Thank you.

Mark & Susan Bronson

[14 W. Windrush Creek](#)

[Creve Coeur, MO 63141](#)

mbronson@newmanbronson.com

suebronson@yahoo.com



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Carla G. <cbgartist@gmail.com>

Mon, May 11, 2026 at 10:10 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.
Carla

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Stephanie Carlson <stephjk87@gmail.com>

Mon, May 11, 2026 at 8:13 AM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Stephanie Carlson
19 1/2 Spoele Ln
314-913-2047

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Nathan <nate2023@pm.me>

Mon, May 11, 2026 at 8:54 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Nathan Chambers
10911 Leighton Court

Sent from [Proton Mail](#) Android

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

cook.ann2@gmail.com <cook.ann2@gmail.com>

Mon, May 11, 2026 at 10:47 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

We live at 102 Graeser Acres and we oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

We urge you to please deny the rezoning request.

Thank you.
Ann and Edward Cook
Sent from my iPhone

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Stephanie Feit <sfeit03@gmail.com>

Mon, May 11, 2026 at 8:18 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Stephanie Lalezari

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Joan Hausfater <joanhausfater@sbcglobal.net>

Mon, May 11, 2026 at 6:43 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members, I have been a resident of Creve Coeur for 56 years and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood. I urge you to deny the rezoning request.

Thank you,
Joan Hausfater
[59 Graeser Acres](#)
[St Louis, MO. 63146](#)

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

No for Graeser Apartment Complex

1 message

Scott Hixson <snh33d@gmail.com>
To: rhoffman@crevecoeurmo.gov

Sun, May 10, 2026 at 10:13 PM

Robert,

I live in Creve Coeur. I do not support the construction of high density housing in Creve Coeur. Creve Coeur is special because it offers large lot sizes and low density housing while remaining in the central part of St. Louis County. Please vote against this and any further construction of housing exceeding four units per acre.

Regards,
Scott Hixson
[11149 Clarissa Dr.](#)

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

John Hixson <jdhplbgboss@gmail.com>

Mon, May 11, 2026 at 1:25 PM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dneuman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

This project is to dense for this site. Do not vote to approve this project. Thank yo

Dennis Hixson

520 Fairways Cir, Creve Coeur, MO 63141

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

yihu2001@gmail.com <yihu2001@gmail.com>

Sat, May 9, 2026 at 8:10 PM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

I'm strongly against the rezoning on Graeser and Olive intersection.

Yi Hu, resident at 862 Larkin Ave., 63141

636- 284-1407

Sent from my iPhone

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Jane Kadosh <dentalclaimsjane@gmail.com>

Mon, May 11, 2026 at 8:16 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Jane Stoler Kadosh

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Naftali Kadosh <nkadosh1dds@gmail.com>

Mon, May 11, 2026 at 8:16 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.
Dr Naftali Kadosh

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Andrew Karandjeff <eak3rd@gmail.com>

Mon, May 11, 2026 at 12:31 PM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Mayor and City Council Members,

I am a resident who lives near the intersection of Olive and Graeser and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood. I would be completely on board if the plan adhered to the Comprehensive Plan and density requirements. If approved, I am concerned about the precedent it would set for future development as well.

I urge you to deny the rezoning request.

Thank you.

AK



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Barb Kramer <barbyb50@gmail.com>

Mon, May 11, 2026 at 10:31 AM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Barbara and Richard Kramer
[570 Oakhaven Ln, Creve Coeur, MO 63141](#)

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Joseph Levy MD <jlevymd@gmail.com>

Mon, May 11, 2026 at 8:27 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Joseph Levy MD

10663 Country View Drive
St. Louis, MO 63141
Cell: (314) 616-7322
Home: (314) 991-3695

NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the individual or entity to which it is addressed. The message, together with any attachment, may contain confidential and/or privileged information. Any unauthorized review, use, printing, saving, copying, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email and delete all copies.



Kellie Henke <khenke@crevecoeurmo.gov>

Re: Opposition to Graeser Station Rezoning — Resident Comment

1 message

Donna Spence <dspence@crevecoeurmo.gov>

Mon, May 11, 2026 at 2:42 PM

To: Arthur Lieber <arthur@civitas-stl.com>

Cc: Kris Simpson <ksimpson@crevecoeurmo.gov>, Kellie Henke <khenke@crevecoeurmo.gov>

Thank you for your input. It will be considered and included in the information packets that are distributed.

Best, Donna

Donna Spence

Creve Coeur City Council, Ward 1

314-620-0273

On May 6, 2026, at 9:14 PM, Arthur Lieber <arthur@civitas-stl.com> wrote:

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

Also, [As Bernard Baruch said, "No one ever went broke making a small profit." A vastly scaled down proposal could potentially be both profitable and in harmony with the neighborhood.](#)

I urge you to deny the rezoning request.

Thank you.

**Kellie Henke** <khenke@crevecoeurmo.gov>

Graeser Station

1 message

Rob Livergood <rob.livergood@gmail.com>

Sat, May 9, 2026 at 12:56 PM

To: "khenke@crevecoeurmo.gov" <khenke@crevecoeurmo.gov>

Dear Ms. Henke,

As a resident at [421 Hackmann Ln](#), I am writing to formally express my strong support for the proposed Graeser Station development. I believe this project aligns well with the needs of our neighborhood, and I particularly value the focus on increasing density, providing new housing and retail options, and prioritizing street-level activation.

I look forward to seeing this development contribute to a more vibrant and walkable community for all residents. Thank you for taking my feedback into consideration.

Best regards,

Rob Livergood

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

TOM MUENKS <muenksman@aol.com>

Sat, May 9, 2026 at 6:12 PM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

I want this site to be developed. BUT I oppose this particular project. I believe the location is better suited for retail, like the strip at Crushed Red or like Planthaven/GreatHeart in Olivette.

I also believe it is important to follow the Comprehensive plan and see no reason to grant variances or do rezoning. I see no direct benefit to the City of Creve Coeur from this project. It is a prime location and I believe we can do better.

Sarah and Tom Muenks 840 Renee Ln

Sent from Tom's iPad Pro

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Stephanie Priest <stephanie11priest@gmail.com>

Mon, May 11, 2026 at 11:01 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

[Mayor-Council] Suggested Revisions to Development Incentives

1 message

L R <lrezny@hotmail.com>

Sat, May 9, 2026 at 2:18 PM

Cc: Council Mayor <mayor-council@crevecoeurmo.gov>

To the Mayor and Council members

Concern about Changes to the Development Incentives draft:

From the Draft Mins of the April 27 Council meeting

"Council Member Spence noted that the Comprehensive Plan, adopted in 2017, should be updated to reflect changes in development patterns, economic conditions, infrastructure needs, and community priorities that have occurred since its adoption. She suggested reconsideration of text in the policy regarding consistency with the Comprehensive Plan."

From the Agenda for May 11, the Staff Memo for Development Incentives

"Council member Spence suggested staff review the general development incentive policy section that relates to the Comprehensive plan. In response to this comment, staff has revised the document to state that projects receiving incentives must not be inconsistent with the City's comprehensive plan. Additionally, the reference to other adopted plans has been eliminated for clarity."

Resulting in two suggested changes in the Development Incentives draft on document page 3
My email will not have a strike out so I have to write in **purple**

Change 1) "7. All projects receiving incentives must **not** be **in**consistent with the City's Comprehensive Plan,."

I am not a lawyer, but suspect that "must be consistent" is a stronger protection for the Comprehensive Plan and the CHARACTER of Creve Coeur than the suggested "must not be inconsistent"
This change was suggested under the claim that the current Plan is out of date. If the current Plan needs a revision, the prudent course is to consider revision of the current Plan, NOT to weaken all Comprehensive Plans now and in the future.

Chose the wording to protect the ideal of the Comprehensive Plan you fought so hard to uphold in Court. If and how you may choose to change the Comp Plan is for another day.

Change 2) ..(AND STRICKING OUT **any other adopted plans of the City,)** and must comply with all applicable City zoning and building codes."

In the Memo it was claimed that "Additionally, the reference to other adopted plans has been eliminated for clarity."

I do not know what or if there are currently other plans to which Incentives should be compared, but it is imprudent to deliberately cut of consideration of incentives in relations to other current or future City Plans.

These changes seem to leave the city in the position of trying to fend off developers with aggressive demands for Incentives, rather than empowering the City to require strong benefits in order to be granted Incentives.

Thank you
Linda Rezny

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

[Mayor-Council] DEVELOPMENT INCENTIVES POLICY

1 message

L R <lrezny@hotmail.com>

Sat, May 9, 2026 at 1:05 PM

To: Council Mayor <mayor-council@crevecoeurmo.gov>

My experience with incentives is limited to the TDD at Graeser, and the tax give aways at Bayer West, making me skeptical .

The incentives covered here are complicated, but I can understand Accountability. If an incentive to a development is given and the promised benefits to the community are not delivered, there should be a way to reduce or eliminate the incentive. Accountability is inadequately covered in this document.

Only the section on CH 353 has broad accountability. To quote "Upon determination that the provisions within the development plan are not being satisfied, the City may proceed with the revocation of tax abatement."

Ch 100 and TIF only have accountability if a goal for number of employees is not met. This would imply that although yearly reports are required for these, only failure to meet employment goals will be considered .

For CID, TDD, Naid, and AIM: Although they may require a plan with the City be developed, no accountability section is written in THIS document as a required part of such plan.

If Accountability is not baked in the incentives, it may well be ignored.

Urge you to bake accountability in this document now.

Thank you
Linda Rezny



Kellie Henke <khenke@crevecoeurmo.gov>

Concerns about Graeser Station and the use of the Planned Zoning District designation

1 message

Cheryl Richards <richardscca@gmail.com>

Sat, May 9, 2026 at 1:33 PM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>, Kellie Henke <khenke@crevecoeurmo.gov>

I live at [842 Mary Meadows Lane](#)--adjacent to the property where Mrs. Graeser's house was. I have lived there since 1996. I am not a member of the Graeser Neighbors for Safety group and did not speak against the QuikTrip plan in 2020 or the gas station/car wash in 2017. However, I am quite concerned about the proposed apartment development and I provided a notarized signature for the formal petition against the proposed rezoning.

I have read the April 4 email from the P&Z chair, Julie LaBonte, explaining why she voted against the proposed apartment development and the proposal is coming to you with only 3 affirmative votes from P&Z. I think that the April 12 letter from the Graeser Neighbors for Safety provides a detailed summary of some of the issues that are associated with the proposed development. These two emails include many of my concerns and I am not going to repeat those. However, I did want to focus specifically on how the Graeser Station development would affect Mary Meadows and the overall implications of rezoning this property so that it has a Planned Zoning District designation.

Traffic and Mary Meadows. The traffic on Schulte making left turns onto Olive is already at a level E for all 3 peak time periods. Given that eastbound traffic out of Graeser Station will be merging with the eastbound traffic from Schulte on Olive, it seems likely that the Schulte traffic will be backing up even more than it already is.

It was suggested that, in the future, cross-access to Mary Meadows could decrease some of the traffic exiting Graeser Station onto Olive and Graeser. However, a traffic study done in 2007 (when Fifth Third Bank wanted to build on the western corner of Mary Meadows and Olive) described in detail how it is not just the horizontal misalignment of Mary Meadows and Schulte contributing to visibility issues at the intersection. Vertical misalignment is also an issue and that could only be fixed by reconstructing and raising Mary Meadows to provide adequate visibility across the intersection. The bank traffic study noted that the Schulte southbound left turns often failed to yield to northbound through movements from Mary Meadows due to the offset and skew and concluded that "this potentially hazardous condition is currently minimized by the nominal volumes of Mary Meadows traffic" Unfortunately, now that right turns on red from Mary Meadows onto Olive are no longer allowed, it is also clear that the left turn traffic from Schulte onto Olive often fails to yield to Mary Meadows turning right onto Olive when the light turns green. Another issue for the intersection is that traffic exiting from the cannabis dispensary parking lot onto Mary Meadows sometimes gets into the left lane of Mary Meadows thinking that that is a left-turn lane to Olive and then they are blocking westbound traffic from Olive trying to enter Mary Meadows. The picture below makes it easier to understand how complicated the Mary Meadows intersection is.



Parking and Mary Meadows. Since Mary Meadows is so narrow, parking is only allowed on one side of the street and not in the cul de sac. This is so that fire trucks can get down the street. I am concerned about the parking for Graeser Station. There will only be 260 parking spaces for Graeser Station. This is only 80% of the total number that Creve Coeur requires if the residential, retail and restaurant uses are calculated separately and the shared parking model is not used. **The shared parking model has never been used for a development in Creve Coeur.** A substantial number of drivers going to the Olive/Mary Meadows development park in the parking lot for the proposed Graeser Station because of issues related to entering the Mary Meadows/Olive development and it is unlikely that these cars were counted in the parking study for Graeser Station. The Graeser Station developer would be required to find additional parking spaces within 15 days of notification by the City Council if there is an insufficient amount of parking. However, First Community has indicated that they do not want overflow parkers on their property and the Graeser Station parking technical memorandum dated November 24, 2025 points out the lack of options for additional on site parking. Parking overflow is likely to wind up on Mary Meadows and the residential streets off of Graeser since no parking is allowed on Olive or Graeser.

Using the Planned Zoning District Mixed Use designation for Graeser Station. I am especially concerned about the rezoning required in order to develop Graeser Station.

I think a development consistent with the GC zoning would be appropriate and consistent with most of the buildings on the south side of Olive between Mosley and 170. Over the years I have gone to some of the stores in the commercial strip at Olive and Graeser and have watched as some store owners moved out and other store owners moved in. This is the general pattern for stores along the south side of Olive. However, as time went on, it did not seem as though there was any effort to re-rent the stores at Olive and Graeser when owners moved out. Mr. Jaggi said at a P&Z meeting that the commercial strip had not been "maintained well" and the Graeser Station developer described the strip as "deteriorated". I don't know if there are any other commercial strips in Creve Coeur in similar condition but I am not aware of any developments on the south side of Olive between Mosely and 170 that have wound up in this condition.

It is my understanding that the Planned Zoning District designation has only been used for Olia Village--96 acres and uniquely requiring a high level of complex planning for the site and repeated returns to P&Z as the development proceeds. In contrast it is unclear why there is a need to develop something at Olive and Graeser that doesn't fit the GC designation. There also does not seem to be a compelling need to build an apartment development at this site. The proposed Graeser Station is within one mile of 3 apartment developments (i.e., Vanguard Heights, The Vue, Westchase Apartment Homes) that have similar or better amenities (biking/walking trail at Westchase, 2 courtyards at Vanguard Height; and fitness centers, business or gaming centers, and swimming pools **not** next to parking lots at all 3). They all have 1 bedroom apartment availability now or in June with lower rental fees (between \$1280 and \$1820) than the \$2,100 the developer said was going to be charged for a one bedroom apartment at Graeser Station. These 3 apartment developments are on the north side of Olive and were developed without needing a Planned Zoning District designation.

The requirements for a GC development are 3 stories and a maximum of 45 feet. Graeser Station would be 4 stories and 54 feet. Graeser Station does not meet the GC development standards but it also does not meet what Mr. Jaggi was considering in his February 3, 2020 memo "Proposed East Olive Corridor Overlay District Work Session". (Unfortunately because of the pandemic, the plan outlined in this memo was not followed up on. It would have involved scheduling meetings with various stakeholder groups such as residents of adjoining neighborhoods, property owners and business interests to complete the development of this overlay.) It seems that following up on the proposals in this memo would be worth doing at this point. There was a focus on multi-family, townhouse developments and mixed-use buildings. Interestingly in this proposal the maximum building height was going to be 3 stories or 45 feet in height, a minimum of 650

square feet for multi-family residential units and a minimum of 50% of the required vehicular parking to be provided within a covered parking structure located underneath, to the side, or rear of the building. The smallest units in Graeser Station would be 540 square feet and there is a very small amount of covered parking.

After having watched the disintegration of the commercial strip at Olive and Graeser, I have realized that Creve Coeur seems to have limited capacity to get property owners to maintain their properties if they choose not to. Unfortunately the Graeser Station developer seems to be doing things as cheaply as possible at the same time that there seem to be unrealistic expectations of the Creve Coeur apartment and commercial development market. As I mentioned, proposed rental prices seem out of line with nearby apartment developments. In addition at P&Z and public meetings the developer said that they could not afford to build a parking garage, build a 3 story apartment development instead of 4 stories and have a 50 seat instead of 100 seat restaurant (at the same time that their parking study indicates that the restaurant would need very few parking spaces during the dinnertime hours).

Although I think a General Commercial development would be more appropriate than Graeser Station, I am hoping that the City Council will set some additional provisions in the ordinance if the decision is made to approve the Graeser Station development. Much of the Graeser Station development relies on landscaping to deal with the issues of Graeser Station being so close to residential properties. Perhaps the ordinance could include something related to landscaping (e.g., replacing dead trees within 30 days with similar trees of a similar size). In addition, since the shared parking model has not been used in Creve Coeur yet and it is apparent that there would be no way to add additional offsite or onsite parking spaces, it seems essential that the ordinance also include what the developer would do to decrease the need for parking spaces within the 15 day period after notification by the City Council. I don't know if this would involve moving apartment residents out of their apartments or some other other approach but it seems essential to have this included in approval for this development--especially since the shared parking model has never been used for a development in Creve Coeur.

Precedent of using the Planned Zoning District designation for Graeser Station. It seems that approval of Graeser Station would also establish a precedent for any developer who can not meet the regular zoning designations (e.g., General Commercial, Mixed Use) to apply for a Planned Zoning District Designation even if it seems as though the current zoning designation could be used for many potential projects. (This issue was pointed out in the P&Z Chair's email.) This could result in Planning staff having to spend many hours helping developers create projects that do not seem to fit with the Comprehensive Plan but where the P&Z process must be followed because what is required for a Planned Development designation is fairly vague in terms of how it applies to specific developments (e.g., no height limits, no acreage requirements) and whether the benefits to nearby residents (e.g., providing a plaza, a sculpture) are sufficient to qualify a project for the Planned Zoning District designation. I think that following up on the plan to create an "East Olive overlay" as suggested in Mr. Jaggi's memo would be extremely useful for future development of the East Olive Corridor. Maybe it could clarify what projects would be appropriate separately for the north and south sides of Olive since there are many Creve Coeur single family homes on the south side of Olive while much of the zoning on the north side is already zoned CB or is adjacent to properties in unincorporated St. Louis County. Developing a similar overlay for other areas of Creve Coeur might be useful as well because it would provide more guidance to project developers to come up with Planned Zoning District projects that are likely to get approved by P&Z and the City Council.

Sincerely,
Cheryl Richards
[842 Mary Meadows Lane](#)



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Jane Shade <janeshade@aol.com>

Mon, May 11, 2026 at 11:11 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Sent from my iPhone

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment1 message

THOMAS SHADE <tmshade@aol.com>

Mon, May 11, 2026 at 10:54 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Tom Shade
917 Woodshire Lane
Creve Coeur, MO. 63141
217 428-0906

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Graeser Station

1 message

Heather Paperner Silverman <hepsilverman@gmail.com>

Mon, May 11, 2026 at 8:34 AM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>, Robert Hoffman <rhoffman@crevecoeurmo.gov>, mayor-council@crevecoeurmo.gov

Dear Mayor and Council,

While I'll be at the meeting tonight, I have to leave relatively early and wanted to make sure to share my thoughts.

Change is hard. Unfortunately, when it comes to city planning, lack of change leads to stagnation, stagnation leads to decline and decline leads to blight. The properties at Graeser and Olive have long been in decline and have in my mind, entered blight.

Having spent a combined total of eight years on P&Z and Council, I have seen a number of proposals for this site. At the last P&Z meeting about this proposal, the developer said that this is the best proposal for this site that has been proposed in the last ten years. I would concur with his assessment.

Is this project ideal? No. I don't believe ideal is the standard. I also believe in an effort to ensure that residents have been given the opportunity to be heard there has not been adequate discussion about water retention, trash enclosures, as well as setbacks, buffers and landscape plans. I hope that happens this evening.

I'd also like to take a moment and express concern with the comments about not wanting this type of housing or those type of people in our neighborhood. I would hope that we've learned our lessons from the past and are open to diversity in all sorts of ways in our neighborhoods. Not wanting certain types of people is exactly the same argument that created Venable Park.

I have been in the place you are today a number of times. It is not easy. Good luck tonight and while the majority of the discussion about this project has been in the broad strokes, I would encourage you to try to spend more time on the details this evening.

Heather



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

valerie snyder <vjsnyder51@gmail.com>

Fri, May 8, 2026 at 1:43 PM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

To City Council members

I am a 40 year resident of this area and live off of Spoede road. I care a lot about what happens on olive and the surrounding streets as I'm driving them every day.

Besides the obvious unsuitability of this huge development because of its massiveness compared to surrounding areas, the impact on Graeser road at olive is significant. Personally, I'd rather olive did not turn into another Manchester with congestion at every street, but this development promises to do that at Graeser. Can't imagine going out of Walgreens and making a left turn with all the additional cars. Plus the stoplight would need to be longer backing up Olive.

Additionally the amount of parking is not nearly enough and will spill over onto Graeser and the surrounding neighborhoods. I cannot imagine what retail spaces will be there when everything in the past has failed (exception Thai Nivas). Adding retail parking to the already cramped apartment parking seems totally unworkable and short sighted.

The final point is the massive retaining wall at the back. Not sure how you would feel looking at that every day as a homeowner. I know how I would feel - very angry and frustrated. Not sure how that affects the housing prices there, but certain it wouldn't be a selling point.

I cannot attend the Monday, May 11th meeting or you would hear this in person. Please reconsider this development. There are others that would more properly fit the area.

Thank you

Valerie Snyder.
12 Colonial Hills Drive
Creve Coeur, Mo. 63141.
Sent from my iPhone



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Cori Stanczyk <misscori3@yahoo.com>

Mon, May 11, 2026 at 8:03 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

Thank you,
Cori Stanczyk
(618) 973-9060

Sent from my iPhone

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Bernard Steffel <bernard@steffelandsons.com>

Mon, May 11, 2026 at 10:02 AM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

My concerns include the following:

1. Increase traffic congestion and safety concerns for residents and pedestrians.
2. Noise pollution and disruption to the character of the existing neighborhood
3. Concerns regard the property values and overcrowding in the area.
4. Potential stain on public utilities, schools, emergency services, and parking availability.
5. Environmental concerns, including drainage, stormwater runoff, and loss of green space.

I respectfully request that the board/council decline the approval of this development.

Thank you.



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Josh Taylor <josh.jit.taylor@gmail.com>

Mon, May 11, 2026 at 8:15 AM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Daniel Teasley <daniel.teasley@gmail.com>

Sat, May 9, 2026 at 4:49 PM

To: rhoffman@crevecoeurmo.gov, dspence@crevecoeurmo.gov, mmanlin@crevecoeurmo.gov, knorwood@crevecoeurmo.gov, ngreer@crevecoeurmo.gov, dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, mberry@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

To the Creve Coeur City Council and Mayor:

I want to register my opposition to the Graeser Station rezoning and development proposal. As a resident of a neighborhood off Spoede Rd, my family and I are directly impacted by this proposal. Neither the city/neighborhood in general, nor the roadways, nor the Ladue School District, can absorb this amount of residential growth, especially given the Olia Village 1000-unit development currently under construction. Growth is of course important but it needs to be intelligently managed. I did not oppose the QuikTrip proposal though understand why many did — but this is significantly worse for our community. As I understand, it also violates our zoning guidelines, and there's no reason an exception should be made for this development lest a precedent be set. The community has absorbed enough growth with Olia Village already. The responsible thing is to let that development complete and see what adjustments are needed to our roads and schools as a result before any further large scale developments are pursued east of I-270. Do not move forward with the Graeser Station proposal. This is only good for the current landowner and developer. Not for the city and its residents.

Thank you,

Daniel Teasley
855 Mission Hills Ct
Creve Coeur, MO 63141

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Graeser Station Preposed Development

1 message

Pati Trout <ptrout@idonotes.com>

Sat, May 9, 2026 at 8:39 PM

To: Kellie Henke <khenke@crevecoeurmo.gov>

The historical development tradition is not discussed anywhere during this project.

First and foremost, where is the cross-access (from light to light) that has been in place for many years? This is an ordinance/approved requirement, is current and required of previous redevelopments, even causing some to be denied (HBE). Though again, the staff has ignored the push-back by many developers, i.e. First Bank...there is no cross access! Is this the case for Graeser Station? Is the city staff ignoring the requirement to acquire the cross access from western boundary property owners, BEFORE the approval? This was required previously!

I thought staff worked for the residents, but, it is evident it is the developers they are appeasing!

It is appalling the current owner of the residential lots of this proposed redevelopment has NOT acted in good faith and has bypassed commercial taxes by not requesting rezoning over the many years. Exactly how much has been lost? CC Dir. of Finance should be able to provide this number easily. It is understood they are coming before the city at a later date requesting some form of development/tax abatement. It is believed the amount currently lost should be sufficient to cover this. CC rate \$.13/100 vs \$.80/100...St. Louis County/Ladue School District/CCFPD, plus the special added commercial tax assessment is more than adequate to cover these many years! Why has this not been presented?

As the credit union property to the east must revert back to the deed-restricted single-family residential requirement, which is so blatantly ignored by staff, if it ever requests any change, is also not addressed in this plan. The city staff has refused to admit all properties, accessed from Olive, from Graeser Road to Spoede Road, including the credit union and commercial buildings on Spoede at Olive are in the Olive Crest development, with the deed-restricted single family designation. Copies of the deed restrictions, with plats, some by original owners, have been submitted to CC numerous times over decades! The city map also fails to designate this deed restricted property. Why?

But, more importantly, the city is inadequate in verifying any commercial development, structurally and plan-approved.

A verified example: King's Landing

During the approval process, the density was lowered and approved with those numbers. Prior to construction starting, I, personally, was contacted by the plumbing contractor regarding the approved facilities. The number approved had been increased substantially, without approval or any notification (back to the higher number of units?) by the developer and new plans submitted to the contractors (plumber, electrician). We reviewed the plans I had from the city vs. the contractor plans acquired from the developer...they were changed. I brought this discrepancy to the city. It was uncovered that walls had been moved, increasing the number of residential units, therefore increasing the number of facilities. Also, lofts were changed, moving walls and eliminating access and egress points. This was verified by CCFPD during their inspection and also referred to the city.

The response from the city staff; 'we don't have time to inspect everything', 'we don't have enough staff to do this work', 'it's not our responsibility to determine if plans are being followed'. The city only required the CCFPD requirements be rectified. So, there are MORE units than approved! These buildings should have been demolished and rebuilt to approved specifications. All internal walls/divisions should have been removed and realigned. Additionally, the parking garage was supposed to be open to the retail users...they closed it off, limiting the number of available spaces for retail. This violation remains today.

During the construction of Mercy additions, it was required Mercy pay for staff overtime to fully inspect new construction...though it mostly didn't occur and many issues arose after the fact. We also required Mercy to wash the windows of adjoining properties, clean the streets of mud and debris, daily, and reroute all construction traffic to internal movement and only to non-residential streets.

Staff in these positions are still employed and fail to provide full information to the vested residents. Until we improve our staffing knowledge-base and improve their research and presentation skills, we will never protect and improve the actual residential environment.

There is such a difference between residential and commercial building process! The P&Z and City Council, with all their private meetings, EMail and phone-cons, are wheeling and dealing without true public input. The fact there is no interaction during these meetings is evidence of lack of transparency and hidden agendas. I am sure most of this documented information never reached the eyes or ears of current P&Z or Council, as staff does not reflect due diligence. Why is it the residents have to remind everyone of the facts?

Back to Graeser Station...

Require the cross-access be legally acquired before rezoning (no hand shake).

Move the trash dumpsters to the northwest for pickup, next to other commercial, away from residential. No trash pick-up before 7am. (same as our residential contract...it is next to residential...they shouldn't be penalized)

What is the line of sight for headlights into second floor bedrooms on the south? All parking should be north-facing requirement due to residential in rear!

The retaining wall(s) is a structure, according to past developments, and CANNOT exist within the set-back limits. Why is this being considered?

What is the old 'blue sky' requirement, is it being applied? I don't think so, why not? Residential was there before commercial, residential bldg. height limits should apply, from the adjoining residential ground level, not raised commercial land or blocked by retaining walls! The angle of blue sky is the proof, from their ground level, not their roof line! When the wall collapses, where is the written legal document that any damages to adjoining residential zoned property is covered...a separate commercial insurance policy should be provided to each adjoining property owner.

Tree for tree ... number of removals, documented, with height and crown-spread equal...no 30yr growth potential!

Require all rear-property (south side) lighting be placed on southern-most boundary setback and only face north! No high-standard lighting, facing down with a 20' spread! Lights off at 10pm 24/7 365 required. No late night restaurant hours. What about smells from proposed restaurant? Restaurant required to have separate dumpster...proposed location with required hose-bib? Should, again, be placed at northwestern most property line (with enclosure) to prevent noise and smells into residential.

Let's just say, this whole development is not appropriate. How about town homes or villas, with deep back yards and free standing garages, as a buffer from Olive...we would then have vested owners in Creve Coeur. I fear, as we did with HBE wanting hotel rooms with kitchenettes, it will become transient, as small units are not meant for long term.

We can only hope for sanity and a realization that this proposal is only good for the greedy non-vested developer, not the continued growth and investments of our tax paying residents. Where or how does this development make our community better?

Patricia (Pati) Trout



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Puri, Varun <varunpuri@wustl.edu>

Sat, May 9, 2026 at 3:52 PM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Council Members,

Hope you're having a great weekend.

We live at [831 Renee Ln.](#) in Creve Coeur and use the Olive corridor multiple times a day, on weekdays and on weekends.

Having looked at the development plans for the proposed structure at the intersection of Olive and Graeser, we firmly believe that this would be highly detrimental to traffic flow, increase congestion significantly, lower quality of life for existing residents, and, would appear to be an inelegant addition to what is a lovely residential part of Creve Coeur.

We would strongly urge the council to oppose a high-rise development in this location, please.

Best regards,

Varun Puri and Anshu Sood

[831 Renee Lane](#)

Creve Coeur

MO

63141

Get [Outlook for iOS](#)

The materials in this message are private and may contain Protected Healthcare Information or other information of a sensitive nature. If you are not the intended recipient, be advised that any unauthorized use, disclosure, copying or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify the sender via telephone or return mail.



Kellie Henke <khenke@crevecoeurmo.gov>

[Mayor-Council] GRAESER STATION PROJECT

1 message

steve@inlite.com <steve@inlite.com>
To: mayor-council@crevecoeurmo.gov

Mon, May 11, 2026 at 12:23 PM

ATN: Mayor Robert Hoffman and City Council members

My name is Stephen Weinstock, and I live at 10962 Chambray Ct. We want this site to be developed, and we do like the idea that it is residential however I want to let you know that the people in my subdivision are totally against any Tax incentives period being given to this new proposed project. City and schools need the money, and we are not going to fund any more tax increases while members on the City Council keep giving them away. Enough is enough. This project being built is an investment to be resold. These incentives just help the builder to resell the property and make a bigger profit. In the meantime, the city, the schools, and residents suffer. The city of Creve Coeur does not have to give any incentives away for projects. If builders want to build in our city, then they should do it based on how good our city is, it's location and how good our school systems and services are.

Also, we know the builder has made some changes and concessions to this project, but they have not gone far enough. There are still too many units, and the height of the building does not fit into the surrounding area. The set back of Graeser road is still not enough to add an additional lane of traffic at the corner of Greaser and Olive. We want our city to be great and look good as well. We do not want our area a long Olive street road to look like Olivette.

Thanks,

Stephen Weinstock



Kellie Henke <khenke@crevecoeurmo.gov>

Info using data re Graeser Station

1 message

L R <lrezny@hotmail.com>

Mon, May 11, 2026 at 4:49 PM

To: Council Mayor <mayor-council@crevecoeurmo.gov>, Kellie Henke <khenke@crevecoeurmo.gov>

There is a mountain of information on Graeser Station including email from neighbors.
Not all of the neighbor email are merely NIMBY.

Emails sent to Planning and Zoning

3/13 Garrison Company webpage.

Comments on their webpage indication they are an out- of -town company not yet familiar with St Loui or Creve Coeur. Mr Garrison Haussenflu has sold 90% of his previous projects so we could expect this will be sold also.

Will be requiring Incentives including for a flimsy claim of contamination by former cleaners
Amenities to appeal to young people , with out door hot tub, pool and pet friendly.

3/13 Spirit of the Comprehensive Plan

Creve Coeur recognizes we want this to be a part of the neighborhood for residents and since there are lots so close to Olive, special care is needed here

3/13 Comments from residents near the Oliver

A looming presence over their houses, cars and dogs and promises not kept

3/16 Missing from Feb traffic study

Assumes that only 5% of residents for apartment complex would use Graeser Rd. If your complex had an exit on Graeser would you choose to use the messed up light at Olive to get to the heavy traffic on Olive or use Graeser Rd to escape? Major flaw in traffic study.

3/16 Parking study for Graese Station

"peak" use is defined at 85% of time, indicating 15% of time there may not be enough parking

To Council

4/ 12 Density in words and images

Words and images are clear

The Graeser Station project is not for East Olive but more like a development recommended for West Olive



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Cindy S <cindymoomoo217@gmail.com>

Mon, May 11, 2026 at 5:31 PM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Mayor and City Council Members, I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood. I urge you to deny the rezoning request. Thank you.

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

[Mayor-Council] Graeser Road / Olive Apartment Proposal

1 message

'**RICHARD O NEILL**' via **Mayor Council** <mayor-council@crevecoeurmo.gov>

Mon, May 11, 2026 at 4:57 PM

Reply-To: RICHARD O NEILL <reon1@aol.com>

To: Mayor Council Creve Coeur <mayor-council@crevecoeurmo.gov>

Mayor and Council Members,

I have expressed my opposition to this development before so need to reiterate all the reasons.
I would add that a TDD or a TIF should also be a non starter.

Please vote NO on the proposal.

Richard O'Neill
150 Brooktrail Ct

Sent from my iPhone

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

Item 3 on May 11, 2026 Agenda

1 message

tedbstone@aol.com <tedbstone@aol.com>

Mon, May 11, 2026 at 4:51 PM

To: "khenke@crevecoeurmo.gov" <khenke@crevecoeurmo.gov>

As a 21 year resident of and property owner in Creve Coeur I wish to convey my opposition to the planned development of Bill No. 6214 - the development at Graeser and Oliver. While this project may produce a lot of revenue for the City, it is not in accordance with the City's master plan of development. why do we have a master plan (presumably well-thought out) if we are going to ignore it?

Please consider something more modest that does not represent a wholesale rejection of the community environment for the local neighborhoods.

Respectfully.

Ted Bartelstone
525 Fairways Circle
Creve Coeur, MO 63141
314-983-0225

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

My Comments for the May 11 City Council meeting

1 message

Mark Rothstein <rothstein.mark.a@gmail.com>
To: khenke@crevecoeurmo.gov

Mon, May 11, 2026 at 5:42 PM

DRAFT

Mayor Hoffman, Council members —

Thank you for letting me speak. And thank you to the four of you who walked the site with my neighbors last week. I couldn't join Monday afternoon, but I walked it myself with my wife Mary — and I want to talk about what that walk showed me that no drawing or staff report can.

I knew the numbers. I had read every document. And still — standing at the back corner of the footprint, looking into homes on Mary Meadows and seeing how close the building comes to Martin Grove — I felt anger well up. Not at any of you, but at the simple fact that you can read every document and still not be ready for what the site does to you. The documents understate it. The site does not.

So let me be brief on the code, because the code violations aren't really the point tonight — the proposed PMD is designed to make all of them legal:

- *Density: capped at 20 units per acre. This is 33.*
- *Height: cap at three stories. This is four.*
- *Apartments aren't a permitted use under current zoning at all.*

And the developer being handed this rewrite is the same developer cited by the Hot Springs Fire Department with 401 fire code violations at the Majestic Hotel — and the same developer who was sued by his Florida design firm and, in 2025, ordered to pay for completed work. As of today, there is no record of that judgment being satisfied. And recent reporting suggests the same developer may soon be asking the City to subsidize this project with public dollars. That is the partner being proposed for the back fence line of dozens of families in Creve Coeur.

Here is what I keep coming back to.

Zoning is not paperwork. The Comprehensive Plan is not a suggestion. They are the promise this city has made to the people who built lives here — that what is written about a place will not be quietly rewritten when an applicant arrives with a check and a rendering.

Your vote will decide whether that promise still holds.

Please vote no on Applications 25-034 and 25-035.

Thank you.

I am attaching citations below.

5 attachments

 **Majestic Hotel Cited for Hundreds of Fire Code Violations, Concern Over Fire Possibility.pdf**
735K

 **3 pages Shame of Hot Springs: Part II | Hot Springs Sentinel Record.pdf**
1137K

 **Amended Complaint cert doc.pdf**
5462K

 **Final summary judgment cert doc.pdf**
4305K

 **Notice of deposition duces tecum cert doc.pdf**
5330K



WATCH LIVE

SIGN
UP

63° LITTLE
ROCK

News ▾

AR Storm Team ▾

Pig Trail Nation ▾

Watch Now ▾

Search

NEWS

Majestic Hotel Cited for Hundreds of Fire Code Violations, Concern Over Fire Possibility

by: MARCI MANLEY

Posted: Jun 15, 2015 / 06:41 PM CDT

Updated: Jun 15, 2015 / 11:03 PM CDT

SHARE



HOT SPRINGS, AR – The Majestic Hotel is breaking new records in Hot Springs, for the most fire code violation counts ever issued by the Hot Springs Fire Department. The “Yellow Brick” building burnt to the ground in February 2014. And fire officials say the two remaining buildings are on the road to the same fiery fate.

“I wouldn’t take anything for the experience but I wouldn’t give you a nickel to do it again,” said Hot Springs Fire Chief Ed Davis.

The Majestic Hotel fire in February 2014 was the largest fire response Davis has ever coordinated. And the remnants of the hotel that are still standing continue to cause problems.

“The property owner will not do the things necessary to abate the problems within the building,” Davis said.

Garrison Hassenflu took ownership of the property in 2012. And that’s when Davis and the fire

department started noticing conditions at the site going downhill.

“The previous owners maintained a security presence there,” he said. “We knew there were issues with yellow brick portion. But the Lanai Towers and the Red Brick Building started seeing more issues.”

In April, Davis and the office’s two fire marshals conducted a floor-by-floor survey of those two buildings. What they found inside, surprised them.

“Those buildings had drastically deteriorated,” Davis said. “I would not have expected what we saw in there.”

Davis gave this reporter a look inside the hotel via pictures, saying he could not bring our crew into the building because of safety hazards.

“This is a fire that someone set on a couch that did not take, thank God,” Davis said, pointing to a picture of a scorched sofa in the foyer.

Attempted arson, vandalism and scavengers were just a portion of the issues Davis pointed out in pictures. One image of the kitchen area had at least four violations in frame.

Other pictures showed notes taped to wired outlets with the word “Demo” written across them. Davis, saying it’s likely that those are indicators for people stripping the electrical system out of the building.

“It’s telling them there’s wiring in here that needs to be pulled,” he said.

The last inspection was conducted in November 2014, and the conditions are quickly growing out of control, according to Davis. Photos show ivy overtaking the inside of rooms of the hotel through broken windows. The courtyard filled with trees that are taller than head high.

“If a fire happens here, we’ll contain it but we’re not going to put our people in the building it’s too dangerous,” Davis said.

The Hot Springs Fire Department issued 401 counts across 13 categories of fire code violations for the two buildings. That shatters the previous record for most citations by more than 10 times. The previous record-holder was again the Majestic, but at 34 counts.

“We don’t like having to write citations,” Davis said. “We would rather talk to owners and have them make the corrections because it’s the right thing. But if the owner won’t address the issue, it leaves us no choice. We’ve tried to work with Mr. Hassenflu for three and a half years now.”

Another major concern about the condition of the building is the size of structure and its proximity to other buildings.

“There is absolutely nothing that would keep the fire going from floor to floor,” Davis said, “There’s not a rated wall or support still intact in that building. So the fire containment architecture is just not there any longer.”

And according to Davis, if a fire were to start in the building there wouldn’t be anything to stop it from spreading inside and out.

“We are going to protect the exposures around the Majestic no matter what,” he said. “We’ll do everything we can to keep the fire from spreading from that building to other buildings.”

The Arkansas School for Math and Sciences sits right next door, and historic Hot Springs stretches down the street.

“It’s always a concern when you have a building the size of the majestic as to what it will do in it and affect the surrounding property,” Davis said.

He and the rest of the department are left hoping that the right conditions don’t strike for a spark to flare, leaving them fighting another Majestic fire.

Following the Majestic Fire, the city began a major push for historic buildings in the downtown area to come into compliance with fire prevention methods in their buildings. Between January and June of this year, the city reports that 13 buildings have completed or are in the middle of sprinkler installation. Another seven building owners have scheduled installation to be completed by the

end of the year.

At least seven buildings have addressed exit issues, another has removed combustible material concerns and one building has installed a fire stand pipe for firefighters to hook up hoses to in case of a fire, creating a pressurized water system.

This reporter was unable to reach Garrison Hassenflu for comment on the new citations. A court date for the remainder of his citations from the fall of 2014 has been scheduled for June 24. Another hearing, for the new counts, is slated for July 13. Hassenflu pleaded no contest to 10 of the original 34 counts.

To follow this story and all of Marci Manley's coverage, click [here for Facebook](#) or [here for Twitter](#)

ADD AS PREFERRED SOURCE ON GOOGLE

[Suggest a Correction](#)

Copyright 2026 Nexstar Media Inc. All rights reserved. This material may not be published, broadcast, rewritten, or redistributed.

BEST  VIEWS

Amazon is having a huge sale on Skechers, with shoes ...

CASUAL / 13 Hours Ago

Skechers' bestselling slip-in walking shoes and sandals are on sale If you like to get around on foot, there's no understating how important it is to have a good pair of walking shoes. They provide the comfort and support you need to put in those ...

Worried about high cost of living? Here's why gold ...

FINANCIAL / 19 Hours Ago

How rising inflation has made gold a more appealing investment option You're not the only one who is thinking of ways to protect an investment portfolio beyond traditional stocks and bonds, especially given market swings and rising prices. Gold probably ...

With gas prices still climbing, here's how some are ...

FINANCIAL / 2 Days Ago

Auto insurance savings can make a significant difference You're not the only driver that feels a jolt of uncertainty when you pull up to the gas station lately. Prices have surged this year and it seems like there's no avoiding this necessary expense ...

[View All BestReviews](#)

SUBSCRIBE NOW

Breaking News

Enter Your Email

SIGN UP NOW >

SUBSCRIBE NOW

FOX16 Breaking News Alerts

Enter Your Email

SIGN UP NOW >

SUBSCRIBE NOW

Breaking News

Enter Your Email

SIGN UP NOW >

TOP STORIES

AST Forecast: Flooding concern

**Passes on sale for Birding
Festival of the South**

**AST Forecast:
Mother's Day
Storms**

**Teams, crowds
turn out for
22nd annual
Buzz-B-Q**

Top Stories

MORE STORIES

**Passes on sale for Birding
Festival of the South**

**VIDEO: Motorcycle hangs off
traffic light after crash**

**CV: Columnist John Brummett,
Randy Zook**

**Worried about high cost of
living? Here's why gold ...**

**Health insurance marketplace
feels growing tremors ...**

**Man killed in fireworks
explosion at L.A. home**

**How 110 people won big
Powerball prizes without
cheating**

**Hegseth boosts veteran benefits
bill that key Republicans ...**

More Stories

KARK Video



**Countdown to the Crown:
Miss Natural State**

2 days ago

**Buzz B-Q returns to central
Arkansas with annual ...**

2 days ago

**Tipton & Hurst brings
springtime feel to**

2 days ago

More Videos

KARKFOX16+ EXCLUSIVES

**Working 4 You: Under the
Microscope, a look at the ...**

KARKFOX16+ • 3 days ago

**A lodge for warriors in Pine Bluff
| Make It Make ...**

News • 6 days ago

**Mad Mallards, Marketing and
Music | Travs Talk w/ ...**

KARKFOX16+ • 1 week ago

**Sa'mya talks heartbreak & music |
Arkansas Soul Sessions**

Arkansas Soul Sessions • 1 week ago

Reaction to Arkansas Spring

**The significant impact of organ
donors | Terrell ...**

KARKFOX16+ • 5 days ago

**RECAPING the Fiscal Session
and previewing the start ...**

KARKFOX16+ • 6 days ago

**Man Storms White House
Correspondents' Dinner, Home ...**

KARKFOX16+ • 6 days ago

**Todd chats with his wife Andria |
Too Twisted for ...**

KARKFOX16+ • 1 week ago

Full Court(nov) Press: Why

View All KARKFOX16+

WEATHER 3 DAY FORECAST

Current	Tonight	Tomorrow
63°	57°	75°
Fair	Scattered Showers Precip: 30%	Mostly Cloudy Precip: 10%

ARKANSAS

POWERBALL

POWERPLAY

([HTTPS://MYARKANSASLOTTERY.COM/GAMES](https://myarkansaslottery.com/games)
[UTM_SOURCE=FOX16.COM&UTM_MEDIUM=W](https://myarkansaslottery.com/games)

May 9, 2026

15 41 46 47 56 22 X2

Current Estimated Jackpot

\$57 Million

CHECK YOUR NUMBERS

MEGA
MILLIONS

([HTTPS://MYARKANSASLOTTERY.COM/GAMES](https://myarkansaslottery.com/games)

(HTTPS://MYARKANSASLOTTERY.COM/GAMES
MILLIONS?
UTM_SOURCE=KARK.COM&UTM_MEDIUM=WI
MILLIONS)
May 8, 2026
37 47 49 51 58 16
Current Estimated Jackpot
\$232 Million


(HTTPS://MYARKANSASLOTTERY.COM/GAMES
UTM_SOURCE=KARK.COM&UTM_MEDIUM=WI
May 9, 2026
17 24 25 34 35 38 + 39
BONUS
Current Jackpot
\$1,418,000
CHECK YOUR NUMBERS

DON'T MISS

- 1 2026 Golf Card
- 2 Campus Spotlight
- 3 For You. For Life.
- 4 Recipes
- 5 Contests
- 6 Arkansas Professionals

**BESTREVIEWS.COM - TOP PICKS TO
MAKE EVERYONE HAPPY**

**Kindles, Aura frames and
other tech deals that make ...**

Holiday • 6 days ago

Last-minute Mother's Day gifts that will still arrive ...

Holiday • 4 days ago

Amazon's exclusive Prime member-only hub has huge ...

Holiday • 2 weeks ago

93 (great) Mother's Day gifts

Holiday • 5 days ago

Save up to 53% on gaming essentials during Amazon ...

Holiday • 2 weeks ago

Amazon's Summer Beauty Event: Up to 50% off Medicube, ...

Holiday • 2 weeks ago

[View All BestReviews Picks](#)

ARKANSAS
POWERBALL
POWERPLAY

([HTTPS://MYARKANSASLOTTERY.COM/GAMES](https://myarkansaslottery.com/games)
[UTM_SOURCE=FOX16.COM&UTM_MEDIUM=W](https://myarkansaslottery.com/games)

May 9, 2026

15 41 46 47 56 22 X2

Current Estimated Jackpot

\$57 Million

CHECK YOUR NUMBERS

LOTTO

([HTTPS://MYARKANSASLOTTERY.COM/GAMES](https://myarkansaslottery.com/games)

(HTTPS://MYARKANSASLOTTERY.COM/GAMES
UTM_SOURCE=KARK.COM&UTM_MEDIUM=WI

May 9, 2026



Current Jackpot

\$1,418,000

CHECK YOUR NUMBERS



(HTTPS://MYARKANSASLOTTERY.COM/GAMES
MILLIONS?
UTM_SOURCE=KARK.COM&UTM_MEDIUM=WI
MILLIONS)

May 8, 2026



Current Estimated Jackpot

\$232 Million

WEATHER 3 DAY FORECAST

Current
63°

Fair

Tonight
57°

Scattered
Showers
Precip: 30%

Tomorrow
75°

Mostly
Cloudy
Precip: 10%



(HTTPS://MYARKANSASLOTTERY.COM/GAMES

(HTTPS://MTARKANSASLOTTERY.COM/GAMES
MILLIONS?
UTM_SOURCE=KARK.COM&UTM_MEDIUM=WI
MILLIONS)
May 8, 2026
37 47 49 51 58 16
Current Estimated Jackpot
\$232 Million

DON'T MISS

- 1 2026 Golf Card
- 2 Campus Spotlight
- 3 For You. For Life.
- 4 Recipes
- 5 Contests
- 6 Arkansas Professionals

WHAT DO YOU THINK?

Loading survey...

KARK is your source for local weather, news and sports.

KARZ Public File

KARZ2 Public File

Arkansas Storm Team Forecast

Nexstar CC Certification

Contests

AR Pros

About Us

Do Not Sell My Information

Contact Us

Work For Us

Advertise With Us

What is on NBC

NewsNation Now

TV Schedule

Get News App



Get Weather App



Stay Connected

Privacy Policy 09/30/2025

Terms Of Use

FCC Applications

Public File Assistance Contact

Subscribe To Push Notifications

The Hill

NewsNation

BestReviews

Content Licensing

Advertise with Nexstar

Journalistic Integrity

Sitemap

Your Privacy Choices

DRAFT

Shame of Hot Springs: Part II

March 5, 2015



 0 Comments



Rex Nelson/Guest Columnist

EDITOR'S NOTE: Columnist Rex Nelson, whose work appears regularly in the Arkansas Democrat-Gazette, sent shockwaves through the community last year when he posted "The shame of Hot Springs" on his blog, rexnelsonsfried.com. The post was republished on this page two days before the Majestic fire. The following are excerpts from a followup post Nelson, the president of Arkansas' Independent Colleges and Universities in Little Rock, made on the one-year anniversary of the fire.

They gathered in downtown Hot Springs last Friday night to mark the anniversary of

the fire that destroyed the oldest section of the Majestic Hotel.

The pile of rubble from that fire is still there a year later.

That's right. We're talking about one of the most high-profile locations in the state, and nothing has been done in a year.

Here's what one Hot Springs resident wrote to mark the anniversary of the fire:

"Where's the outrage? Where's the passion? Are we trying to turn into Detroit? I own a house that is more than 100 years old. I have spent more than it would cost to abandon it. But this house is part of our culture. I'm not the owner, just the custodian at the moment. I have a civic obligation to maintain this property because it is bigger than me. It has a legacy. Why can't certain people who own properties that are so intertwined with our culture not do the same? What can we do as citizens to get the message out there?"

The writer concluded: "Our town has burned to the ground on three occasions, which is a tragedy. But watching it rot from within during the past 50 years is far more painful. I have many questions but not all the answers. All I know is that the burning of the Majestic is a sentinel moment for our town. We have risen from the ashes in the past. Can we do it again? Or are we just waiting for the whole damn downtown to burn or crumble away? What will be our legacy?"

Indeed. What will be the legacy of those in Hot Springs who claim to be leaders?

On the night of Friday, Feb. 21, 2014, I sat down at my desk and wrote a blog post headlined "The Shame of Hot Springs."

I took Arkansans to task for having allowed the buildings along the most iconic stretch of street in our state -- Central Avenue in downtown Hot Springs -- to deteriorate through the decades. The impetus for the post had been the boarding up of the

windows earlier that week at the Majestic. The following day, more people visited this blog than on any other day in its five years of existence.

Something had clearly struck a chord with Arkansans.

The Majestic fire began about 5:30 p.m. the following Thursday and burned through the night. The out-of-state owner of the Majestic property, Garrison Hassenflu, has refused to do anything since then. Hassenflu, who has a checkered record as a developer, is emblematic of a problem that has beset downtown Hot Springs for decades: Out-of-town owners of historic buildings who refuse to keep up their properties. They are nothing more than commercial slumlords.

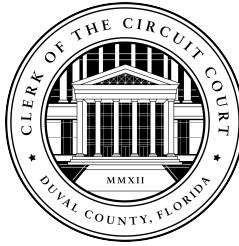
On the positive side of the ledger, it appears that the city of Hot Springs finally has gotten serious about code enforcement. Ed Davis, the city's fire chief, has worked to ensure that buildings are being inspected in what's known as the Thermal Basin Fire District. City officials so far have stood with Davis despite the whining of some building owners.

I'll repeat what I've been saying since before the fire: What's occurring in downtown Hot Springs is more than a Garland County problem. It's an Arkansas problem. That stretch of Central Avenue is so famous that it says a lot about what outsiders think of our state and what we think of ourselves.

...

David Watkins, the Hot Springs city manager, calls the downtown debris pile a reminder of what can happen when owners don't take care of their property. Watkins, by the way, is one of the good guys, unafraid to take on the commercial slumlords. He refuses to do business as usual.

Asked about Hassenflu, Watkins said: "I thought at the time that the property owner



Electronically Certified Court Record

This is to certify that this is a true and correct copy of the original document, which may have redactions as required by law.

DOCUMENT INFORMATION

Agency Name:	Duval County Clerk of the Circuit Court
Clerk of the Circuit Court:	Jody Phillips
Date Issued:	4/12/2026 10:13:33 PM
Unique Reference Number:	CAA-FDC-BCADB-CBIIADEBJ-BEHHDHJ-E
Case Number:	16-2024-CA-002444-AXXX-MA
Case Docket:	AMENDED COMPLAINT
Requesting Party Reference:	18644430

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by Jody Phillips, Duval County Clerk of the Circuit Court, to be a true and correct copy of a court record authorized by law to be recorded or filed and actually recorded or filed in the office of the Duval County Clerk of the Circuit Court. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

**The web address shown above contains an embedded link to the verification page for this particular document.



IN THE CIRCUIT COURT OF THE
FOURTH JUDICIAL CIRCUIT IN &
FOR DUVAL COUNTY, FLORIDA

GROUP 4 DESIGN, INC.,
a Florida corporation,

CASE NO.: 16-2024-CA-002444
DIVISION: CV-H

Plaintiff,

vs.

MW DEVELOPMENT ENTERPRISES, LLC,
a Foreign Limited Liability Company,

Defendant.

_____ /

AMENDED COMPLAINT

COMES NOW, the Plaintiff, GROUP 4 DESIGN, INC., by and through its undersigned counsel, who sues the Defendant, MW Development Enterprises, LLC, and alleges:

GENERAL ALLEGATIONS

1. This is an action for damages in excess of \$50,000.00, exclusive of interest, costs, and attorneys' fees.
2. The Plaintiff is a Florida corporation with its principal place of business in Jacksonville, Duval County, Florida.
3. At all times relevant to this action, the Plaintiff was an architectural firm duly licensed in the State of Florida.
4. Upon information and belief, at all times relevant to this action the Defendant is a Delaware limited liability company with its principal place of business in Kansas City, Jackson County, Missouri.
5. On or about November 9, 2022, the Plaintiff and the Defendant entered into

ACCEPTED: DUVAL COUNTY, JODY PHILLIPS, CLERK, 06/13/2024 02:07:46 PM



a contract for architectural; interior design; mechanical, electrical, plumbing and fire protection design; and structural engineering services (hereinafter “the Contract”). A true and complete copy of the Contract is attached hereto as “Exhibit 1.”

6. These services were part of the Defendant’s development of a 280 unit, five-story, multifamily residential project located at 101 Myrtle Avenue South in Jacksonville, Duval County, Florida (hereinafter “the Subject Property”).

7. The Plaintiff’s work under the Contract was to be broken into five general phases: Architect’s Basic Services, Interior Design Basic Services; Structural Engineer’s Basic Services; Mechanical, Electrical & Plumbing Engineers’ Basic Services; and Fire Protection Engineer’s Basic Services. *Id.*

8. In addition, the Contract contemplated work to be completed by the Plaintiff as Additional Services to be provided on a time and expense basis. *Id.*

9. The Plaintiff’s compensation for its work under the Contract was set forth in the Contract as follows:

Conceptual Design Phase	\$16,000.00
Schematic Design Phases	\$118,000.00
Design Development	\$275,000.00
Construction Documents	\$749,000.00
Construction Administration (“CA”)	\$4,000.00/month
Sub-Total	\$1,158,000.00 plus CA
Added Basic Services	
Downtown Development Review Board Submittal	\$10,000.00
Landscape Architect	\$58,000.00
Private Plan Review	\$12,000.00

Project Total \$1,238,000.00 plus CA

Id.

10. The Terms and Conditions of the Contract state that the Defendant agreed that any amounts owed to the Plaintiff for more than thirty (30) days were subject to interest in the amount of 1.5% per month. See ¶2, *Id.*

11. The Terms and Conditions of the Contract also contained a provision which stated that the Defendant would be liable to the Plaintiff for reasonable attorneys' fees and costs in the event that legal action is brought to collect monies due under the Contract. *Id.*

12. The Plaintiff's work for the Plaintiff began in January 2023 and continued through November 2023.

13. The Plaintiff has Plaintiff has performed a significant portion of the work under the Contract for which it has not been compensated.

14. As of the date of the filing of this Complaint, the Plaintiff is owed a total of ONE HUNDRED NINETY THOUSAND SEVEN HUNDRED FIFTY-EIGHT and 78/100 DOLLARS (\$190,758.78) for its work on the project, as reflected of the Statement of Account which is attached hereto as "Exhibit 2."

15. Upon information and belief, the Defendant has abandoned the plans to develop the Subject Property.

16. The Defendant prevented the Plaintiff from completing its work under the Contract due its abandoning of the project.

17. The Plaintiff has invoiced the Defendant for its work, but the Defendant has not fully paid the Plaintiff for this work.

18. The Plaintiff performed its services under the Contract consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances.

19. The Plaintiff performed its services under the Contract as expeditiously as is consistent with ordinary professional skill and care and the orderly progression of the planned renovation project of the subject property.

20. Venue is proper in Duval County as that is the location where the subject property is located and all work contemplated under the Contract was to have occurred.

21. All conditions to this action have been satisfied, have occurred, or have otherwise been waived.

COUNT I
BREACH OF CONTRACT

22. This is an action for Breach of Contract against the Defendant.

23. The Plaintiff realleges, re-adopts, and reincorporates Paragraphs 1 through 21 of the Complaint herein.

24. The Contract between the Plaintiff and the Defendant was valid and left no essential terms in doubt.

25. The Plaintiff has performed all its obligations under the Contract to the extent possible and has not been in breach of the Contract at any point in time.

26. The Defendant has not paid the Plaintiff the monies owed on the Contract for the work the Plaintiff performed under the Contract.

27. Accordingly, the Defendant is in material breach of the Contract.

28. The Defendant is currently indebted to the Plaintiff in the total sum of ONE HUNDRED NINETY THOUSAND SEVEN HUNDRED FIFTY-EIGHT and 78/100 DOLLARS (\$190,758.78), plus pre- and post-judgment interest and costs. See Exhibit 2.

29. The Plaintiff has been damaged by the above-referenced material breach of the Contract by the Defendant.

30. The Terms and Conditions of the Contract state that the Defendant agreed that any amounts owed to the Plaintiff for more than thirty (30) days were subject to interest in the amount of 1.5% per month. See ¶2, Exhibit 1.

31. The Terms and Conditions of the Contract also contained a provision which stated that the Defendant would be liable to the Plaintiff for reasonable attorneys' fees and costs in the event that legal action is brought to collect monies due under the Contract. *Id.*

WHEREFORE, the Plaintiff demands judgment against the Defendant for damages, contractual interest, pre- and post-judgment interest, attorneys' fees and costs, and for such other and further relief as the court deems just and proper.

COUNT II
UNJUST ENRICHMENT

32. This is an action for Unjust Enrichment against the Defendant pled in the alternative to Count I.

33. The Plaintiff realleges, re-adopts, and reincorporates Paragraphs 1 through 21 of the Complaint herein.

34. The architectural services that the Plaintiff performed at the Subject Property are complete to the extent possible.

35. The Plaintiff conferred a benefit to the Defendant in the form of the architectural service which it performed for the proposed renovation of the subject property.

36. The Defendant appreciated and accepted the benefit of the architectural services that the Plaintiff performed at the Subject Property.

37. The Plaintiff lacks an adequate remedy at law.

38. Under the circumstances, it would be inequitable for the Defendant to retain the benefits conferred by the Plaintiff without paying the Plaintiff the reasonable value for the benefit conferred.

39. The Defendant has been unjustly enriched at the expense of the Plaintiff.

WHEREFORE, the Plaintiff respectfully requests the Court to enter judgment against the Defendant for damages, pre- and post-judgments interest, costs, and for such other and further relief as the court deems just and proper.

DATED this 12th day of June 2024.

TRITT & ASSOCIATES, P.A.

By: 

Thomas J. Tollefsen
Florida Bar No.: 15790
707 Peninsular Place
Jacksonville, FL 32204
Telephone: (904) 354-5200
Facsimile: (904) 354-5256
Email: tom.tollefsen@atritt.com
Attorneys for the Plaintiff

Exhibit 1

DRAFT



November 9, 2022

MW Development Enterprises, LLC
Gary Hassenflu

VIA : email

**MYRTLE AVENUE MULTI FAMILY
PROPOSAL FOR DESIGN and ENGINEERING SERVICES**

Proposal for Design and Engineering Services for a Multi-Family project located in Jacksonville, Florida, (hereinafter referred to as the "Project") as submitted to MW Development Enterprises, LLC (hereinafter referred to as the "Owner") by Group 4 Design, Inc., (hereinafter referred to as the "Architect"). This proposal shall cover details of the Pre-design and Schematic Phases only. An estimate of the subsequent phases under this proposal shall be covered under the AIA agreement prior to commencing the Design Development Phase.

Upon execution, this proposal shall serve as "Exhibit A" under the final AIA B109 contract.

PROJECT DESCRIPTION AND QUALIFICATIONS

The Project consists of providing Architecture, Interior Design, MEP/FP and Structural engineering services for a new market-rate, multi-family development located on Myrtle Avenue in Jacksonville, FL.

The Project is assumed to be designed in coordination with a negotiated contractor and developed from new unit plans and an Owner provided amenity program.

The project is further described as follows:

- 280 units
- 5 story residential over 2 story parking podium
- Type III building with full 13 sprinkler
- 4 unit types : (34% / 49% / 17%)
 - One studio units (500-600 sf)
 - Two 1 bedroom units (700-800 sf)
 - One 2 bedroom units (950-1050 sf)
- 5,000 s.f. clubhouse/leasing center (within unit building may require full 13 sprinkler)
- Amenity/pool courtyard on podium deck (pool by others)
- Trash Enclosure

1520 Prudential Drive | Jacksonville, FL 32207 | 904.353.5900 [o] | 904.353.5968 [f] | FL LIC AA26091912

ARCHITECT'S BASIC SERVICES

Basic services consist of the phases below and include services to coordinate the work of Architect's sub-consultants and the Owner's Civil and Landscape Consultant. All Pre-Design and Schematic Design services shall be completed in accordance with Attachment "A" Terms and Conditions of Agreement.

Pre-Design/Conceptual Phase

The Architect, in consultation with the Owner and/or persons designated by Owner, shall prepare a conceptual test-fit site plan with preliminary parking and desired unit mix.

This phase shall be used to finalize the Client's program, unit count, building types and project scope. At the close of this phase, if it differs from the proposed scope in the Project Description, both fee and schedule will be re-evaluated.

Schematic Design

Based upon the approved Conceptual Design, the team shall arrive at a mutual understanding of the final requirements for the Project. Drawings may be in combination of CAD produced and freehand format, to a scale.

Two (2) project meeting will be included in this Phase. The Schematic Design kick-off meeting and 100% Schematic Design meeting will be a presentation to the Owner, at which time, minor revisions and comments shall be incorporated.

All subsequent Design Phase Services shall be completed in accordance with AIA B109. The following phases are included in this proposal for budgeting purposes only. If no major discrepancies from the specified scope arise, the fees will carry over to the AIA agreement.

Design Development Phase

Based on the approved Schematic Design documents and minor adjustments authorized by the Owner in the program, the Architect shall prepare, for review by the Owner, Design Development Documents.

Drawings shall be produced in CAD (basic noting and dimensions) and to scale. Documents will include the following:

- Site plan
- Overall floor and roof plans
- All typical unit plans
- All major exterior elevations
- Typical wall section
- Typical exterior material and waterproofing details

Construction Documents Phase

Based on the approved Design Development Documents, the Architect shall prepare Construction Document drawings based on the Florida Building Codes and FHA design guidelines currently in effect and setting forth the general requirements for the construction of the design.

Permitting Phase

A Building Permit Set, based upon the 95% Construction Documents Set, will be issued to the Owner or Contractor for the Owner's or Contractor use in submitting for the building permit.

Bidding / Negotiation Phase (optional)

This proposal is based on a Negotiated basis. If requested and as an optional service, the Architect shall complete this Phase in accordance with AIA B109.

Construction Administration Phase

Based on the approved final Construction Documents and an approved construction schedule from the negotiated Contractor, the following shall be covered under Basic Services:

This scope shall be billed monthly based on location of project:

- Projects under 50 road miles from the Architect's main office;
\$4,000/month
- Projects between 50 and 199 road miles from the Architect's main office;
\$4,500/month
- Projects between 200 and 499 road miles from the Architect's main office;
\$5,500/month
- Projects over 500 road miles from the Architect's main office;
\$7,000/month

INTERIOR DESIGN BASIC SERVICES

Basic services consist of interior architecture and interior design phases as outlined for the following areas:

Amenity Areas

- Development of the design concept with the owner for the image of the multi-family community.
- Development of the design through interior architectural elements, finish materials and color selections, lighting selections and furnishings layout.

Residential Units

- Development and specification of up to two (2) finish schemes.
- Selection of cabinetry, plumbing fixtures, and lighting based on the outline specs or manufacturer standards provided by the owner and/or contractor.
- Furniture layout plans and specification of furnishings.

Common Areas (corridors, stairways and lobbies)

- Finishes and lighting selections.

Outdoor Gathering Areas

- Finish coordination of exterior and interior materials and colors for seamless transition.

The selection of furniture, accessories, and window treatments, as well as the procurement and portions of installation performed by Group 4 Design can be proposed under a separate agreement.

STRUCTURAL ENGINEER'S BASIC SERVICES

The Structural Engineer shall be responsible for the design of concrete foundations and all wood framing for the structures. Design and documentation of site retaining walls is not included under Basic Services.

Engineering shall commence in the Design Development Phase and include usual and customary scope in accordance with the Architect.

MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERS' BASIC SERVICES

The MEP Engineers shall be responsible for the design of HVAC, electrical, and plumbing for all structures outlined in this proposal. MEP Engineers shall also coordinate utilities and services with the Owner's Civil Engineer.

Engineering shall commence in the Design Development Phase and include usual and customary scope in accordance with the Architect.

FIRE PROTECTION (FP) ENGINEER'S BASIC SERVICES

Fire Protection shall include schedule A-M only. Full system design shall be provided by the installer's designated engineer. Full system design is specifically excluded but may be performed as an Additional Service under the AIA Agreement.

Engineering shall commence in the Design Development Phase and include usual and customary scope in accordance with the Architect.

BASIS OF COMPENSATION

For Basic Services (excluding Reimbursable Expenses) compensation shall be computed as follows. Changes in described scope and/or schedule may result in changes to fees and/or schedule. Final design/complexity of exterior envelope or major architectural elements may also result in changes to fees and/or schedule.

Conceptual Design Phase	\$ 16,000.00	2-3 weeks
Schematic Design Phase	\$118,000.00	6-7 weeks
Design Development	\$275,000.00	8-9 weeks
Construction Documents	\$749,000.00	11-12 weeks
Construction Administration	\$ 4,000.00/mo	est. 18 months
TOTAL	\$1,158,000.00 + CA phase	

ADDED BASIC SERVICES

DDRB Submittal	\$ 10,000.00	2 weeks**
Landscape Architect	\$ 58,000.00	
Private Plan Review	\$ 12,000.00	

** DDRB submittal shall commence immediately after Schematic Design is approved. This scope includes the submission, correspondence, hearing attendance and 1 minor revision. Any additional time or major revision shall be completed as an additional service. Schedule does not account for DDRB review time.

All phases shall be billed as a percentage complete at the time of monthly invoicing.

CONSTRUCTION COST

It is understood and agreed that the Architect has no control over the cost of labor, materials or equipment; over the Contractor's methods of determining bid prices or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Client's project budget or from any preliminary estimate of Construction Cost or any other cost estimate or valuation.

ADDITIONAL SERVICES

In the event Additional Services are required, these services shall be provided on a time and expense basis using the Architect's current hourly rate schedule. Additional services of all consultants would be provided at the rate of one and one-fifteenth (1.15) times the amount the Architect is billed by the consultant.

This proposal does not include the following:

- Civil Engineering
- Pool Design and Engineering
- Value Engineering: Owner and/or contractor initiated changes, alternate or substitute system evaluation, and other construction administration services not included in Basic Services.
- Making major revisions in drawings, specifications or other documents when such revisions are inconsistent with approvals or instructions previously given.

- Revisions to contract documents caused by the enactment or revisions of the codes, laws or regulatory changes subsequent to the construction document preparation, or due to other causes not solely within the control of the Architect or their consultants.
- Special consulting services required to comply with governmental or other agency requirements (i.e. traffic studies, grading studies, hydrology reports, environmental, etc.).
- All services rendered in conjunction with land use control approvals including; land sellers review board (if any), platting, attendance at land use control hearings, and modifications to site plan to accommodate local authorities requirement.
- Additional site trips required by local code authorities or parties involved in special approvals requirements. Such trips shall only be made upon prior approval by the Owner.
- The Basic Services fee is based upon normal site conditions with available and adequate capacity utilities, street access, etc. Any additional architectural and engineering services required by unforeseen site conditions including, but not limited to dewatering requirements, utility extensions, right-of-way and roadway improvements on public roadways, etc., shall be negotiated with the Owner at the time such conditions are encountered.
- Providing services in connection with the work of a construction manager or separate consultants retained by the Owner, not specified in this proposal.
- Models, renderings, photography or brochure printing.
- Lightning protection design
- Design and documentation of site retaining walls.
- Presenting to or making revisions should the Owner/Consultant team change during the course of the Project.
- Audio/Video/Security/Controlled Access Design
- Furniture selection, procurement or installation

OTHER CONDITIONS

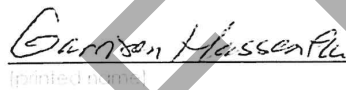
This proposal is valid and available for acceptance for a period of sixty (60) days from the date of submittal. Upon Owner's acceptance, the Architect agrees to provide the described services in accordance with this proposal and the attached Addendum "A" Terms of the Agreement for a period equal to the length of the Project through completion of construction, as outlined in the contract for construction.

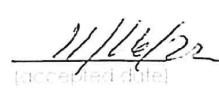
Please contact me at 904.353.5900 if you have any questions or comments. We look forward to working with you on this project.

Sincerely,


Karie L. Kovacoc, AIA
attach: ADDENDUM A


[client/owner signature]


[printed name]


[accepted date]

DRAFT

2022 ADDENDUM A – Terms & Conditions

1. **Authorization to Proceed:** Execution of the agreement by Owner will be authorization for Group 4 Design Inc., hereinafter referred to as "Architect", to proceed with the work, unless otherwise provided for in the agreement.
2. **Standard of Care:** Architect shall exercise that degree of care, skill and diligence in rendering all of its services under this Agreement in accordance with that prevailing among architectural firms when performing services for projects similar to the Project in the jurisdiction where the Project is located (the "Professional Standard").
3. **Payment to Architect:** Architect will bill monthly for fees and reimbursable expenses unless agreed to otherwise in the agreement. Payment terms are Net 30- outstanding balances shall accrue interest at 1.5% per month (18% per annum). If full or satisfactory payment is not made within 30 days from the date of the invoice, work on this Project may be stopped at the discretion of Architect without any penalty from the Owner. If legal action is required in order to collect moneys due to Architect, the Owner shall be liable for any attorneys' fees and costs incurred in such action.
4. **Reimbursable Expenses:** Reimbursable expenses are in addition to compensation for the Architect's services and include expenses incurred by the Architect and Architect's Consultants directly related to the Project, including, but not limited to: (1) transportation in connection with the project, authorized out-of-town travel and subsistence, models and mock ups requested by the Owner. In addition to the direct costs, 15% will be added for cost of funds, handling and overhead (multiple for reimbursable expenses: 1.15).
5. **Architect's Consultants:** Architect's Consultants, compensation shall be computed as a multiple of 1.15 times the amounts billed to the Architect for such services.
6. **Instruments of Service:** Designs, architectural works, technical drawings, specifications and all other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Architect grants to the Owner a nonexclusive license to reproduce the Architect's Instruments of Service solely for purposes of constructing and maintaining the Project, provided that the Owner shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. Architect shall obtain similar nonexclusive licenses from the Architect's Consultants consistent with this Agreement. Any termination of this agreement prior to completion of the Project shall terminate this license. Except for the licenses granted herein, no other license or right shall be deemed granted or implied under this Agreement. Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of Architect. However, the Owner shall be permitted to authorize the Contractor, subcontractors, sub-subcontractors and material or equipment suppliers to reproduce applicable portions of the documents appropriate to and for use in their execution of the Work by license granted above. The Architect's designs, architectural works, technical drawings, specifications or other documents shall not be used by the Owner or Owner's agents on other projects, for additions to this Project, or for the completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect. Any unauthorized use of the documents shall be at the Owner's sole risk and without liability to Architect or its consultants.
7. **Termination:** Either party may terminate this agreement without cause upon 30 days written notice to the other party.
8. **Dispute Resolution:** The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association. The parties shall share the mediator's fee and any filing fees equally. Mediation shall be a condition precedent to arbitration, legal or equitable proceedings.
9. **Limitation of Liability:** In order for the Owner to receive the benefits of a fee which includes a lesser allowance for risk funding, Owner agrees to limit Architect's liability for any cause or combination of causes arising from Architect's or Architect's Consultants' professional acts, errors or omissions, such that the total aggregate liability of Architect shall not exceed Architect's fee for the services rendered on this project, not including reimbursable expenses, Architect's Consultants' fees or value added and entitlement success fees where applicable.
 - a. Additional Liability coverage is available if desired by the Owner
 - b. **AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.** NO shareholder, officer, partner or employee of Architect shall have personal liability

2022 ADDENDUM A – Terms & Conditions

under any provisions or for any causes of action arising out of or related to the professional services provided in connection with the Project. The limitation of liabilities and the indemnification provisions contained herein will survive this agreement.

10. Waiver of Consequential Damages: A breach of this agreement may cause both parties to experience damages that are indirectly related to the breach or that were not foreseeable by either party at the time this agreement was entered into. Such damages are called consequential damages and may include, but are not limited to, loss of use and loss of profit. Neither party shall be liable to the other for any consequential damages incurred by either party due to the fault of the other, regardless of the nature of this fault.

11. Interpretation, Titles and Survival: The paragraph titles used in this agreement and these Terms and Conditions of Agreement are for general reference only and are not part of the Agreement between the parties.

- a. This agreement shall be governed by the laws of Florida
- b. As used herein, the term "Architect" includes or refers to interior designer when applicable. The term "Architect's Consultant" refers to those consultants that contract directly with Architect.

12. Hourly Rate Schedule: paragraph titles used in this agreement and these Terms and Conditions of Agreement are for general reference only and are not part of the Agreement between the parties.

2022 Hourly Rates

Architects/Designers		Engineers	
Principal	\$300/hr	Principal Engineer	\$250-300/hr
Project Manager/Architect	\$200/hr	PM/Senior Engineer	\$150-175/hr
Project Designer	\$150/hr	Assoc. Engineer	\$105-130/hr
Project Team Member	\$100/hr	CAD	\$75-100/hr
Administrative	\$75/hr	Clerical	\$50/hr

DRAFT

Exhibit 2

DRAFT



Statement

Date
12/18/23

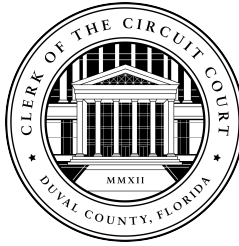
Group 4 Design, Inc.

1939 Hendricks Ave.
Jacksonville, FL. 32207
904-353-5900

To:
MW and Garrison Companies Attn: Gary Hassenflu 2020 Broadway Blvd. Kansas City, MO. 64108

TOTAL DUE
\$190,758.78

Date	Transaction	Amount	Balance		
	22,2041.00 McCoys Landing Myrtle Ave MF-				
01/31/23	INV #232011. Due 03/02/23. Orig. Amount \$8,000.00.	8,000.00	8,000.00		
02/28/23	INV #232030. Due 03/30/23. Orig. Amount \$18,200.00.	18,200.00	26,200.00		
03/31/23	INV #232054. Due 04/30/23. Orig. Amount \$19,300.00.	19,300.00	45,500.00		
04/30/23	INV #232072. Due 05/30/23. Orig. Amount \$143,500.00.	143,500.00	189,000.00		
06/30/23	INV #FC212. Due 06/30/23. Orig. Amount \$564.71. Finance Charge	564.71	189,564.71		
07/31/23	INV #FC213. Due 07/31/23. Orig. Amount \$241.51. Finance Charge	241.51	189,806.22		
08/31/23	INV #FC214. Due 08/31/23. Orig. Amount \$241.82. Finance Charge	241.82	190,048.04		
09/30/23	INV #FC216. Due 09/30/23. Orig. Amount \$234.01. Finance Charge	234.01	190,282.05		
10/31/23	INV #FC220. Due 10/31/23. Orig. Amount \$242.13. Finance Charge	242.13	190,524.18		
11/30/23	INV #FC223. Due 11/30/23. Orig. Amount \$234.60. Finance Charge	234.60	190,758.78		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	TOTAL ON ACCOUNT
0.00	234.60	242.13	234.01	190,048.04	\$190,758.78



Electronically Certified Court Record

This is to certify that this is a true and correct copy of the original document, which may have redactions as required by law.

DOCUMENT INFORMATION

Agency Name:	Duval County Clerk of the Circuit Court
Clerk of the Circuit Court:	Jody Phillips
Date Issued:	4/12/2026 10:13:43 PM
Unique Reference Number:	CAA-FDC-BCADB-CCDEEDHAC-BEHHDIA-G
Case Number:	16-2024-CA-002444-AXXX-MA
Case Docket:	FINAL SUMMARY JUDGMENT (CONSENT) BOOK 21341 PAGE 1
Requesting Party Reference:	18644430

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by Jody Phillips, Duval County Clerk of the Circuit Court, to be a true and correct copy of a court record authorized by law to be recorded or filed and actually recorded or filed in the office of the Duval County Clerk of the Circuit Court. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting

<https://Verify.Clerkecertify.com/VerifyImage>.

**The web address shown above contains an embedded link to the verification page for this particular document.



Filing # 215012875 E-Filed 01/21/2025 02:46:32 PM

IN THE CIRCUIT COURT OF THE
FOURTH JUDICIAL CIRCUIT IN & FOR
DUVAL COUNTY, FLORIDA

GROUP 4 DESIGN, INC.,
a Florida corporation,

CASE NO.: 16-2024-CA-002444
DIVISION: CV-H

Plaintiff,

vs.

MW DEVELOPMENT ENTERPRISES, LLC,
a Foreign Limited Liability Company,

Defendant.

CONSENT SUMMARY FINAL JUDGMENT

This matter came before the Court upon the Plaintiff, GROUP 4 DESIGN, INC., and Defendant, MW DEVELOPMENT ENTERPRISES, LLC, consent to the entry of this Final Judgment regarding the various counts in the Amended Complaint tiled herein. The Court, having reviewed the pleadings of record, considered the agreement of the above parties, and otherwise being fully advised in the premise, it is thereupon,

CONSIDERED and ADJUDGED

1. This Court has jurisdiction over the parties and subject matter of this cause.
2. The Plaintiff, GROUP 4 DESIGN, INC., shall recover from the Defendant, MW DEVELOPMENT ENTERPRISES, LLC, the principal sum of ONE-HUNDRED AND FORTY-FOUR THOUSAND AND NO/100 DOLLARS \$144,000.00, for which let execution issue forthwith.
3. This Consent Final Judgment shall bear post-judgment interest at the rate set forth in Fla. Stat. § 55.03.

ACCEPTED: DUVAL COUNTY, JODY PHILLIPS, CLERK, 01/24/2025 09:25:43 AM

4. The address of the Plaintiff, GROUP 4 DESIGN, INC., is 1939 Hendricks Avenue, Jacksonville, Florida 32207.

5. The address of the Defendant, MW DEVELOPMENT ENTERPRISES, LLC, is 2001 Shawnee Mission Parkway, Suite 250, Mission Woods, Kansas 66205.

6. Within forty-five (45) days from the date of entry of this Final Judgment, the Defendant, MW DEVELOPMENT ENTERPRISES, LLC, shall complete the Rule 1.560 Fact Information Sheet, which is attached, and shall return the completed Rule 1.560 Fact Information Sheet along with any required documents and papers to the office to Thomas J. Tollefsen, Esquire at Tritt & Associates, P.A., 707 Peninsular Place, Jacksonville Florida 32204. Failure to comply with this paragraph of the Final Judgment may be considered contempt of Court.

7. Jurisdiction of this case is retained to enter further orders that are necessary and proper.

DONE AND ORDERED in Jacksonville, Duval County, Florida on Tuesday, January 21, 2025.

16-2024-CA-002444-AXXX-MA 01/21/2025 02:46:26 PM


G.L. FELTEL JR., CIRCUIT JUDGE

Gilbert Felte, Judge
16-2024-CA-002444-AXXX-MA 01/21/2025 02:46:26 PM

Thomas John Tollefsen

tom.tollefsen@atritt.com

karen.farber@atritt.com

Nicholas William Morcom

nick@woolseymorcom.com

stephanie@woolseymorcom.com

shunnefield@woolseymorcom.com

Tollefsen, Thomas John
tom.tollefsen@atritt.com
karen.farber@atritt.com

Morcom, Nicholas William
nick@woolseymorcom.com
stephanie@woolseymorcom.com
shunnefield@woolseymorcom.com

Carolyn Joy Whitmore
jwhitmore@woolseymorcom.com
shunnefield@woolseymorcom.com

Carolyn Joy Whitmore
jwhitmore@woolseymorcom.com

Tracy Hanrahan
DCCH_CVH@coj.net

DRAFT

CONSENT

The parties, by and through their undersigned counsel, hereby consent to entry of the above Final Judgment.

/s/

Thomas J. Tollefsen, Esq.
Tritt & Associates, P.A.

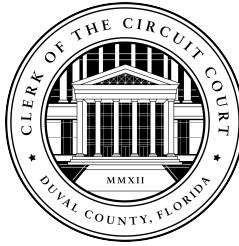
/s/

Nicholas W. Morcom, Esq.
Woolsey Morcom

707 Peninsular Place
Jacksonville, FL 32204
Attorney for Plaintiff

630 W. Adams St., Ste. 102
Jacksonville, FL 32204
Attorney for Defendant

DRAFT



Electronically Certified Court Record

This is to certify that this is a true and correct copy of the original document, which may have redactions as required by law.

DOCUMENT INFORMATION

Agency Name:	Duval County Clerk of the Circuit Court
Clerk of the Circuit Court:	Jody Phillips
Date Issued:	4/12/2026 10:13:51 PM
Unique Reference Number:	CAA-FDC-BCADB-CCFDJCGGA-BEHHDIB-B
Case Number:	16-2024-CA-002444-AXXX-MA
Case Docket:	NOTICE OF TAKING DEPOSITION DUCES TECUM OF DEFT MW
Requesting Party Reference:	18644430

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by Jody Phillips, Duval County Clerk of the Circuit Court, to be a true and correct copy of a court record authorized by law to be recorded or filed and actually recorded or filed in the office of the Duval County Clerk of the Circuit Court. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting

<https://Verify.Clerkecertify.com/VerifyImage>.

**The web address shown above contains an embedded link to the verification page for this particular document.



IN THE CIRCUIT COURT OF THE
FOURTH JUDICIAL CIRCUIT IN & FOR
DUVAL COUNTY, FLORIDA

GROUP 4 DESIGN, INC.,
a Florida corporation,

CASE NO.: 16-2024-CA-002444
DIVISION: CV-H

Plaintiff,

vs.

MW DEVELOPMENT ENTERPRISES, LLC,
a Foreign Limited Liability Company,

Defendant.

NOTICE OF TAKING DEPOSITION DUCES TECUM

To: MW Development Enterprises, LLC
c/o Nicholas W. Morcom, Esq.
Woolsey Morcom, PLLC
203 Fort Wade Rd., Ste. 260
Ponte Vedra, FL 32081

Please be advised that Plaintiff, will take the deposition of **Defendant, MW Development Enterprises, LLC**, on **Thursday, June 12, 2025 at 10:00 a.m.**, upon oral examination before a Notary Public in and for the State of Florida at Large, or some other officer duly authorized by law to take deposition, and will continue from day to day until completed. This deposition is being taken in accordance with the Florida Rules of Civil Procedure for the purposes permitted by Florida law, for discovery purposes, use at trial or both. You are required to attend. Furthermore, you are required to bring with you and produce at the deposition the documents identified in Exhibit "A".

Defendant, MW Development Enterprises, LLC, is directed to designate one or more officers, directors, or managing agents, or other persons who consent to do so, to testify on its

ACCEPTED: DUVAL COUNTY, JODY PHILLIPS, CLERK, 04/24/2025 12:33:17 PM

behalf on the matters set forth in “Exhibit A”, attached hereto. The person(s) so designated shall testify about matters known or reasonably available to the organization.

This deposition will be conducted using Zoom. There is no cost to use it. For instructions on how to sign up for Zoom, please visit <https://zoom.us/resources>.

To appear for this deposition, please use the following invitation information:

Join Zoom Meeting

<https://us06web.zoom.us/j/85907522673?pwd=YwRfwdcaesZdSHNvgUztwClv83cJhs.1>

Meeting ID: 859 0752 2673

Passcode: 645649

One tap mobile

+13052241968,,85907522673#,,,,*645649# US

+13126266799,,85907522673#,,,,*645649# US (Chicago)

Dial by your location

- +1 305 224 1968 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 309 205 3325 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 859 0752 2673

Passcode: 645649

Find your local number: <https://us06web.zoom.us/j/kdwxhCgfV0>

Each participating attorney may be visible to all other participants and their statements will be audible to all participants. All exhibits will be provided simultaneously and electronically to the witness and all participants. The court reporter will record the testimony. The deposition may be recorded electronically. Counsel for all parties will be required to stipulate on the record: a) their consent to this manner of deposition and b) their waiver of any objection to this manner of deposition, including any objection to the admissibility at trial of this testimony based on this manner of deposition.

Individuals with disabilities needing reasonable accommodations to participate in the proceeding should contact Thomas J. Tollefsen, Esquire, not later than seven (7) days prior to the proceeding at (904) 354-5200. If notice to the individual of a deposition, court date, subpoena, etc. is less than seven (7) days, then the individual should contact Thomas J. Tollefsen, Esquire, as soon as possible after receiving this Notice. Telephone: (904) 354-5200; or if hearing impaired, 1-800-955-8771; (TDD); or 1-800-955-8770 (V), via Florida Relay Service.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to Nicholas W. Morcom, Esq., Woolsey Morcom, PLLC, 203 Fort Wade Rd., Ste. 260, Ponte Vedra, FL 32081, via the Florida E-Filing Portal this 23rd day of April 2025.

TRITT & ASSOCIATES, P.A.

By: 

Thomas J. Tollefsen
Florida Bar No. 15790
707 Peninsular Place
Jacksonville, Florida 32204
Telephone: (904) 354-5200
Facsimile: (904) 354-5256
Email: tom.tollefsen@atritt.com
Attorneys for Plaintiff

cc: Veritex

EXHIBIT A

All financial records showing your present financial income, assets and liabilities, including but not limited to the following:

1. Copies of Federal Income Tax Returns for the last three (3) calendar years filed by you either individually or jointly with others.
2. Statements showing your checking, savings or other financial accounts for the last three (3) calendar years held in your name individually or jointly with others.
3. All documents showing your ownership of any and all real property lying in the State of Florida, wherever situated, whether such property is owned by you individually or jointly with others.
4. A list showing all personal property owned by you at any time during the last three (3) calendar years, whether owned by you individually or jointly with others, describing such personal property and showing for each:
 - a. Estimated value and date acquired.
 - b. Liens and encumbrances on such property, if any.
 - c. Present location of such property.
 - d. Custodian of such property, if someone other than you.
 - e. If you do not have a list, prepare one to bring with you.
5. A list of all debts owed to you by others, and by you to others, whether owed to you or owed by you individually or jointly with others, showing for the parties owing such obligation:
 - a. The names and addresses of parties owing such obligation.
 - b. The present value of the obligation.
 - c. The document evidencing such obligation.
 - d. Security, if any, for the payment of such obligation.
 - e. The name and address of the custodian of such documents, if someone other than you.
 - f. If you do not have a list, prepare one to bring with you.

6. Copies of any and all financial statements prepared by you for any financial institution during the last three (3) calendar years.
7. Automobile titles and registrations, if not already included in the information above, owned by you individually or jointly with others.
8. Copies of pay-stubs received by you during the last nine (9) months.
9. All documents showing your ownership of any and all real property lying outside the State of Florida, wherever situated, whether such property is owned by you individually or jointly with others.
10. Copies of all checks issued to pay for your utilities in the last six (6) months.
11. Copies of all checks issued to pay for your mortgage on any real property within the last six (6) months.
12. Copies of all checks issued by you to pay your rent/lease of any real property within the last six (6) months.
13. Copies of any stock certificates owned by you.



Kellie Henke <khenke@crevecoeurmo.gov>

Opposition to Graeser Station Rezoning — Resident Comment

1 message

Jun Yang <yangjun0906@gmail.com>

Mon, May 11, 2026 at 4:57 PM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "dspence@crevecoeurmo.gov" <dspence@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>, "knorwood@crevecoeurmo.gov" <knorwood@crevecoeurmo.gov>, "ngreer@crevecoeurmo.gov" <ngreer@crevecoeurmo.gov>, "dnewman@crevecoeurmo.gov" <dnewman@crevecoeurmo.gov>, "dhoffman@crevecoeurmo.gov" <dhoffman@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>, "mberry@crevecoeurmo.gov" <mberry@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Dear Mayor and City Council Members,

I am a resident of Creve Coeur and I oppose the proposed Graeser Station development and the rezoning required to build it. At 147 units on 4.42 acres, this project exceeds the density limits in the Comprehensive Plan and is not compatible with the surrounding neighborhood.

I urge you to deny the rezoning request.

Thank you.

DRAFT



Kellie Henke <khenke@crevecoeurmo.gov>

[Mayor-Council] Tonight's meeting - Graeser Station Development

1 message

Mark Biernbaum <markwoodworker10@gmail.com>

Mon, May 11, 2026 at 10:10 PM

To: mayor-council@crevecoeurmo.gov, Mark Biernbaum <markwoodworker10@gmail.com>

Hello Mayor Hoffman and City Council,

I wanted to follow up on my comments from this evening's meeting. I was quite nervous while speaking, and I felt I did not express my thoughts as clearly as I had hoped. Although I taught for 34 years, including 28 years at Ladue Middle School, speaking in front of adults has always been much more difficult for me than speaking in front of students!

As I think you all know, Spoede Elementary and Ladue Middle School (as well as the other elementary schools) recently completed a major renovation and expansion project just two years ago. Even with those improvements, the schools are already experiencing the impact of increased student enrollment. Several apartment complexes have already been built within the district, particularly along Olive Boulevard, and additional developments are still in the works.

My concern is simple: adding more apartments when our schools are already at or near capacity is not in the best interest of the Ladue School District. The proposed addition of 147 new residences for families would place even greater strain on our schools, teachers, and resources. Ultimately, this affects not only the district, but also the students and the broader community. Although I feel there are other concerns about the project, they all pale in comparison to this fact. Therefore, adding an apartment complex when schools are already full is NEVER a good idea!

Thank you for your time, consideration, and service to our community!

Mark Biernbaum

809 Deaver Ln

Density in words and images East Olive

From L R <lrezny@hotmail.com>

Date Sun 4/12/2026 8:48 PM

To Mayor Council <mayor-council@crevecoeurmo.gov>

Cc Jason Jaggi <jjaggi@crevecoeurmo.gov>; Bethany Moore <bmoore@crevecoeurmo.gov>

The question is not whether the lots at the SW corner of Graeser Rd and Olive should be redeveloped, it is if this proposal is the right one.

As a Planned Mixed Use Development Graeser Station proposal would be under Section 405.390 Planned Zoning District: Objectives. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:

1. Fulfillment of the goals and objectives of the Comprehensive Plan;

So look at the Comprehensive Plan AS IT IS WRITTEN.

IF the plan does not fit current trends you can change it.

Do no subvert it. Ignoring the Plan weakens any Plans forward.

Some people claim there is ambiguity in the Comprehensive Plan about density for residential in the East Olive section. They have contrasted a quote from page 58 of the Plan with a quote from page 88

Page 58:"VIII. Neighborhood Commercial District (NC) Comprising the East Olive Corridor, the Neighborhood Commercial District supports the development of a **variety of medium- to low-density commercial and neighborhood service businesses and low-density multi-family residential development**—in a corridor with shallow lot depths adjacent to established subdivisions. Providing a transition between more intense commercial districts to the east and west, this district is ideal for specialty retail and service businesses, providing both easy car access and a walkable environment. The Neighborhood Commercial District provides for lot-by-lot redevelopment that builds toward a coherent corridor identity.

Page 88 "The NC place type supports the development of a **variety of medium- to low-density commercial, retail, office, neighborhood service business, and residential development** in a commercial corridor with shal-

low lot depths."

The claim is that one supports only low-density residential and the other both medium and low density residential.

The claim is that the Plan is self-contradictory.

They ignore another part of Page 88 that expands both of the other sections.

In large blue print on Page 88,
the first paragraph for East Olive Corridor
"The Vision for East Olive is to create
a walkable corridor of destination
retail boutiques, neighborhood service
businesses, small-scale restaurants,
**attached townhomes, and low-density
multi-family homes and single family
homes.** Development of the East Olive
corridor should encourage pedestrian
access from adjacent neighborhoods
and prioritize walkability between
neighboring lots while accommodating
car access and easy parking."

The list specifies 3 examples of possible
Residential Properties allowed.

Each LOW- density.

The other 2 paragraphs are differing
shorthand for this list

Nothing in the list is even Medium density.

There is nothing low density about the
Graeser Station proposal.

147 apartmetn units on 4+ acres is

NOT attached townhomes,

NOT low-density Multi-family

NOT single family homes

It does not fit the Comprehensive Plan.

It is far above the max of 20 units per acres.

Please see the photos on Page 91 for
Vision & Best Practices Character Images
And my notes with each



DEMUN POINTE (CLAYTON, MISSOURI)

<https://www.reidluxuryrealestate.com/development/demun-pointe>

Condos on 3 levels, the top level recessed and with peaked rooves like a modern "dormer"

Sale Price Starting in the \$500 - \$1 million

Size 1,400 - 2,700 sf

NOT tiny one bedroom apartments jamming too many people and cars in the neighborhood

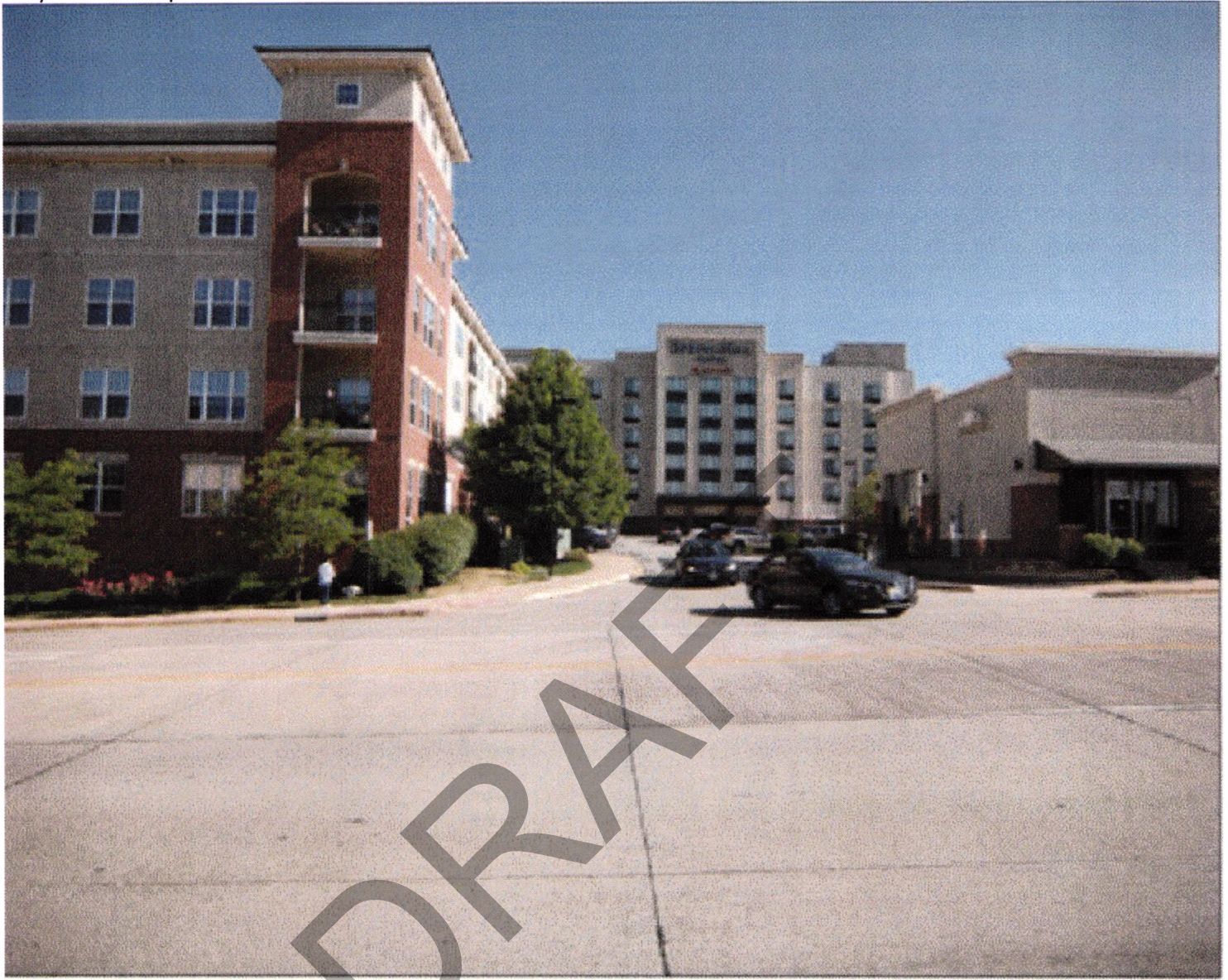


STATION PLAZA (KIRKWOOD, MISSOURI)

Townhouses at Station Plaza Condominiums
21 units on 2 streets
Sample unit 205 S Taylor
2.5 stories, 2,370 Sq ft
Appraised \$715,800
Again NOT one bedroom apts.

There is another photo in the Comprehensive Plan that most resembles the Graser Station proposal in mass

It is included in the WEST Olive and Large Commercial Properties on Page 85
Renamed Hanley Station, it has 150 units, similar count to Graeser Station proposal
May the developer should take his ideas to WEST Olive



BRENTWOOD STATION (BRENTWOOD, MISSOURI)

Nothing in the Comprehensive plan supports the proposed Graeser Station density and size for EAST Olive.

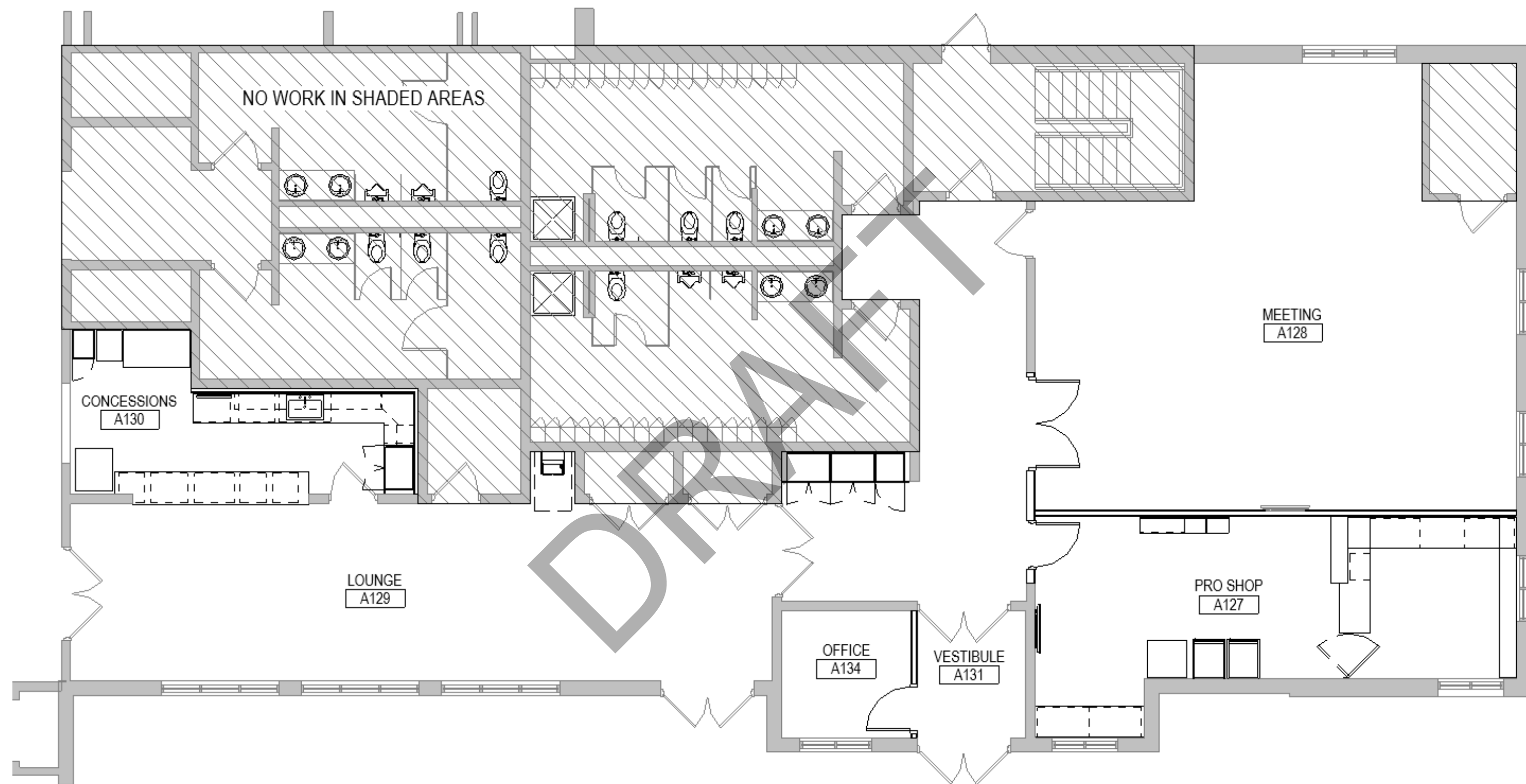
DIELMANN REC COMPLEX

CONCESSIONS & PRO SHOP RENOVATION

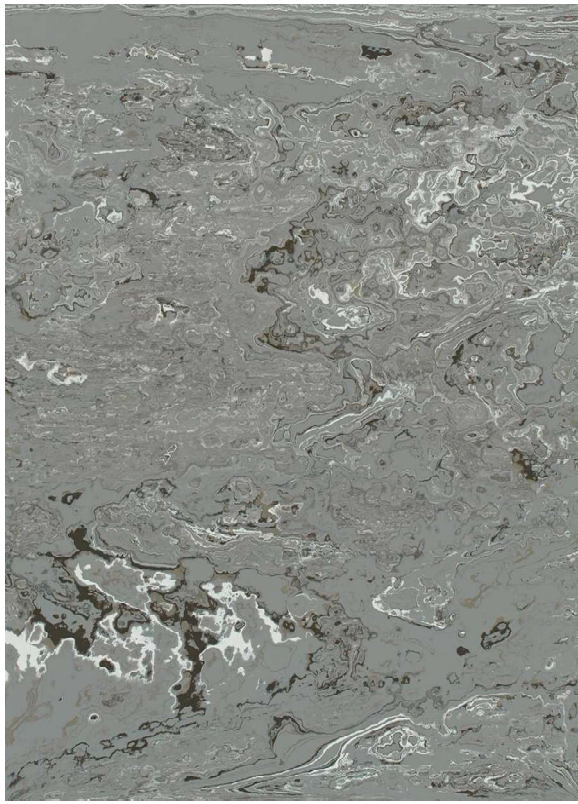
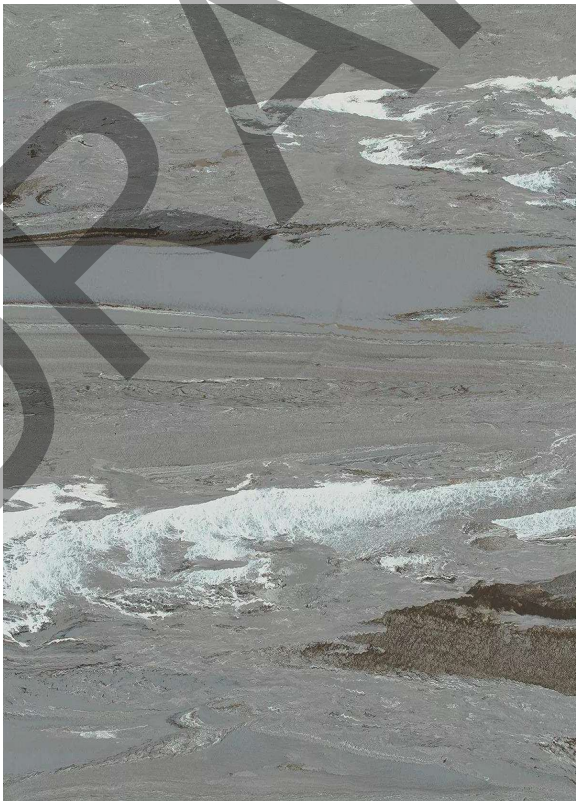
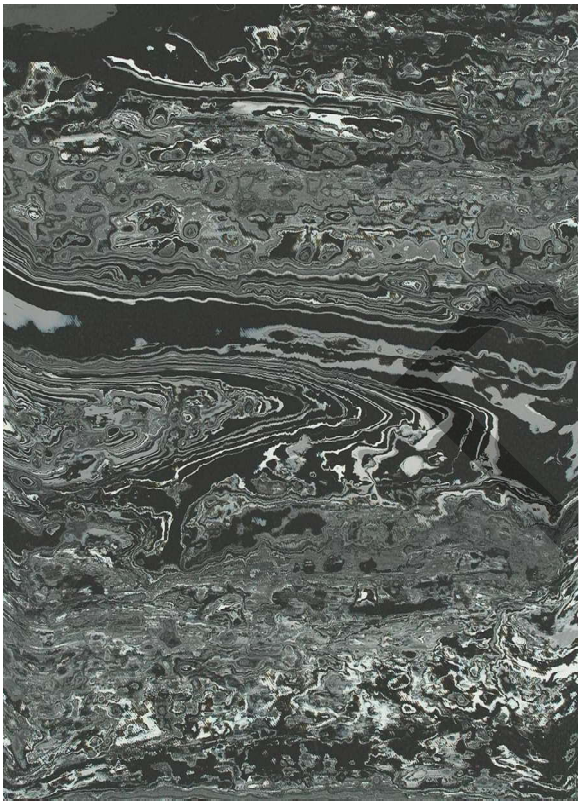
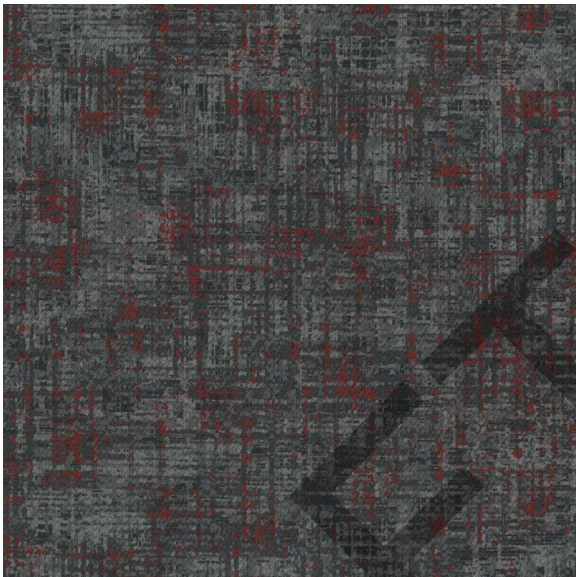
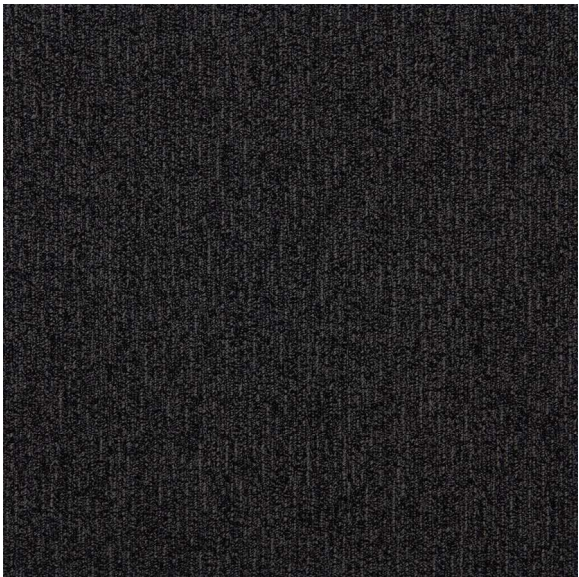
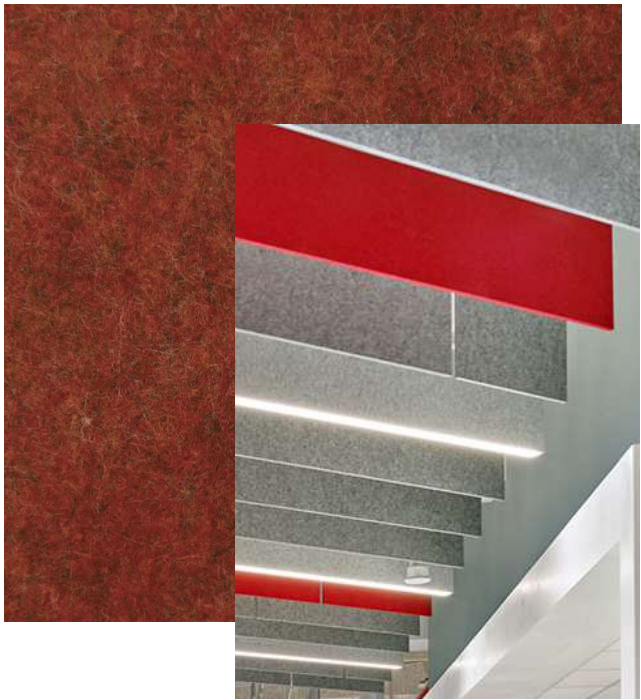
Interior Design

May 11, 2026 City Council

OVERALL | FLOOR PLAN



OVERALL | MATERIAL & FINISHES



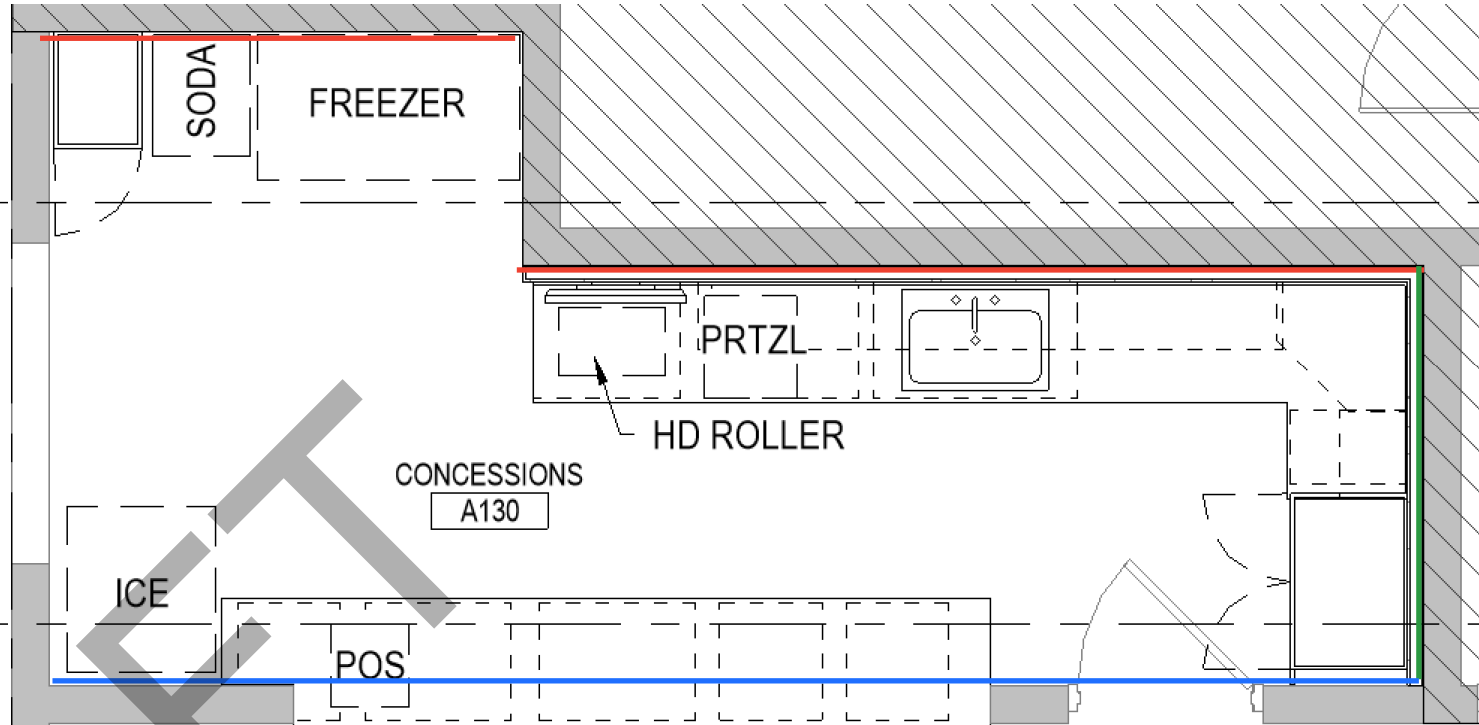
Concession Stand Materials

Flooring Options

Pro Shop Materials



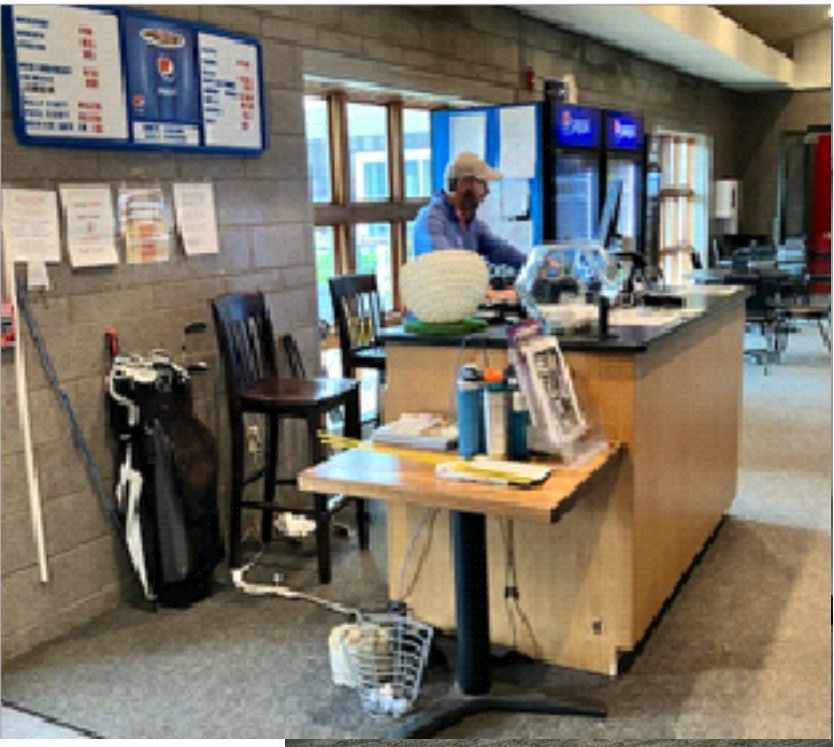
CONCESSIONS | PLAN & ELEVATIONS



LOUNGE SIDE / FRONT COUNTER



GOLF PRO SHOP | 3D VIEW





MEMORANDUM

DATE: May 20, 2026

TO: Kris Simpson, City Administrator

FROM: Joan Leary, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from May 7, 2026 through May 20, 2026 in the amount of \$403,797.09.



Creve Coeur, MO

Council Report of Invoices Paid Listing

By Fund

Payment Dates 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND						
ST LOUIS COUNTY CIRCUIT CLERK	INV0002790	05/07/2026	GARNISHMENT	01-2111	69526	53.54
PAYROLL MS CONTRIBUTION	INV0002791	05/08/2026	ICMA ROTH IRA %	01-2319	DFT0012626	225.23
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ER PENSION 7%	01-2312	DFT0012627	586.38
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA ROTH 457 %	01-2318	DFT0012627	5,778.25
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	MS ROTH IRA CATCHUP\$	01-2318	DFT0012627	50.00
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA ROTH 457 \$	01-2318	DFT0012627	2,447.31
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA ROTH IRA \$	01-2319	DFT0012627	502.70
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA 457 \$	01-2322	DFT0012627	115.39
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA 457 \$	01-2322	DFT0012627	6,647.84
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA 457 %	01-2322	DFT0012627	2,375.58
PAYROLL MS CONTRIBUTION	INV0002792	05/08/2026	ICMA LOAN PAYMENT	01-2324	DFT0012627	184.63
MOST MISSOURIS 529 SAVINGS PLAN	INV0002793	05/08/2026	MOST 529 COLLEGE SAVINGS	01-2323	DFT0012628	525.00
VOYA	INV0002794	05/08/2026	VOYA 457 %	01-2321	DFT0012629	504.22
VOYA	INV0002794	05/08/2026	VOYA 457\$	01-2321	DFT0012629	310.00
VOYA	INV0002794	05/08/2026	VOYA 457 %	01-2321	DFT0012629	135.72
DEPARTMENT OF TREASURY	INV0002795	05/08/2026	SOCIAL SECURITY	01-2102	DFT0012630	43,922.82
DEPARTMENT OF TREASURY	INV0002795	05/08/2026	MEDICARE	01-2103	DFT0012630	10,272.24
DEPARTMENT OF TREASURY	INV0002795	05/08/2026	FEDERAL WITHHOLDING	01-2104	DFT0012630	35,203.11
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002796	05/08/2026	STATE WITHHOLDING	01-2105	DFT0012631	12,395.00
STANDARD INSURANCE COMPANY	160-763511-00001 05/01/26	05/13/2026	DENTAL MAY 26	01-2213	3464	6,502.80
STANDARD INSURANCE COMPANY	160-763511-00002 05/01/26	05/13/2026	RETIRE DENTAL MAY 26	01-2226	3464	286.70
HR GREEN INC	201574	05/13/2026	OLIVE GRAESER TRAFFIC STU	01-2811	69529	5,680.00
DEBRA MICHELS	INV D MICHELS 05/06/26	05/13/2026	DENTAL INSURANCE OWES	01-2213	3441	15.34
STEVEN D BLACK	INV S BLACK 05/06/26	05/13/2026	HEALTH INSURANCE	01-2211	3465	737.61
STEVEN D BLACK	INV S BLACK 05/06/26	05/13/2026	DENTAL INSURANCE OWES	01-2213	3465	15.34
STEVEN D BLACK	INV S BLACK 05/06/26	05/13/2026	REFUND VISION INSURANCE	01-2218	3465	3.85
JUPITER ENTERTAINMENT	R0004409	05/13/2026	REFUND SUNSHINE REQUEST	01-4604	69531	400.00
MISSOURI STATE TREASURER	W32305	05/18/2026	CK #69196 RONSANTO P PO	01-2844	DFT0012676	249.72
MISSOURI STATE TREASURER	W32305	05/18/2026	CK #68731 SARAH YOUNG	01-2844	DFT0012676	65.00

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
WASHINGTON NATIONAL INS CO	P2644041	05/20/2026	WG00006955, 02413 MAY 2	01-2215	3503	367.80
						136,559.12
						136,559.12
Department: 11 - LEGISLATIVE SERVICES						
Division: 13 - CITY CLERK						
MISSOURI CCFO ASSOCIATION EASTERN DIVIS	MOCCFOA MAY 26	05/13/2026	MEMBERSHIP LUNCHEON 05	01-11-13-6264	69535	20.00
KELLIE HENKE	MOCCFOA RETREAT MAY 26	05/13/2026	MOCCFOA BOARD RETREAT	01-11-13-6265	3447	215.59
MCLAUGHLIN COURT REPORTING SERVICES INC	042026-1	05/20/2026	P&Z PROJECT FY2027-FY203	01-11-13-6202	3488	84.00
BRIDGETOWER OPCO LLC	745869349	05/20/2026	PUBLIC NOTICE AD NO DESC	01-11-13-6260	3474	198.49
						Division 13 - CITY CLERK Total: 518.08
						Department 11 - LEGISLATIVE SERVICES Total: 518.08
Department: 12 - ADMINISTRATION						
Division: 10 - LEGAL						
CURTIS HEINZ GARRETT AND OKEEFE PC	196571 - 196575	05/13/2026	MUNICIPAL PROSECUTION N	01-12-10-6201	3439	580.00
CURTIS HEINZ GARRETT AND OKEEFE PC	196571 - 196575	05/13/2026	MUNICIPAL PROSECUTION R	01-12-10-6201	3439	3,000.00
CURTIS HEINZ GARRETT AND OKEEFE PC	196571 - 196575	05/13/2026	CITY ATTORNEY NON-RETAIN	01-12-10-6201	3439	3,016.50
CURTIS HEINZ GARRETT AND OKEEFE PC	196571 - 196575	05/13/2026	CITY ATTORNEY RETAINER M	01-12-10-6201	3439	5,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC	196571 - 196575	05/13/2026	PROSECUTING ATTORNEY AS	01-12-10-6201	3439	1,195.00
						Division 10 - LEGAL Total: 13,291.50
Division: 11 - ADMINISTRATIVE						
MISSOURI CITY MANAGEMENT ASSOCIATIO	36333	05/13/2026	MCMA MEMBERSHIP RENE	01-12-11-6262	69536	150.00
M.C.I. PRINTING INC	66960	05/13/2026	NEWSLETTER PRINTING - MA	01-12-11-6203	3450	1,700.00
MERCY CORPORATE HEALTH	794834	05/13/2026	RANDOM DOT/FMSA TESTIN	01-12-11-6271	69533	62.05
MERCY CORPORATE HEALTH	795295	05/13/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	69533	119.00
MERCY CORPORATE HEALTH	796288	05/13/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	69533	55.25
RICHARD DECOLLO	8736	05/13/2026	NEWSLETTER MAILING MAY	01-12-11-6203	69537	254.82
ASI	A000178626ddHaD	05/13/2026	HRA & FSA ADMIN FEES APR	01-12-11-6203	3431	455.00
						Division 11 - ADMINISTRATIVE Total: 2,796.12
Division: 14 - MUNICIPAL COURT						
RICOH USA INC	109996908	05/13/2026	COURT COPIER LEASE 04/18/	01-12-14-6213	69538	192.63
						Division 14 - MUNICIPAL COURT Total: 192.63
						Department 12 - ADMINISTRATION Total: 16,280.25

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Department: 13 - FINANCE						
Division: 11 - ADMINISTRATIVE						
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002796	05/08/2026	STATE WITHHOLDING	01-13-11-6202	DFT0012631	0.50
Division 11 - ADMINISTRATIVE Total:						0.50
Division: 15 - INTERDEPARTMENTAL						
CHARTER COMMUNICATION	173957701050126	05/13/2026	ANALOG ANALOG LINES 05/	01-13-15-6253	3433	120.53
CHARTER COMMUNICATION	173957901050126	05/13/2026	CITY HALL TV & WIFI 05/01/	01-13-15-6255	3437	417.19
KONICA MINOLTA BUSINESS SOLUTIONS	508095232	05/13/2026	BIZ HUB 658 MONTHLY MAI	01-13-15-6213	69532	72.60
CHARTER COMMUNICATION	173940501050126	05/20/2026	PD PRI FIBER 05/01/26 - 05/	01-13-15-6253	3479	1,631.34
CHARTER COMMUNICATION	173941901050126	05/20/2026	PW TO CITY HALL CONNECTI	01-13-15-6255	3478	328.48
ODP BUSINESS SOLUTIONS LLC	468532149001	05/20/2026	TONER, ADDRESS LABELS, PE	01-13-15-7312	3492	375.22
ODP BUSINESS SOLUTIONS LLC	469249162001	05/20/2026	ADDRESS LABELS, STKY NOTE	01-13-15-7312	3492	156.83
ODP BUSINESS SOLUTIONS LLC	469257724001	05/20/2026	RED ROPE END-TAB WALLETS	01-13-15-7312	3492	154.24
Division 15 - INTERDEPARTMENTAL Total:						3,256.43
Division: 51 - MIS OPERATIONS						
WINNING TECHNOLOGIES IN	35808	05/13/2026	SENTINEL ONE, NINJA ONE A	01-13-51-6202	3470	427.00
WINNING TECHNOLOGIES IN	35808	05/13/2026	SENTINEL ONE, NINJA ONE A	01-13-51-7332	3470	525.00
CYBERNETICS	820873	05/13/2026	ISAN UNIT - iSAN-1424T	01-13-51-7331	3440	12,805.20
CYBERNETICS	820873	05/13/2026	8 - 2TB SAS 7.2K 6G/S CY-RAI	01-13-51-7331	3440	1,872.00
CYBERNETICS	820873	05/13/2026	FREIGHT	01-13-51-7331	3440	561.00
CYBERNETICS	820873	05/13/2026	2 - ANNUAL PRIORITY EXCHA	01-13-51-7331	3440	3,300.00
CDW LLC	AJ2129S	05/20/2026	ARUBA ION 1930 10-PORT S	01-13-51-6213	3476	111.59
Division 51 - MIS OPERATIONS Total:						19,601.79
Department 13 - FINANCE Total:						22,858.72
Department: 14 - COMMUNITY SERVICES						
Division: 11 - ADMINISTRATIVE						
JAMES CROSBY	112	05/13/2026	MAY CONCERT SERIES	01-14-11-6202	69530	1,500.00
MYRLYNN HENLEY	135B	05/13/2026	TAI CHI INSTRUCTION MAY P	01-14-11-6202	3455	599.20
WOLTMAN COMPANIES	97573	05/13/2026	TROPHIES FOR H2H	01-14-11-6281	3471	231.50
BRIDGET SICKELS	100C	05/20/2026	MINI MUSIC CLASS SESSION	01-14-11-6202	3473	122.50
Division 11 - ADMINISTRATIVE Total:						2,453.20
Department 14 - COMMUNITY SERVICES Total:						2,453.20
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE						
Division: 11 - ADMINISTRATIVE						
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 2104163 - PAINT FOR GO	01-16-11-6212	69524	229.72

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 2214682 - WALL COVE B	01-16-11-6212	69524	201.01
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 6072796 - KEYS FOR GO	01-16-11-6212	69524	44.89
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0247372-6: 300 N NEW BALL	01-16-11-6254	DFT0012637	186.47
UNIFIRST CORPORATION	1880249714	05/13/2026	MAINTENANCE UNIFORMS	01-16-11-7308	3468	12.12
AMERENUE	55031-62002 05/01/26	05/13/2026	ELECTRIC CITY HALL APR - M	01-16-11-6250	DFT0012672	3,499.52
JOSHUA A DORSEY	000079	05/20/2026	CLEANING CONTRACT - GC 1	01-16-11-6212	3485	2,000.00
UNIFIRST CORPORATION	1880250946	05/20/2026	MAINTENANCE UNIFORMS	01-16-11-7308	3499	12.19
WIEGMANN ASSOCIATES	89339	05/20/2026	WORK ORDER 261312 FLEX	01-16-11-6211	3504	694.83
WIEGMANN ASSOCIATES	89340	05/20/2026	WORK ORDER 261187 - MUL	01-16-11-6211	3504	3,806.56
Division 11 - ADMINISTRATIVE Total:						10,687.31
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:						10,687.31
Department: 21 - POLICE						
Division: 11 - ADMINISTRATIVE						
UNIFIRST CORPORATION	1880249714	05/13/2026	MAINTENANCE UNIFORMS	01-21-11-7308	3468	12.12
VALVOLINE LLC	254950	05/13/2026	OIL CHANGE FOR CAR 2423	01-21-11-6210	69541	33.99
ENERGY PETROLEUM CO	599870	05/13/2026	PD ADMINISTRATION	01-21-11-7307	3442	1,551.09
MICHAEL VACLAVIK	MISC INV 05/05/26	05/13/2026	EMPLOYEE REIMBURSE - JR P	01-21-11-7314	3453	17.98
UNIFIRST CORPORATION	1880250946	05/20/2026	MAINTENANCE UNIFORMS	01-21-11-7308	3499	12.18
VERIZON WIRELESS SERVICES LLC	6142807516	05/20/2026	TABLETS AND AIRCARDS PD	01-21-11-6253	3500	240.23
MERCY CORPORATE HEALTH	794743	05/20/2026	PRE-EMPLOYMENT PHYSICAL	01-21-11-6271	69548	657.98
BROOKE A BEDWELL	CPC MAY 26	05/20/2026	CRIME PREVENTION CONF B	01-21-11-6265	3475	119.29
Division 11 - ADMINISTRATIVE Total:						2,644.86
Division: 21 - INVESTIGATION						
ENERGY PETROLEUM CO	599870	05/13/2026	PD INVESTIGATION	01-21-21-7307	3442	507.58
T-MOBILE USA INC	L2604300232	05/13/2026	CELL TOWER DUMP-SEACH	01-21-21-6203	3467	50.00
T-MOBILE USA INC	L2605050125	05/13/2026	CELL TOWER DUMP-SEACH	01-21-21-6203	3467	50.00
T-MOBILE USA INC	L2605050261	05/13/2026	CELL TOWER DUMP-SEACH	01-21-21-6203	3467	100.00
T-MOBILE USA INC	L2605050277	05/13/2026	SEACH WARRANT 26-768	01-21-21-6203	3467	50.00
SSM HEALTH CARE GROUP	90009437	05/20/2026	TOXICOLOGY SERVICES	01-21-21-6203	3497	45.00
VERIZON WIRELESS SERVICES LLC	9022432429	05/20/2026	REQUESTED HISTORAIL DATA	01-21-21-6203	3501	150.00
T-MOBILE USA INC	L2605090052	05/20/2026	CELL TOWER DUMP	01-21-21-6203	3498	50.00
T-MOBILE USA INC	L2605160041	05/20/2026	CELL TOWER DUMP	01-21-21-6203	3498	50.00
Division 21 - INVESTIGATION Total:						1,052.58
Division: 22 - PATROL						
ENERGY PETROLEUM CO	599870	05/13/2026	PD PATROL	01-21-22-7307	3442	18,419.93
LEON UNIFORM CO INC	672920	05/13/2026	BALLISTIC VEST FOR D MANN	01-21-22-9503	3449	921.00
LEON UNIFORM CO INC	673413-02	05/13/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3449	85.00
LEON UNIFORM CO INC	674962	05/13/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3449	131.39

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
DEBRA MICHELS	INV D MICHELS 05/06/26	05/13/2026	REFUND ER DENTAL INSURA	01-21-22-5233	3441	-10.19
STEVEN D BLACK	INV S BLACK 05/06/26	05/13/2026	REFUND ER HEALTH INSURA	01-21-22-5230	3465	-609.50
STEVEN D BLACK	INV S BLACK 05/06/26	05/13/2026	REFUND ER DENTAL INSURA	01-21-22-5233	3465	-10.19
SUNTRUP FORD INC	490103	05/20/2026	FRONT BRAKES FOR CAR 240	01-21-22-6210	69553	545.40
LEON UNIFORM CO INC	668365-01	05/20/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3486	394.21
LEON UNIFORM CO INC	668368	05/20/2026	BALLISTIC VEST UNIFORM PU	01-21-22-9503	3486	921.00
LEON UNIFORM CO INC	673867	05/20/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3486	73.00
LEON UNIFORM CO INC	676388	05/20/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3486	172.00
LEON UNIFORM CO INC	676448	05/20/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3486	436.00
PREFERRED TIRE RECYCLING OF ST LOUIS	SL105055775	05/20/2026	44 TIRES RECYCLED	01-21-22-6210	3494	82.50
						Division 22 - PATROL Total: 21,551.55
						Department 21 - POLICE Total: 25,248.99
Department: 31 - PUBLIC WORKS						
Division: 11 - ADMINISTRATIVE						
LANCE FAITH	MODOT TRAIN APR 26	05/13/2026	CONCRETE FIELD CERT. 04/2	01-31-11-6265	3448	157.13
DREXEL TECHNOLOGIES INC	INV188893	05/20/2026	JOB POSTING 2026 ASPHALT	01-31-11-6260	3481	47.00
						Division 11 - ADMINISTRATIVE Total: 204.13
Division: 41 - STREET MAINTENANCE						
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 5012479 - 3 MAGNETS F	01-31-41-6212	69524	100.59
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 3023435 - MAGNET FOR	01-31-41-6212	69524	100.59
SPIRE	7725111000 04/28/26	05/08/2026	996 RUE DE LA BANQUE 03/	01-31-41-6252	DFT0012638	258.63
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0473730-0: 996 E RUE DE LA	01-31-41-6254	DFT0012637	214.82
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0549319-2: 1030 N LINDBER	01-31-41-6254	DFT0012637	33.60
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	056595	05/13/2026	MESH SAFETY SHIRTS	01-31-41-7308	69534	40.50
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	056971	05/13/2026	SAFETY VETS	01-31-41-7308	69534	47.25
HUMAN RESOURCE STAFFIN	1001086735	05/13/2026	PW TEMPORARY EMPLOYEE	01-31-41-6207	3445	763.62
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	740 N NEW BALLAS RD IRR1S	01-31-41-6254	DFT0012640	25.69
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	451 N NEW BALLAS RD IRR3	01-31-41-6254	DFT0012640	23.38
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	160 N NEW BALLAS RD IRRIG	01-31-41-6254	DFT0012640	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	198 N NEW BALLAS RD IRRIG	01-31-41-6254	DFT0012640	25.69
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	1030 N LINDBERGH BLVD 03/	01-31-41-6254	DFT0012640	22.21

Council Report of Invoices Paid Listing
Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	533 N NEW BALLAS RD IRRC	01-31-41-6254	DFT0012640	26.86
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	6 BEACON HILL LN IRRIG 03/	01-31-41-6254	DFT0012640	13.34
NEW FRONTIER MATERIALS LLC	12943372	05/13/2026	TICKET 43050010 - POTHOLE	01-31-41-7305	3456	191.90
NEW FRONTIER MATERIALS LLC	12943657	05/13/2026	TICKET 29929995 - ROCK FO	01-31-41-7305	3456	48.18
SITEONE LANDSCAPE SUPPLY HOLDING LLC	165719286-001	05/13/2026	HERBICIDE FOR STREETS AN	01-31-41-7303	69539	634.05
SITEONE LANDSCAPE SUPPLY HOLDING LLC	165798345-001	05/13/2026	BATTERY FOR IRRIGATION CO	01-31-41-6212	69539	219.60
SITEONE LANDSCAPE SUPPLY HOLDING LLC	165813436-001	05/13/2026	IRRIGATION CONTROLLER FO	01-31-41-6212	69539	130.57
CHARTER COMMUNICATION	173942001050126	05/13/2026	PW GARAGE TV WIFI 05/01/	01-31-41-6253	3436	161.54
UNIFIRST CORPORATION	1880249745	05/13/2026	PW UNIFORMS WEEK OF 05/	01-31-41-7308	3468	70.75
MCCONNELLS OF ST LOUIS INC	2605-129250	05/13/2026	SS1 BUCKET	01-31-41-7305	3451	29.99
AMERENUE	55031-62002 05/01/26	05/13/2026	ELECTRIC STREET DEPT APR -	01-31-41-6250	DFT0012672	1,127.10
AMERENUE	55031-62002 05/01/26	05/13/2026	ELECTRIC STREET LIGHTING	01-31-41-6251	DFT0012672	12,340.72
ENERGY PETROLEUM CO	599870	05/13/2026	PW STREETS	01-31-41-7307	3442	5,215.64
PROPAGATORS JOST LLC	76788	05/13/2026	COLEUS FOR OLIVE/NEW BA	01-31-41-7303	3458	2,564.00
MIKE FOGG	APWA APR 26	05/13/2026	APWA 2026 N AMERICAN SN	01-31-41-6265	3454	202.10
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	298 N NEW BALLAS RD 03/1	01-31-41-6254	DFT0012673	51.26
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	333 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0012673	115.54
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	631 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0012673	170.87
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	599 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0012673	76.80
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	056971-01	05/20/2026	SHIRTS AND GLOVES	01-31-41-7308	69549	57.00
HUMAN RESOURCE STAFFIN	1001086821	05/20/2026	PW TEMPORARY EMPLOYEE	01-31-41-6207	3484	1,501.50
NEW FRONTIER MATERIALS LLC	12945361	05/20/2026	TICKET 43050523 - S GRAESE	01-31-41-7305	3490	381.90
NEW FRONTIER MATERIALS LLC	12945825	05/20/2026	TICKET 43050774 - RENEE PA	01-31-41-7305	3490	190.95
NEW FRONTIER MATERIALS LLC	12946267	05/20/2026	TICKET 43050955 - RENEE PA	01-31-41-7305	3490	190.00
SITEONE LANDSCAPE SUPPLY HOLDING LLC	166058073-001	05/20/2026	NEW BALLAS IRRIGATION RE	01-31-41-6212	69552	17.43
SITEONE LANDSCAPE SUPPLY HOLDING LLC	166249018-001	05/20/2026	FERTILIZER FOR PLANTS	01-31-41-7303	69552	86.59
CHAMP LANDFILL COMPANY	18044F093	05/20/2026	PLANTER BOX HAUL OFF	01-31-41-7305	3477	109.36
UNIFIRST CORPORATION	1880250976	05/20/2026	PW UNIFORMS WEEK OF 05/	01-31-41-7308	3499	70.84

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
SUNTRUP FORD INC	490141	05/20/2026	217 STEERING DAMPER	01-31-41-6210	69553	141.41
RENTOKIL NORTH AMERICA INC	96542312	05/20/2026	PEST CONTROL - PWG - MAY	01-31-41-6212	3495	64.60
PREFERRED TIRE RECYCLING OF ST LOUIS	SL105055775	05/20/2026	44 TIRES RECYCLED	01-31-41-6210	3494	20.62
Division 41 - STREET MAINTENANCE Total:						27,901.79
Division: 43 - PARKS MAINTENANCE						
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 5181163 - O-RINGS FOR	01-31-43-6212	69524	13.46
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 9184375 - MULCH FOR T	01-31-43-6224	69524	66.60
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 9513054 - REPLACEMEN	01-31-43-6224	69524	550.98
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 622255 - 10' X 12' HVY D	01-31-43-6224	69524	59.94
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 9513054 - BATTERY FOR	01-31-43-7302	69524	11.44
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 5181163 - SMALL TOOLS	01-31-43-7302	69524	40.95
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 5181163 - DOGWOOD F	01-31-43-7303	69524	39.98
SPIRE	7725111000 04/28/26	05/08/2026	996 RUE DE LA BANQUE 03/	01-31-43-6252	DFT0012638	258.63
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0783768-5: 2 BARNES WEST	01-31-43-6224	DFT0012637	40.17
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0578184-4: 601 COEUR DE V	01-31-43-6254	DFT0012637	371.62
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0578025-9: 1000 BARNES W	01-31-43-6254	DFT0012637	40.17
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0472261-7: 12100 CONWAY	01-31-43-6254	DFT0012637	53.47
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0567312-4: 10620 COUNTRY	01-31-43-6254	DFT0012637	66.77
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	0034325-1: 11370 ST PAUL S	01-31-43-6254	DFT0012637	46.82
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	056595	05/13/2026	MESH SAFETY SHIRTS	01-31-43-7308	69534	13.50
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	056971	05/13/2026	SAFETY VETS	01-31-43-7308	69534	15.75
HUMAN RESOURCE STAFFIN	1001086735	05/13/2026	PW TEMPORARY EMPLOYEE	01-31-43-6207	3445	254.54
MISSOURI AMERICAN WATER CO	1017-210041135520 04/21/	05/13/2026	902 MASON RD 03/17/26 - 0	01-31-43-6224	DFT0012640	21.46
SITEONE LANDSCAPE SUPPLY HOLDING LLC	165719286-001	05/13/2026	HERBICIDE FOR STREETS AN	01-31-43-7303	69539	634.06
CHARTER COMMUNICATION	173942001050126	05/13/2026	PW GARAGE TV WIFI 05/01/	01-31-43-6253	3436	53.85
UNIFIRST CORPORATION	1880249745	05/13/2026	PW UNIFORMS WEEK OF 05/	01-31-43-7308	3468	23.58
AMERENUE	55031-62002 05/01/26	05/13/2026	ELECTRIC PARKS DEPT APR -	01-31-43-6250	DFT0012672	1,433.86

Council Report of Invoices Paid Listing
Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ENERGY PETROLEUM CO	599870	05/13/2026	PW PARKS	01-31-43-7307	3442	5,240.77
RENTOKIL NORTH AMERICA INC	96542776	05/13/2026	PEST CONTROL - TAPMEYER	01-31-43-6224	3460	74.50
MISSOURI AMERICAN WATER CO	1017-210013559299 04/23/	05/15/2026	12301 CONWAY RD 03/24/2	01-31-43-6254	DFT0012671	23.38
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	203 TOWNSEND ST 03/24/26	01-31-43-6254	DFT0012673	12.17
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	11370 ST PAUL ST PARK 03/2	01-31-43-6254	DFT0012673	71.36
MISSOURI AMERICAN WATER CO	1017-210041240477 04/24/	05/18/2026	10620 COUNTRY VIEW DR 03	01-31-43-6254	DFT0012673	66.34
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	056971-01	05/20/2026	SHIRTS AND GLOVES	01-31-43-7308	69549	19.00
HUMAN RESOURCE STAFFIN	1001086821	05/20/2026	PW TEMPORARY EMPLOYEE	01-31-43-6207	3484	500.50
UNIFIRST CORPORATION	1880250976	05/20/2026	PW UNIFORMS WEEK OF 05/	01-31-43-7308	3499	23.62
MCCONNELLS OF ST LOUIS INC	2605-129291	05/20/2026	TENNIS COURT ROLL DRI HE	01-31-43-6212	3487	80.00
SUNTRUP FORD INC	490141	05/20/2026	217 STEERING DAMPER	01-31-43-6210	69553	47.14
PREFERRED TIRE RECYCLING OF ST LOUIS	SL105055775	05/20/2026	44 TIRES RECYCLED	01-31-43-6210	3494	6.88
Division 43 - PARKS MAINTENANCE Total:						10,277.26
Department 31 - PUBLIC WORKS Total:						38,383.18
Department: 32 - COMMUNIITY DEVELOPMENT						
Division: 11 - ADMINISTRATIVE						
MCLAUGHLIN COURT REPORTING SERVICES INC	050526-1	05/13/2026	P&Z PROJECT [PROJECT 26-0	01-32-11-6202	3452	124.20
BETHANY L MOORE	APA CONF APR 26	05/13/2026	APA NATL PLANNING ASSO. 0	01-32-11-6265	3432	24.29
Division 11 - ADMINISTRATIVE Total:						148.49
Division: 61 - BUILDING DEPARTMENT						
VERIZON WIRELESS SERVICES LLC	6142807516	05/20/2026	TABLETS AND AIRCARDS BLD	01-32-61-6253	3500	240.06
Division 61 - BUILDING DEPARTMENT Total:						240.06
Department 32 - COMMUNIITY DEVELOPMENT Total:						388.55
Fund 01 - GENERAL FUND Total:						253,377.40
Fund: 02 - CAPITAL IMPROVEMENT FUND						
Department: 61 - CIP						
Division: 71 - CIP						
REFINITIV US LLC	PARCEL 10	05/07/2026	CRAIG RD EASEMENT-TEMP	02-61-71-9510	69527	2,400.00
WILLIAM M HAMPTON	2611	05/13/2026	S NEW BALLAS PH 2 - EASEM	02-61-71-9510	69544	2,800.00
ENERGY PETROLEUM CO	599870	05/13/2026	PW ADMIN CIP - K MULLIGA	02-61-71-7307	3442	121.78
THOUVENOT WADE & MOERCHEN INC	97705	05/13/2026	FERNVIEW DRIVE SIDEWALK	02-61-71-9510	3466	2,220.25
FGM ARCHITECTS INC	26-4492.01-2	05/20/2026	Final Design and Bid Docume	02-61-71-9506	3482	14,391.30

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
SC ENGINEERING LLC	SC10185	05/20/2026	PRJ SC26-1793 FALAISE DR P	02-61-71-9510	3496	1,800.00
Division 71 - CIP Total:						23,733.33
Department 61 - CIP Total:						23,733.33
Fund 02 - CAPITAL IMPROVEMENT FUND Total:						23,733.33

Fund: 05 - PARKS & STORMWATER FUND

Department: 61 - CIP

Division: 71 - CIP

CHRISTOPHER KOJAR	000104A	05/13/2026	Memorial Artwork	05-61-71-9506	3438	56,250.00
VIA PARTNERSHIP LLP	1363	05/13/2026	Memorial Consultant for Con	05-61-71-9506	69542	2,310.00
REITZ & JENS INC	17479	05/13/2026	BEAVER DRIVE CROSSING EN	05-61-71-9509	3459	6,840.00
REITZ & JENS INC	174797	05/13/2026	BEAVER DR CROSSING FINAL	05-61-71-9509	3459	2,821.00
INTUITION AND LOGIC ENGINEERING INC	260106	05/13/2026	MALCOLM TERRACE BRIDGE	05-61-71-9509	3446	300.00
INTUITION AND LOGIC ENGINEERING INC	260404	05/13/2026	CONWAY PARK LAKE DREDGI	05-61-71-9509	3446	720.00
INTUITION AND LOGIC ENGINEERING INC	260406	05/13/2026	MALCOLM TERRACE BRIDGE	05-61-71-9509	3446	730.00
ENERGY PETROLEUM CO	599870	05/13/2026	PW ADMIN PARKS & STORM	05-61-71-7307	3442	86.75
ANOVA FURNISHINGS INC	647576	05/13/2026	PARK BENCH REPLACEMENT	05-61-71-9506	3430	3,889.40
THOUVENOT WADE & MOERCHEN INC	97813	05/13/2026	LAKE SCHOOL PARK RENOVA	05-61-71-9506	3466	5,812.50
Division 71 - CIP Total:						79,759.65
Department 61 - CIP Total:						79,759.65
Fund 05 - PARKS & STORMWATER FUND Total:						79,759.65

Fund: 06 - MUNICIPAL ENTERPRISE FUND

Department: 14 - COMMUNITY SERVICES

Division: 31 - ICE ARENA

HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 6350040 - ROTARY HAM	06-14-31-7302	69524	265.96
HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 5266591 - ONE 18-VOLT	06-14-31-9503	69524	139.31
ALL AMERICAN ICE LLC	7422-2	05/07/2026	BLADES FOR EDGER	06-14-31-6211	69525	426.54
AMERENUE	1801001713 04/17/26	05/08/2026	11400 OLDE CABIN ICE AREN	06-14-31-6250	DFT0012645	3,887.36
MISSOURI AMERICAN WATER CO	1017-210013831700 04/17/	05/11/2026	11400 OLDE CABIN RD 03/17	06-14-31-6254	DFT0012636	1,196.05
MISSOURI AMERICAN WATER CO	1017210013831779 04/17/2	05/11/2026	11400 OLDE CABIN 2ND FIRE	06-14-31-6254	DFT0012643	1.12
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	1049261-9: 11400 OLDE CAB	06-14-31-6254	DFT0012637	360.88
CHARTER COMMUNICATION	173955201050126	05/13/2026	DRC TV & INTERNET MAY 26	06-14-31-6255	3435	188.45
VESTIS GROUP INC	6170558713	05/13/2026	DRC MOP & TOWELS	06-14-31-7301	3469	37.25
REP HOLDINGS GROUP LLC	998482	05/13/2026	PROPANE FOR OLY	06-14-31-7307	3461	205.60
JOSHUA A DORSEY	000081	05/20/2026	CLEANING CONTRACT - DRC	06-14-31-6203	3485	500.00

Council Report of Invoices Paid Listing

Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ZUMWALT CORPORATION	027576	05/20/2026	ICE RINK DOOR 2ND SET ENT	06-14-31-6212	69554	3,437.00
NEW SYSTEM LLC	114146	05/20/2026	DRC CLEANING SUPPLIES	06-14-31-7301	3491	583.52
AT&T	3149832705 076 0 05/07/26	05/20/2026	MONITOR LINE ICE ARENA 0	06-14-31-6253	69546	215.63
MURPHY COMPANY	329049	05/20/2026	NEW PROPANE EMS DETECT	06-14-31-9503	3489	4,825.00
BMI GENERAL LICENSING	5000016994012	05/20/2026	MUSIC LICENSE 2026	06-14-31-6262	69547	459.00
VESTIS GROUP INC	6170561259	05/20/2026	MOPS AND TOWELS DRC	06-14-31-7301	3502	37.25
GRAINGER	9902117424	05/20/2026	SINK PART	06-14-31-6212	3483	22.84
GRAINGER	9903063056	05/20/2026	AIR FILTERS	06-14-31-6212	3483	128.04
Division 31 - ICE ARENA Total:						16,916.80
Division: 32 - GOLF MAINTENANCE						
MISSOURI AMERICAN WATER CO	1017-210013831700 04/17/	05/11/2026	11400 OLDE CABIN RD 03/17	06-14-32-6254	DFT0012636	1,871.48
MISSOURI AMERICAN WATER CO	1017-220042295309 04/17/	05/11/2026	11400 OLDE CABIN RD-GOLF	06-14-32-6254	DFT0012639	16.81
METROPOLITAN ST LOUIS SEWER DISTRICT	0165474-8 04/22/26	05/12/2026	11400 OLDE CABIN RD. GC R	06-14-32-6254	DFT0012641	49.41
OREILLY AUTOMOTIVE STORES INC	1388-141318	05/13/2026	MISC EQUIPMENT MAINT.	06-14-32-6211	3457	207.02
OREILLY AUTOMOTIVE STORES INC	1388-141621	05/13/2026	TIRE CEMENT	06-14-32-6211	3457	9.07
SITEONE LANDSCAPE SUPPLY HOLDING LLC	165857580-001	05/13/2026	TOP SOIL	06-14-32-6212	69539	119.70
GREENSPRO INC	INV0066296	05/13/2026	VELISTA FUNGICIDE	06-14-32-7303	3443	1,485.00
HARRELL'S, INC	INV02184493	05/13/2026	GRANULAR FERTILIZER FWYS	06-14-32-7303	3444	1,032.00
ADVANCED TURF SOLUTIONS INC	SO1470312	05/13/2026	ROTATOR FUNGICIDE FOR GR	06-14-32-7303	3429	350.00
OREILLY AUTOMOTIVE STORES INC	1388-142068	05/20/2026	BATTERY TURF 2	06-14-32-6210	3493	78.22
OREILLY AUTOMOTIVE STORES INC	1388-142144	05/20/2026	MISC VEHICLE MAINT.	06-14-32-6210	3493	26.98
Division 32 - GOLF MAINTENANCE Total:						5,245.69
Division: 33 - PRO-SHOP						
METROPOLITAN ST LOUIS SEWER DISTRICT	299881 04/21/26	05/11/2026	1049261-9: 11400 OLDE CAB	06-14-33-6254	DFT0012637	120.29
CHARTER COMMUNICATION	173955201050126	05/13/2026	DRC TV & INTERNET MAY 26	06-14-33-6255	3435	80.76
YAMAHA MOTOR FINANCE CORPORATION USA	28814	05/13/2026	PROPERTY TAX CARTS	06-14-33-6202	69545	3,774.82
VESTIS GROUP INC	6170558713	05/13/2026	DRC MOP & TOWELS	06-14-33-7301	3469	26.25
VESTIS GROUP INC	6170561259	05/20/2026	MOPS AND TOWELS DRC	06-14-33-7301	3502	26.25
Division 33 - PRO-SHOP Total:						4,028.37
Division: 34 - FOOD SERVICES						
VESTIS GROUP INC	6170558713	05/13/2026	DRC MOP & TOWELS	06-14-34-7301	3469	21.17
BOMMARITO WINES & SPIRITS, INC	380667	05/20/2026	BEER FOR RESALE	06-14-34-8316	3472	214.00

Council Report of Invoices Paid Listing
Payment Dates: 5/7/2026 - 5/20/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
PERFORMANCE FOOD GROUP INC	5201140	05/20/2026	FOOD FOR RESALE	06-14-34-8315	69551	156.54
PERFORMANCE FOOD GROUP INC	5201140	05/20/2026	FOOD FOR RESALE	06-14-34-8317	69551	177.67
PERFORMANCE FOOD GROUP INC	5201140	05/20/2026	FOOD FOR RESALE	06-14-34-8319	69551	486.86
PERFORMANCE FOOD GROUP INC	5201140	05/20/2026	FOOD FOR RESALE	06-14-34-8321	69551	214.86
PERFORMANCE FOOD GROUP INC	5201141	05/20/2026	SNACKS FOR RESALE	06-14-34-8319	69551	25.08
VESTIS GROUP INC	6170561259	05/20/2026	MOPS AND TOWELS DRC	06-14-34-7301	3502	21.17
D AND D DISTRIBUTORS LLP	635137	05/20/2026	BEER FOR RESALE	06-14-34-8316	3480	665.05
PEPSICO BEVERAGE SALES LL	85488712	05/20/2026	SOFT DRINKS FOR RESALE	06-14-34-8317	69550	682.29

Division 34 - FOOD SERVICES Total: 2,664.69
Department 14 - COMMUNITY SERVICES Total: 28,855.55
Fund 06 - MUNICIPAL ENTERPRISE FUND Total: 28,855.55
Fund: 11 - SEWER LATERAL FUND
Department: 61 - CIP
Division: 93 - SEWER LATERAL

TAHREEM AZIZ	00188-0617 04/29/26	05/13/2026	SEWER LATERAL REPAIR REI	11-61-93-9315	69540	3,118.50
WILLIAM AND DEBORAH	00188-0618 04/10/26	05/13/2026	SEWER LATERAL REPAIR REI	11-61-93-9315	69543	2,124.50
MASTERSON LIVING TRUST						

Division 93 - SEWER LATERAL Total: 5,243.00
Department 61 - CIP Total: 5,243.00
Fund 11 - SEWER LATERAL FUND Total: 5,243.00
Fund: 19 - PUBLIC SAFETY FUND
Department: 21 - POLICE
Division: 23 - PUBLIC SAFETY

HOME DEPOT CREDIT SERVICES	6035 3225 3510 8587 04/28/	05/07/2026	INV 8034568 - PD SIDEWALK	19-21-23-9501	69524	238.71
MISSOURI AMERICAN WATER CO	1017-220023905711 04/20/	05/12/2026	350 N NEW BALLAS 03/17/2	19-21-23-6254	DFT0012642	889.74
AA KEY & LOCK SERVICE	116859	05/13/2026	SVC CALL-EXTRA SPRING KIT	19-21-23-6212	69528	346.78
CHARTER COMMUNICATION	173957801050126	05/13/2026	PD VOICE 05/01/26 - 05/31/	19-21-23-6253	3434	336.24
CHARTER COMMUNICATION	173957801050126	05/13/2026	PD TV AND INTERNET 05/01/	19-21-23-6255	3434	315.55
ST LOUIS AUTOMATIC DOOR COMPANY LLC	34277	05/13/2026	REPLAC TRANSMITTER ON E	19-21-23-6212	3463	455.00
SEAN BURKETT	MO CTO TRAINING APR 26	05/13/2026	COUNTER TERRORISM ACAD.	19-21-23-6261	3462	43.00
JOSHUA A DORSEY	000080	05/20/2026	CLEANING CONTRACT - POLI	19-21-23-6212	3485	875.00

Division 23 - PUBLIC SAFETY Total: 3,500.02
Department 21 - POLICE Total: 3,500.02
Fund 19 - PUBLIC SAFETY FUND Total: 3,500.02

Payment Dates: 5/7/2026 - 5/20/2026Page 152 of 271

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	253,377.40
02 - CAPITAL IMPROVEMENT FUND	23,733.33
05 - PARKS & STORMWATER FUND	79,759.65
06 - MUNICIPAL ENTERPRISE FUND	28,855.55
11 - SEWER LATERAL FUND	5,243.00
19 - PUBLIC SAFETY FUND	3,500.02
99 - POOLED CASH	9,328.14
Grand Total:	403,797.09

Account Summary

Account Number	Account Name	Payment Amount
01-11-13-6202	TECHNICAL AND PERSO	84.00
01-11-13-6260	ADVERTISING	198.49
01-11-13-6264	IN TOWN MEETINGS	20.00
01-11-13-6265	TRAVEL & CONFERENCE	215.59
01-12-10-6201	LEGAL AND ACCOUNTIN	13,291.50
01-12-11-6203	PROFESSIONAL SERVICE	2,409.82
01-12-11-6262	DUES MEMBERSHIPS &	150.00
01-12-11-6271	MEDICAL SUPPLIES	236.30
01-12-14-6213	OFFICE EQUIPMENT MAI	192.63
01-13-11-6202	TECHNICAL AND PERSO	0.50
01-13-15-6213	OFFICE EQUIPMENT MAI	72.60
01-13-15-6253	TELEPHONE	1,751.87
01-13-15-6255	CABLE TV AND INTERNE	745.67
01-13-15-7312	OFFICE SUPPLIES	686.29
01-13-51-6202	TECHNICAL AND PERSO	427.00
01-13-51-6213	OFFICE EQUIPMENT MAI	111.59
01-13-51-7331	COMPUTER HARDWARE	18,538.20
01-13-51-7332	COMPUTER SOFTWARE	525.00
01-14-11-6202	TECHNICAL AND PERSO	2,221.70
01-14-11-6281	5K RUN EXPENSES	231.50
01-16-11-6211	EQUIPMENT MAINTENA	4,501.39
01-16-11-6212	BUILDING AND GROUND	2,475.62
01-16-11-6250	ELECTRICITY	3,499.52
01-16-11-6254	WATER AND SEWER	186.47
01-16-11-7308	WEARING APPAREL AND	24.31
01-2102	FICA WITHHOLDING	43,922.82
01-2103	MEDICARE WITHHOLDIN	10,272.24
01-2104	FEDERAL TAX WITHHOL	35,203.11
01-2105	MISSOURI TAX WITHHOL	12,395.00

Account Summary

Account Number	Account Name	Payment Amount
01-2111	PAYROLL GARNISHMENT	53.54
01-21-11-6210	VEHICLE MAINTENANCE	33.99
01-21-11-6253	TELEPHONE	240.23
01-21-11-6265	TRAVEL & CONFERENCE	119.29
01-21-11-6271	MEDICAL SUPPLIES	657.98
01-21-11-7307	GASOLINE, PROPANE &	1,551.09
01-21-11-7308	WEARING APPAREL AND	24.30
01-21-11-7314	CRIME PREVENTION SUP	17.98
01-21-21-6203	PROFESSIONAL SERVICE	545.00
01-21-21-7307	GASOLINE, PROPANE &	507.58
01-21-22-5230	HOSPITAL AND MEDICAL	-609.50
01-21-22-5233	DENTAL INSURANCE	-20.38
01-21-22-6210	VEHICLE MAINTENANCE	627.90
01-21-22-7307	GASOLINE, PROPANE &	18,419.93
01-21-22-7308	WEARING APPAREL AND	1,291.60
01-21-22-9503	EQUIPMENT	1,842.00
01-2211	HEALTH INSURANCE	737.61
01-2213	DENTAL INSURANCE PAY	6,533.48
01-2215	INTENSIVE CARE/CANCE	367.80
01-2218	VISION CARE	3.85
01-2226	DENTAL INS PREM PAID	286.70
01-2312	401 - ICMA	586.38
01-2318	ICMA ROTH 457	8,275.56
01-2319	ICMA ROTH IRA	727.93
01-2321	457 - VOYA	949.94
01-2322	457 - ICMA	9,138.81
01-2323	MOST PROGRAM	525.00
01-2324	ICMA LOAN REPAYMENT	184.63
01-2811	OLIVE/GRAESER REIMBU	5,680.00
01-2844	MISC. CLEARING ACCOU	314.72
01-31-11-6260	ADVERTISING	47.00
01-31-11-6265	TRAVEL & CONFERENCE	157.13
01-31-41-6207	TEMP PROFESSIONAL SE	2,265.12
01-31-41-6210	VEHICLE MAINTENANCE	162.03
01-31-41-6212	BUILDING AND GROUND	633.38
01-31-41-6250	ELECTRICITY	1,127.10
01-31-41-6251	STREET LIGHTING	12,340.72
01-31-41-6252	NATURAL GAS	258.63
01-31-41-6253	TELEPHONE	161.54
01-31-41-6254	WATER AND SEWER	822.27
01-31-41-6265	TRAVEL & CONFERENCE	202.10
01-31-41-7303	HORTICULTURAL SUPPLI	3,284.64

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-7305	STREET & SIDEWALK MA	1,142.28
01-31-41-7307	GASOLINE, PROPANE &	5,215.64
01-31-41-7308	WEARING APPAREL AND	286.34
01-31-43-6207	TEMP PROFESSIONAL SE	755.04
01-31-43-6210	VEHICLE MAINTENANCE	54.02
01-31-43-6212	BUILDING AND GROUND	93.46
01-31-43-6224	TAPPMAYER HOUSE MAI	813.65
01-31-43-6250	ELECTRICITY	1,433.86
01-31-43-6252	NATURAL GAS	258.63
01-31-43-6253	TELEPHONE	53.85
01-31-43-6254	WATER AND SEWER	752.10
01-31-43-7302	SMALL TOOLS	52.39
01-31-43-7303	HORTICULTURAL SUPPLI	674.04
01-31-43-7307	GASOLINE, PROPANE &	5,240.77
01-31-43-7308	WEARING APPAREL AND	95.45
01-32-11-6202	TECHNICAL AND PERSO	124.20
01-32-11-6265	TRAVEL & CONFERENCE	24.29
01-32-61-6253	TELEPHONE	240.06
01-4604	POLICE MISC REVENUE	400.00
02-61-71-7307	GASOLINE, PROPANE &	121.78
02-61-71-9506	PARK AND RECREATION	14,391.30
02-61-71-9510	STREETS	9,220.25
05-61-71-7307	GASOLINE, PROPANE &	86.75
05-61-71-9506	PARK DEVELOPMENT PR	68,261.90
05-61-71-9509	STORMWATER PROJECTS	11,411.00
06-14-31-6203	PROFESSIONAL SERVICE	500.00
06-14-31-6211	EQUIPMENT MAINTENA	426.54
06-14-31-6212	BUILDING AND GROUND	3,587.88
06-14-31-6250	ELECTRICITY	3,887.36
06-14-31-6253	TELEPHONE	215.63
06-14-31-6254	WATER AND SEWER	1,558.05
06-14-31-6255	CABLE TV AND INTERNE	188.45
06-14-31-6262	DUES MEMBERSHIPS &	459.00
06-14-31-7301	CHEMICALS & CLEANING	658.02
06-14-31-7302	SMALL TOOLS	265.96
06-14-31-7307	GASOLINE, PROPANE &	205.60
06-14-31-9503	EQUIPMENT	4,964.31
06-14-32-6210	VEHICLE MAINTENANCE	105.20
06-14-32-6211	EQUIPMENT MAINTENA	216.09
06-14-32-6212	BUILDING AND GROUND	119.70
06-14-32-6254	WATER AND SEWER	1,937.70
06-14-32-7303	HORTICULTURAL SUPPLI	2,867.00

Account Summary

Account Number	Account Name	Payment Amount
06-14-33-6202	TECHNICAL AND PERSO	3,774.82
06-14-33-6254	WATER AND SEWER	120.29
06-14-33-6255	CABLE TV AND INTERNE	80.76
06-14-33-7301	CHEMICALS & CLEANING	52.50
06-14-34-7301	CHEMICALS & CLEANING	42.34
06-14-34-8315	SANDWICHES AND HOT	156.54
06-14-34-8316	BEER	879.05
06-14-34-8317	COFFEE,TEA & SOFT DRI	859.96
06-14-34-8319	SNACKS	511.94
06-14-34-8321	MISCELLANEOUS SUPPLI	214.86
11-61-93-9315	SEWER LATERAL REIMB	5,243.00
19-21-23-6212	BUILDING AND GROUND	1,676.78
19-21-23-6253	TELEPHONE	336.24
19-21-23-6254	WATER AND SEWER	889.74
19-21-23-6255	CABLE TV AND INTERNE	315.55
19-21-23-6261	EDUCATION & TRAINING	43.00
19-21-23-9501	BUILDINGS & IMPROVE	238.71
99-2809	EPAYABLES LIABILITY	9,328.14
Grand Total:		403,797.09

Project Account Summary

Project Account Key	Payment Amount
None	300,512.64
18702E	2,400.00
19701E	2,220.25
209E	3,889.40
217E	5,812.50
225E	14,391.30
408E	720.00
409e	9,661.00
410E	1,030.00
608E	2,800.00
614E	1,800.00
VPARKE	58,560.00
Grand Total:	403,797.09



APPLICATION TO PLANNING AND ZONING COMMISSION
#26-006: A CONDITIONAL USE PERMIT FOR A MEDICAL
LABORATORIES USE FOR FITNESS LABS LOCATED AT
10425 OLD OLIVE STREET ROAD, SUITE 200

FOR THE MEETING OF: Monday, April 20, 2026

LOCATION: 10425 Olive Street Road, in the GC (General Commercial)
Zoning District

REQUEST: Zahid Kaleem, of Fitness Labs, LLC, has submitted a conditional use permit application for a 1,240 square foot space located at 10425 Old Olive Street Road, Suite 200. The property is zoned "GC"-General Commercial Zoning District. Fitness Labs, LLC will have their office at this location for an outpatient blood collection center with 2-4 employees at busiest shift. The hours of operation shall be from 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM Saturdays, and closed Sundays. No exterior changes are proposed.

ADDITIONAL INFORMATION: Medical Laboratories, NAICS 621511, is a conditional use in the GC zoning district and requires a conditional use permit. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

Key Issues:

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

Creve Coeur 2030 Comprehensive Plan
References

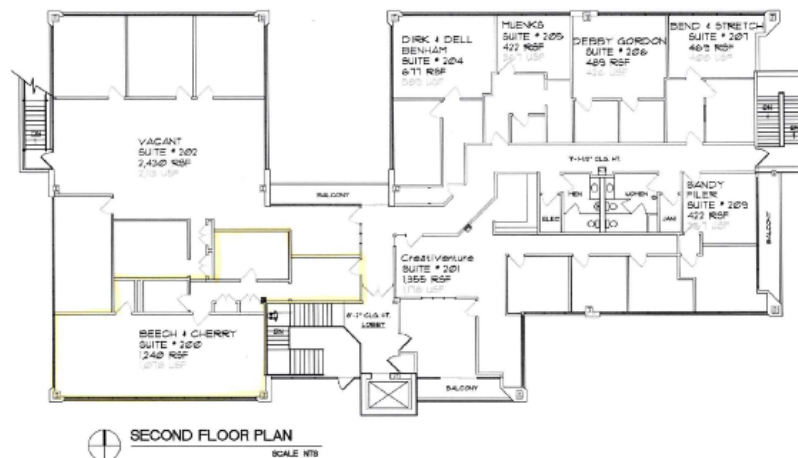
- Mixed-Use Innovation Campus District

Zoning Code References

- Section 405.360: GC-General Commercial Zoning District
- Section 405.470: Conditional Uses

APPLICANT: Zahid Kaleem
FitnessLabs, LLC
10425 Old Olive Street Road, Ste 200
Creve Coeur, MO 63141

OWNER: Shazia Zahid
12898 Thornhill Court
St. Louis, MO 63131



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 4/15/2026

ATTACHMENTS: Applicant's Materials
Draft Ordinance

PROPOSED USE

The applicant has applied for a Conditional Use Permit for a 1,240 square foot office space to use for an outpatient blood collection center, Fitness Labs. Fitness Labs will provide routine blood specimen collection services ordered by physicians and healthcare providers. Specimens collected at the facility are transported to certified laboratories for analysis and no on-site testing is performed. Through discussions of the proposed use with the applicant and review of NAICS codes, the NAICS code that most closely aligns with the proposed use was chosen and the applicant applied for the Conditional Use Permit. The applicant will have 2-4 employees and will operate within the hours of 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM on Saturday and will be closed on Sunday. The space will not be modified on the exterior to accommodate the request. NAICS 621511, Medical Laboratories is a Conditional Use in the “GC” General Commercial zoning district requiring approval from the City Council with a positive recommendation from the Planning and Zoning Commission.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Multi-family Residential	Unincorporated St. Louis County	N/A
South	Commercial	“CB” Core Business	Old Olive Street Road
East	Commercial	“GC” General Commercial	N/A
West	Commercial	“GC” General Commercial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) located on the west end of Old Olive Street Road. The Comprehensive Plan recommends that a variety of active, office and residential uses be allowed and encouraged with side and rear lot parking. The MUIC is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development, multi-family housing, and other community amenities. The focus of the MUIC is to develop the 39 North plant science and agricultural technology district. Since the proposed use will only be taking up a small portion of the existing building with no exterior changes, this use is compatible in terms of the Comprehensive Plan guidelines. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan as much as such a use could.

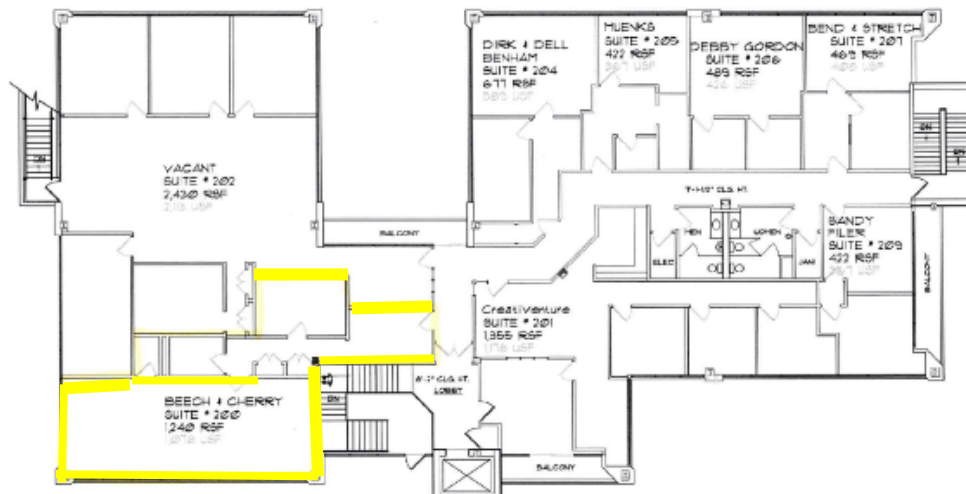


Figure 1: Floor plan with Fitness Labs location highlighted in yellow.



Figure 2: Aerial view of Property.

ZONING REVIEW

As the proposed use is utilizing an existing space within a multi-tenant office building, and will not be making any changes to the exterior of the building or site, staff does not have any concerns with this use. Due to the age of the subject, there are non-conformities on the site. One of the non-conformities is that the required amount of street trees is not met. Given that no construction will be taking place that will result in any exterior changes, staff is not recommending the installation of street trees as part of this Conditional Use Permit. A condition of approval has been added that a trash enclosure be installed to screen the existing dumpster from view. The asphalt parking lot is in fair condition but will need to be resealed and striped in the near future.

Parking

There are 86 total parking spaces on site that are shared between the office space tenants. The applicant's use, Medical Labs (NAICS 621511), requires 5 parking spaces per the requirement of 4 parking spaces per 1000 square feet of space. The total required amount of parking required by all uses is 77 spaces, which leaves a surplus of 9 parking spaces on site.

Below is the current parking table for the building:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Suite 200-Fitness Labs	Medical Labs	1,240	4/1000 sq. ft.	5
Suite 201-Cruises and Tours Worldwide	General Retail	1,178	4/1000 sq. ft.	5
Suite 202- MAP Pilates	Fitness	2,113	1/150 sq. ft.	15
Suite 204- Dirk and Susan Henson	Counseling Services	589	4/1000 sq. ft.	3
Suite 205-Muenks Income Taz	Finance	367	4/1000 sq. ft.	2
Suite 206- Greg Kreuger	Counseling Services	426	4/1000 sq. ft.	2
Suite 207-Your Comfort Care	Home Health	408	4/1000 sq. ft.	2
Suite 209-Sandy Filer	Counseling Services	367	4/1000 sq. ft.	2
Suite 101-Vacant	General Retail	2,199	4/1000 sq. ft.	9
Suite 103-Vacant	General Retail	3,352	4/1000 sq. ft.	14
Suite LL1-Gifted Resource Council	Educational Support Services	1,733	1/300 sq. ft.	6
Suite LL2-Geneva Financials	Finance	1,833	4/1000 sq. ft.	8
Suite LL3-Bio Balance	General Retail	923	4/1000 sq. ft.	4
Total # of Parking Spaces Required:				77
Total Available On-site:				86
Excess Parking:				9

Trash Enclosure

Currently, there is not a trash enclosure around the dumpster on site. From google street view images, this condition has been present for several years. The dumpster is visible from the street and is not compliant with Creve Coeur Design Guidelines. A condition of approval has been added that the applicant and landlord submit plans for a trash enclosure for staff review and approval prior to final occupancy of this tenant space.



Figure 3: Existing Dumpster.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets the requirements of the Zoning Ordinance and is not in conflict with the goals of the Comprehensive Plan. If approved by the Planning and Zoning Commission, Staff recommends the following conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 1,240 square foot medical laboratory space, located at 10425 Old Olive Street Road.
2. The hours of operation shall be: 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM on Saturday and will be closed on Sunday.
3. Additional business hours may be permitted with the Zoning Administrator's approval.
4. Applicant shall submit plans for a trash enclosure to be reviewed and approved by Staff before the approval of a final occupancy certificate.
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.
7. 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.
8. 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.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

"I move to recommend approval of the conditional use permit for Fitness Labs according to the draft ordinance attached to the staff report on Application #26-006, for the meeting of April 16, 2026." (Conditions in the draft ordinance 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.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:4/15/26
	Description: Parking lot existing conditions.
	Description: Subject Property.

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.

WHEREAS, under Section 405.360(C), medical laboratories in the “GC” General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Zahid Kaleem, of FitnessLabs, LLC, has submitted an application for a new conditional use permit for a 1,240 square foot medical laboratories space, Fitness Labs, at 10425 Old Olive Street Road, Suite 200; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 20, 2026, 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 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 20, 2026; 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 medical laboratory (NAICS 621511) located at 10425 Old Olive Street Road, Suite 200, in the "GC" General Commercial zoning district, whose legal description is as follows:

GUELBRATH SUBDIVISION, LOT B, PART OF LOT 10, according to the plat thereof record in the records of St. Louis County, Missouri.

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 a 1,240 square foot medical laboratories space, located at 10425 Old Olive Street Road.
2. The hours of operation shall be: 7:00AM to 7:00PM Monday through Saturday and will be closed on Sunday.
3. Additional business hours may be permitted with the Zoning Administrator's approval.
4. Applicant shall provide plans for a trash enclosure to be reviewed and approved by Staff before the approval of a final occupancy certificate.
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.
7. 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.

BILL NO. 6217

ORDINANCE NO. _____

8. 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.

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.

ADOPTED THIS ____ DAY OF _____, 2026.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



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>
Zahid Kaleem _____ <i>Name</i>	_____ <i>Name</i>
FitnessLabs, LLC _____ <i>Company (If Applicable)</i>	_____ <i>Company (If Applicable)</i>
10425 Old Olive St. Rd, Ste 200 _____ <i>Address</i>	_____ <i>Address</i>
Creve Coeur MO 63141 _____ <i>Address</i>	_____ <i>Address</i>
Telephone # 314-368-1540 _____ <i>Telephone #</i>	_____ <i>Telephone #</i>
Fax # _____ _____ <i>Fax #</i>	_____ <i>Fax #</i>
Email: admin@szproperties.llc _____ <i>Email:</i>	_____ <i>Email:</i>
 _____ <i>Applicant's Signature</i>	_____ <i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
10425 old Olive Street rd, ste 200 _____ <i>Address</i>	Shazia Zahid _____ <i>Name</i>
Creve Coeur MO 63141 _____ <i>Address</i>	_____ <i>Company (If Applicable)</i>
Old Olove Plaza _____ <i>Development Name (if any)</i>	12898 Thornhill Court _____ <i>Address</i>
GC _____ <i>Current Zoning</i>	Saintg Louis MO 63131 _____ <i>Address</i>
Prior CUP Approvals (if known) _____ <i>Prior CUP Approvals (if known)</i>	Telephone # 314-591-3892 _____ <i>Telephone #</i>
_____ <i>Prior CUP Approvals (if known)</i>	Fax # _____ _____ <i>Fax #</i>
_____ <i>Prior CUP Approvals (if known)</i>	Email: shazia@corelab.email _____ <i>Email:</i>
	 _____ <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Fitnesslabs will provide routine blood specimen collection services ordered by physicians and healthcare providers.

Gross Floor Area – Existing and Proposed: 1240 RSF

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: 2 - 4

Hours of Operation: 7 am - 4 pm M-F & 7 am - 12 pm Saturday

Current or Most Recent Use of the Property: Vacant

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)
☒	Electronic copies of all materials		\$2000 (refundable deposit)
		☐	Other items as requested by staff

Preferred Public Hearing Date: Monday, _____, 20____.

****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

Conditional Use Permit Statement

Proposed Blood Draw Center (Phlebotomy Collection Facility)

Location: 10425 Old Olive Street Road, Ste 200, Creve Coeur, Missouri 63141

1. Rationale for Conditional Use Permit

The applicant respectfully requests approval of a Conditional Use Permit to operate a **blood draw center (phlebotomy specimen collection facility)** within an existing commercial office building located at 10425 Old Olive Street Road in Creve Coeur, Missouri.

The proposed facility will provide routine blood specimen collection services ordered by physicians and healthcare providers. This type of facility functions similarly to a small medical office and represents a **low-impact healthcare service** that is consistent with the professional and medical office uses commonly found within commercial office buildings.

The subject property is located along Old Olive Street Road within an established commercial and professional office corridor. The building currently accommodates office and service-oriented businesses, making the proposed use compatible with surrounding activities. The blood draw center will not generate noise, outdoor activity, or other impacts that would negatively affect nearby businesses or residences.

By utilizing an existing commercial space, the proposed use represents an efficient reuse of an established building while providing convenient healthcare services to residents and workers in the surrounding community.

2. Operational Description

The proposed facility will operate as a **small outpatient blood collection center** where trained medical staff perform routine blood draws for laboratory testing. Specimens collected at the facility will be properly labeled, prepared, and transported to certified laboratories for analysis. No diagnostic laboratory testing will be performed on-site other than standard specimen preparation.

The center will be staffed by trained healthcare personnel, including certified phlebotomists and administrative staff.

Anticipated staffing:

- Approximately 2–4 employees during operating hours

Estimated patient volume:

- Approximately 20–40 patients per day

Patient visits are generally brief and typically last **5–15 minutes**. Most visits will be scheduled appointments, although limited walk-in services may be available. Because appointments are spread throughout the day, patient traffic remains steady but low in volume.

3. Hours of Operation

The proposed hours of operation are:

Monday – Friday: 7:00 AM – 4:00 PM

Saturday: 7:00 AM – 12:00 PM (limited services)

Sunday: Closed

These hours are typical for outpatient specimen collection centers and are designed to accommodate patients who require early morning testing before work or medical appointments.

No overnight operations, emergency services, or ambulance traffic will occur at this location.

4. Parking and Traffic Impacts

The blood draw center will generate minimal traffic compared with many other commercial uses. Because patient visits are brief and scheduled throughout the day, large groups of visitors do not arrive simultaneously.

Typical patient visits last approximately 5–15 minutes, resulting in **high parking turnover but low simultaneous occupancy**. At most times, only a small number of patients will be present in the waiting area.

The existing parking facilities at the property are sufficient to accommodate both staff and visitors. Staff will occupy only a limited number of spaces, and the staggered scheduling of appointments will prevent congestion.

Traffic generated by the facility will be similar to or lower than that of a standard professional office suite and will not significantly affect traffic conditions on Old Olive Street Road or surrounding streets.

5. Minimizing Impacts on Surrounding Properties

The applicant is committed to operating the facility in a manner that minimizes impacts on surrounding businesses and nearby residential areas. The following measures will be implemented:

- Operations will occur during normal daytime business hours.
- Patient appointments will be scheduled to avoid crowding.
- No outdoor activities or equipment will be used.
- All medical waste will be stored in approved containers and removed by licensed medical waste disposal services.
- The facility will operate quietly and will not generate noise, odors, or visual impacts.

Because the facility functions similarly to a small medical office, it is not expected to create any disturbance to neighboring businesses or the surrounding community.

6. Building and Landscape Design

The proposed blood draw center will occupy an existing tenant space within the building. No structural modifications or exterior building changes are proposed.

Interior tenant improvements may include standard medical office finishes such as:

- Phlebotomy chairs and workstations
- Cabinets and specimen preparation areas
- Waiting area seating
- Reception and administrative workspace

These improvements will occur entirely within the existing building interior.

No changes to the exterior façade, building footprint, parking areas, or landscaping are proposed. Existing landscaping and site features will remain unchanged and will continue to be maintained by property management.

7. Security and Patient Flow

The facility will be designed to ensure an orderly and professional patient experience.

Patients will check in at a reception desk and wait in a small waiting area before being escorted to a phlebotomy station for specimen collection. Because procedures are brief, patient turnover is quick and waiting times are typically minimal.

Staff will monitor the waiting area and patient flow throughout the day to ensure the facility operates efficiently and comfortably.

The center will maintain a clean, professional healthcare environment consistent with other outpatient medical offices.

8. Consistency with Local Zoning and Community Benefit

The proposed blood draw center represents a **low-intensity healthcare use** that is consistent with the character of existing professional and medical offices in the area. The facility will operate within an existing commercial building without requiring major physical changes to the site.

Approval of the Conditional Use Permit will allow the community to benefit from convenient access to routine medical testing services. Residents and employees in the surrounding area will have a nearby location for physician-ordered laboratory testing, reducing travel time and improving access to healthcare services.

Because the proposed use has minimal traffic generation, limited staffing, no outdoor impacts, and standard daytime operating hours, it is compatible with surrounding commercial activities and will not negatively affect nearby properties.

9. Conclusion

The proposed blood draw center is a **low-impact medical service use** that fits appropriately within an existing commercial office building. The facility will operate during normal business hours, generate minimal traffic, and maintain professional medical standards for safety and waste handling.

No exterior changes to the building or site are proposed, and the existing parking and infrastructure are sufficient to support the operation.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit for the proposed blood draw center at **10425 Old Olive Street Road, Creve Coeur, Missouri**.

PROJECT SUMMARY SHEET

Conditional Use Permit Application

Project Name:

Blood Draw Center (Phlebotomy Specimen Collection Facility)

Project Address:

10425 Old Olive Street Road, Ste 200
Creve Coeur, Missouri 63141

Type of Request:

Conditional Use Permit (CUP)

Proposed Use:

Outpatient blood specimen collection center providing phlebotomy services for physician-ordered laboratory testing.

Description of Operation:

The facility will operate as a small medical service office where trained phlebotomists collect blood specimens from patients. Specimens will be labeled, prepared, and transported to certified laboratories for analysis. No diagnostic laboratory testing will occur on-site.

Suite Location:

Existing tenant space within the building.

Building Changes:

No exterior building modifications are proposed.

Interior improvements will consist of standard medical office finishes and equipment only.

Landscape Changes:

None proposed. Existing landscaping will remain unchanged.

Hours of Operation:

Monday – Friday: 7:00 AM – 4:00 PM

Saturday: 7:00 AM – 12:00 PM (limited services)

Sunday: Closed

Number of Employees:

Approximately 2–4 employees during operating hours.

Estimated Patient Volume:

Approximately 20–40 patients per day.

Parking:

Existing on-site parking will be utilized. No additional parking is required.

Traffic Impact:

Minimal. Patient visits are brief (5–15 minutes) and appointments are scheduled throughout the day.

Medical Waste Handling:

All sharps and medical waste will be stored in approved containers and removed by a licensed medical waste disposal contractor in compliance with all applicable regulations.

Outdoor Activity:

None.

Community Benefit:

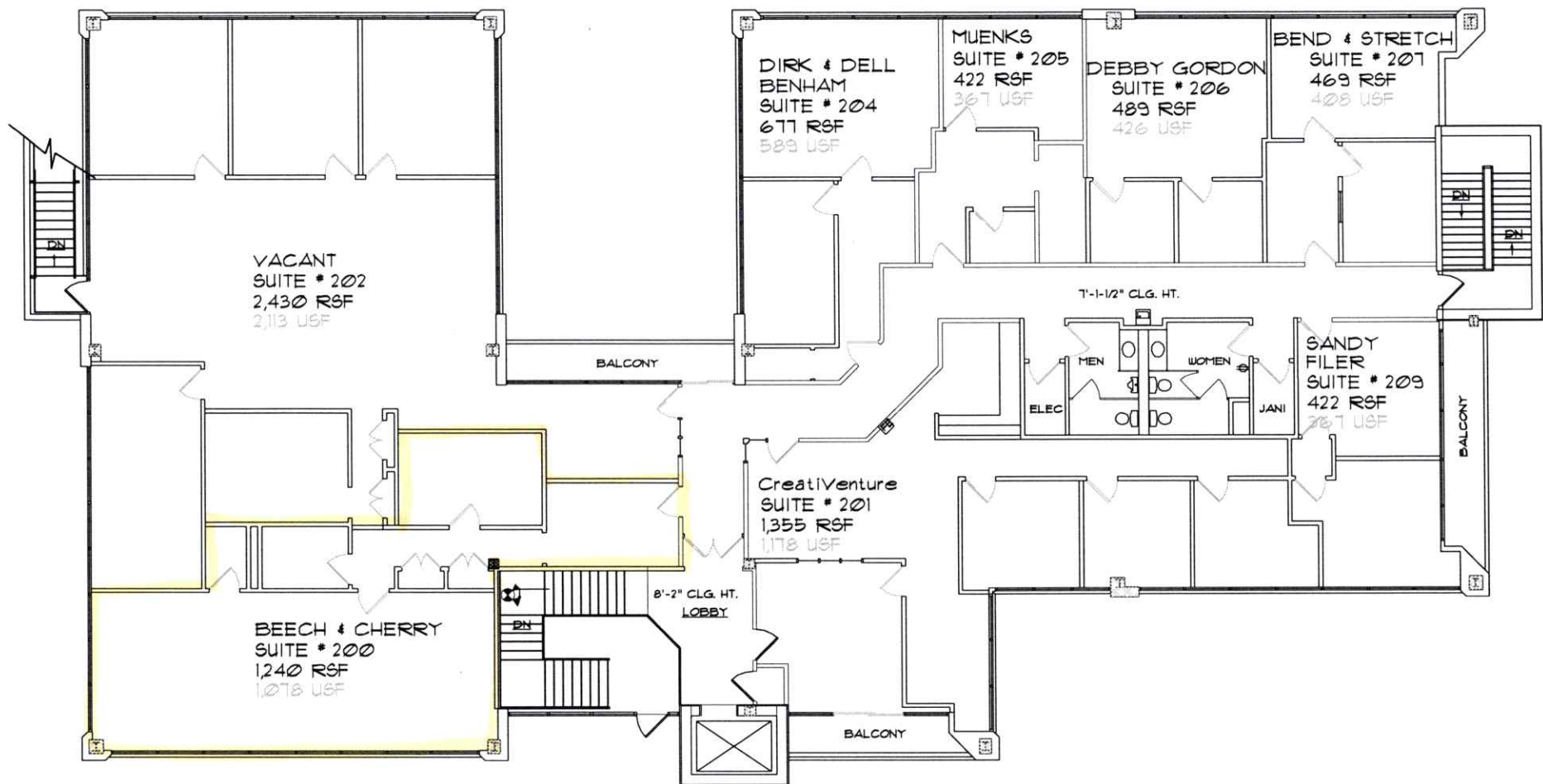
The proposed facility will provide convenient access to physician-ordered laboratory specimen collection services for residents and employees in the surrounding area.

Applicant Request:

The applicant respectfully requests approval of a Conditional Use Permit to operate the proposed blood draw center within the existing commercial building.

Access and Parking Plan:

The property at 10425 Old Olive Street Road provides approximately 86 on-site surface parking spaces that serve the existing office building and its tenants. Access to the site is provided from Old Olive Street Road through an existing driveway entrance that connects to the building's internal parking lot. The proposed blood draw center will generate minimal parking demand because patient visits are brief, typically lasting between 5 and 15 minutes, and appointments are scheduled throughout the day to reduce congestion. The facility will employ approximately 2–4 staff members, and only a small number of patients are expected to be present at any one time. Therefore, the existing parking supply and access arrangement are sufficient to accommodate staff and visitors without creating parking shortages or traffic impacts on surrounding businesses or nearby streets.



SECOND FLOOR PLAN

SCALE NTS

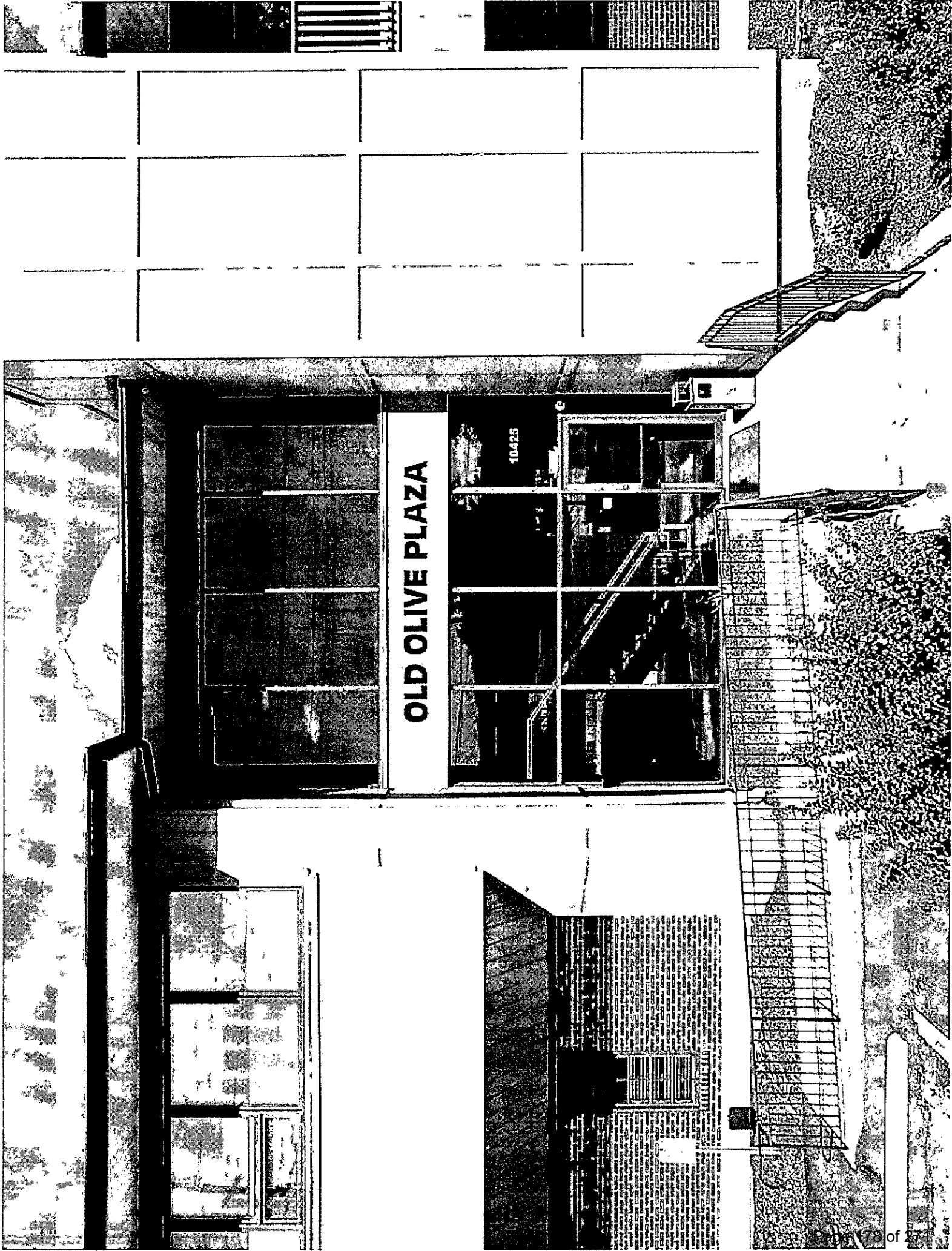
SECOND FLOOR

10425 OLD OLIVE STREET
ST. LOUIS, MISSOURI 63141



13-046
05-09-13





OLD OLIVE PLAZA

10425

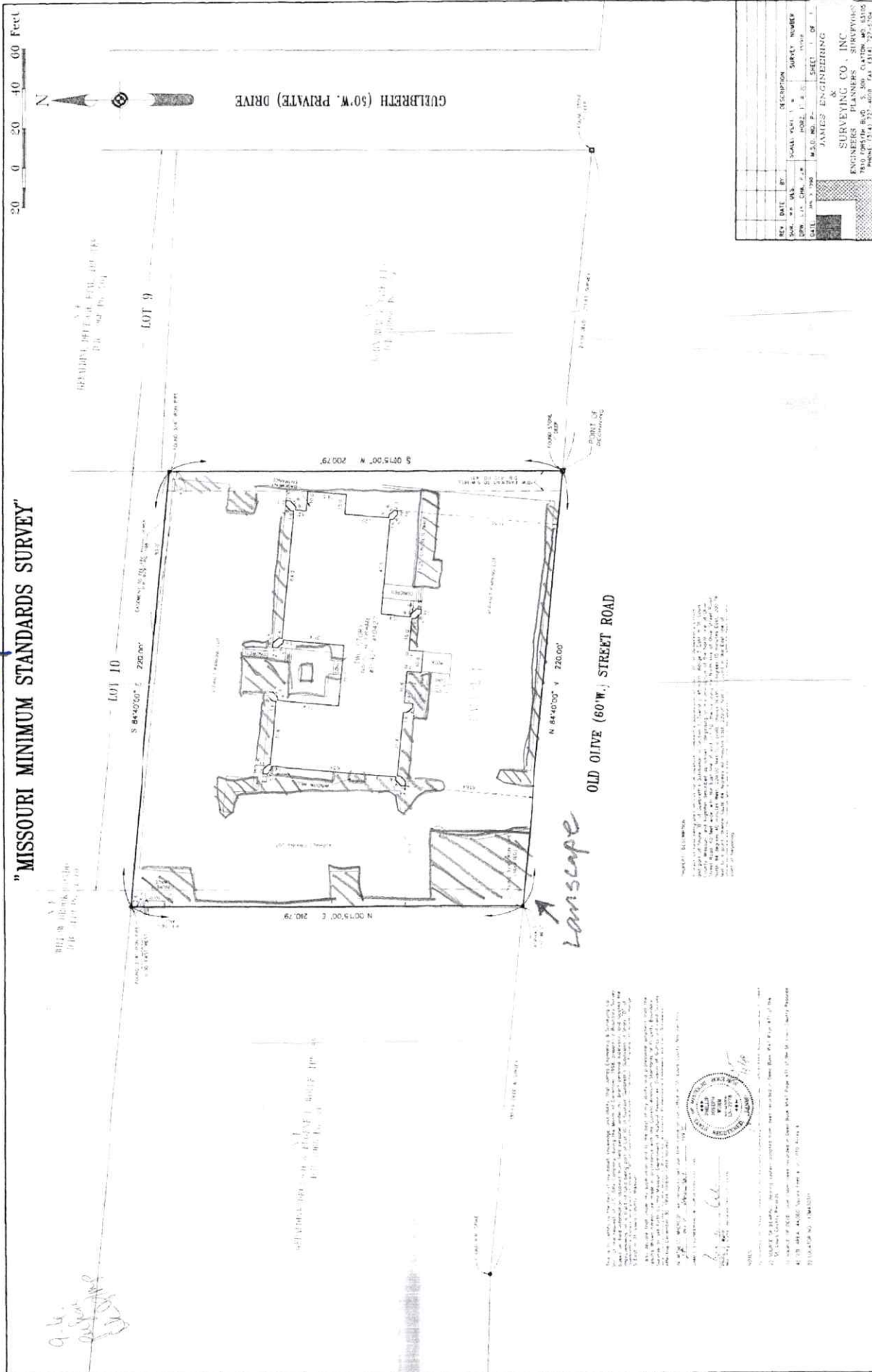


donash DESIGNSOURCE

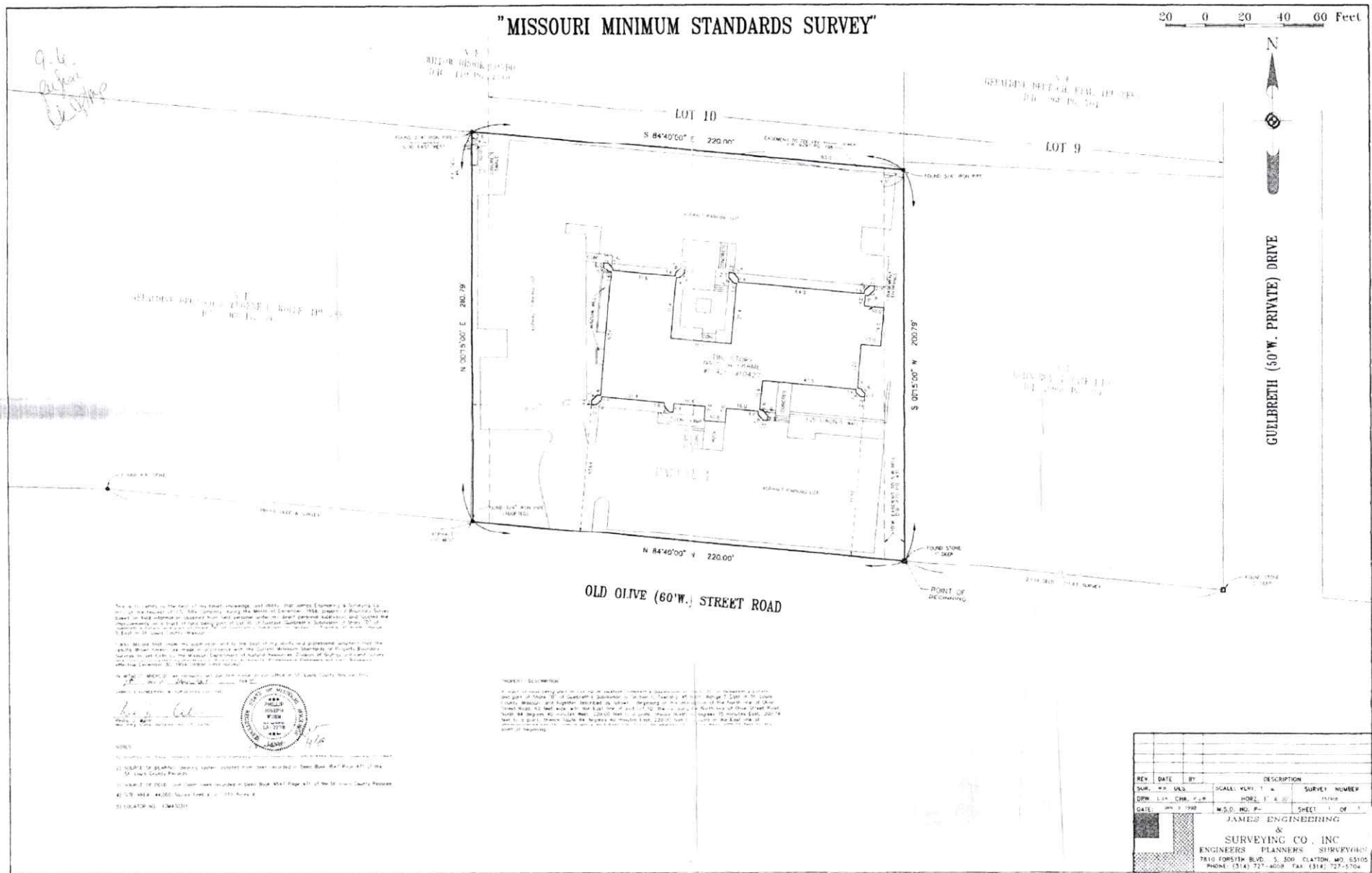
up Pilates

Landscape Plan

"MISSOURI MINIMUM STANDARDS SURVEY"



Site Plan



1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, APRIL 20, 2026

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 26-006

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

12 Ms. Rhonda O'Brien

13 Mr. Larry Potashnick

14 Mr. Stephan Tomlinson

15 Mr. AJ Wang

16 Mr. Carl Lumley, City Attorney

17 Mr. Jason Jaggi, Director of Community Development

18 Ms. Bethany L. Moore, City Planner

19 Ms. Claralyn Bollinger, Recording Secretary,
20 Administrative Services Supervisor

21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314) 974-1199

1 CHAIRMAN LABONTE: Okay. We'll open the meeting
2 with roll call.

3 Mr. Buelter is late.

4 Ms. O'Brien?

5 MS. O'BRIEN: Here.

6 CHAIRMAN LABONTE: Mr. Potashnick?

7 MR. POTASHNICK: Present.

8 CHAIRMAN LABONTE: Mr. Tomlinson?

9 MR. TOMLINSON: Here.

10 CHAIRMAN LABONTE: Mr. Wang has not yet arrived.

11 Mr. Lumley?

12 MR. LUMLEY: Here.

13 CHAIRMAN LABONTE: Mr. Jaggi?

14 MR. JAGGI: Here.

15 CHAIRMAN LABONTE: Ms. Moore?

16 MS. MOORE: Here.

17 CHAIRMAN LABONTE: And, Ms. Bollinger?

18 MS. BOLLINGER: Here.

19 CHAIRMAN LABONTE: Thank you.

20 Mr. Wang has arrived at six o'clock still right
21 under the gun.

22 Our second item is a Public Hearing 26-006: A
23 Conditional Use Permit for a Medical Laboratories Use for
24 Fitness Labs Located at 10425 Old Olive Street Road, Suite
25 200.

1 If anyone speaking could please stand to be
2 sworn in.

3 (The speakers were sworn in by the court
4 reporter.)

5 CHAIRMAN LABONTE: Thank you.

6 MR. ZAHID KALEEM: I'm Dr. Kaleem. Thanks for
7 having me here. And we run a medical laboratory, and I
8 don't know if I need to correct a little bit, so this
9 space use is not for a medical laboratory, but just for
10 the blood draw center.

11 You might have seen a Quest Diagnostical Lab
12 blood draw center. I think along Ballas there's a
13 Labcorp, so just like that. So it's not really a
14 laboratory, it's just a blood draw center where patients
15 can come.

16 So, we are offering a low cost testing and drug
17 laboratory testing to individuals who do not have medical
18 insurance, or they want to just do the testing on their
19 own without going to the doctor's office, long lines to
20 hospitals, and we offer that testing for laboratory at any
21 of the locations.

22 So this is just for a walk-in place for anyone
23 can go in and get the testing done.

24 And the only thing we are going to do is to draw
25 blood. No specimen testing running. It will go to

1 another lab.

2 And we would like to have this opportunity to
3 offer this service through this building. And I don't
4 know if the permission will be just for that unit or for
5 the entire building.

6 I would like to know or apply for the entire
7 building, if possible. If not, then at least for that
8 unit.

9 Any questions so far?

10 CHAIRMAN LABONTE: No.

11 MR. ZAHID KALEEM: No. Okay.

12 Do you need to know anything more about this
13 service -- blood draw service center?

14 MS. O'BRIEN: How many -- how many patients do
15 you expect to have at a given time?

16 MR. ZAHID KALEEM: So, we do not know at this
17 point, but it could be zero to a hundred.

18 We are offering this service to public, and
19 anyone without insurance or low income that patients do
20 not have insurance, they can just walk in, so we just
21 don't know how many are going to turn out.

22 But it seems like more and more labs, including
23 the Labcorp and Quest, are offering direct laboratory
24 testing to individuals, so this is what we're trying to do
25 here in this location.

1 MS. O'BRIEN: So would you have to get some
2 certifications from --

3 MR. ZAHID KALEEM: We already have certification
4 through our laboratory, yes. We have CLIA certification,
5 and there's another organization, College of American
6 Pathologists, which is on top of the CLIA certification.

7 MS. O'BRIEN: So are there any inspections that
8 are done?

9 MR. ZAHID KALEEM: Yeah, CLIA inspection, yeah,
10 we passed the inspection, and the College of American
11 Pathologists inspection is in June. And we don't -- so
12 this is -- let me -- let me clarify this thing.

13 This is just a blood draw center and a Fitness
14 Labs. The actual testing is done in a Corelab
15 Diagnostics, which is a separate entity. So that is
16 certified, Corelab Diagnostics. This is just a blood draw
17 center where we're collecting all the -- the blood samples
18 and urine samples.

19 CHAIRMAN LABONTE: Okay. Any questions? No.

20 Okay. Thank you.

21 MR. ZAHID KALEEM: Okay. Thank you.

22 MS. MOORE: Hello, City Planner, Bethany Moore.

23 So this is an application for a conditional use
24 permit for the medical laboratories use for Fitness Labs
25 located at 10425 Old Olive Street Road, Suite 200.

1 So I do just want to clarify that this CUP is
2 only for Suite 200, so not the entire building. That
3 would require another review of parking and things like
4 that, cause there's other users.

5 So if that's something that you would like to
6 explore in other -- other units, we would have to then
7 either amend this process or get separate CUPs for all of
8 those. So this is just specifically for that Suite 200.

9 So here's the request. It's in our GC, General
10 Commercial Zoning District.

11 The applicant has submitted a request for the
12 CUP for this medical laboratory's use.

13 And as the applicant has stated, they are not
14 doing any analysis of the specimens on site, but it still
15 does fall under this medical laboratories NAICS Code
16 because they are collecting those specimens there on site.

17 No exterior changes are associated with this
18 use.

19 And the applicant will use 1,240 square feet of
20 tenant space in the building for the blood draw laboratory
21 collecting specimens ordered by physicians and health care
22 providers.

23 So, here is a picture of the site. This is an
24 aerial view. It's a two-story building, and I believe it
25 also has a basement, a lower level. And this is the

1 parking around the building.

2 And then back here is the existing dumpster.
3 There is currently no trash enclosure, and so I'll get to
4 that.

5 And then this is where their space is going to
6 be on the second floor, this highlighted space.

7 So here I have put together a parking table.
8 Basically it says that their use requires 5 -- excuse
9 me -- 5 parking spaces up here. And there are 77 spaces
10 required by all the current users, which means of the 86
11 on site there are 9 additional spaces left.

12 And there are some vacancies. But, again, we,
13 when we review the CUP, it's based on the square footage
14 and the use, so that's what this table is for.

15 So any other expansion of this use, square
16 footage and things, we would have to go back and do a
17 parking analysis again.

18 Okay. So for the trash enclosure, we have
19 included a condition of approval that a trash enclosure be
20 installed. Currently the dumpster is just sitting open
21 and you can see it from the street. So we have included a
22 condition of approval for the site proof enclosure to be
23 installed and reviewed and approved at a staff level.

24 And the applicant has agreed to this condition.

25 And, again, I've just listed the conditions of

1 approval.

2 So we have hours of operation are from 7 a.m. to
3 4 p.m. Monday through Friday; 7 a.m. to 12 p.m. on
4 Saturday; closed Sundays.

5 And then that condition that I talked about, the
6 applicant shall submit plans for a trash enclosure to be
7 approved -- reviewed and approved by staff before the
8 approval of a final occupancy permit.

9 Any questions?

10 MR. ZAHID KALEEM: I will have some comment.

11 CHAIRMAN LABONTE: Do you have questions for
12 Bethany? Do you have any questions for Bethany?

13 MR. ZAHID KALEEM: No.

14 Did you want to make another comment?

15 MR. ZAHID KALEEM: Yes. So --

16 CHAIRMAN LABONTE: You can go to the podium, if
17 you could please.

18 MR. ZAHID KALEEM: Sure.

19 CHAIRMAN LABONTE: And state your name again.

20 MR. ZAHID KALEEM: Zahid Kaleem, the medical
21 director of Corelab Diagnostics.

22 And the only thing I would like to ask are the
23 hours of operation. And we -- obviously, 7 a.m. is when
24 most patients go to like Labcorp or Quest for blood draw.
25 For some people who have full-time job, and they get off

1 from their main jobs late in the day, they stop by 5, 6 or
2 7 p.m. at other places, so I'm requesting that if our
3 hours of operations can be changed from 7 to 7. And we
4 may not leave that until 7, but at least we have an option
5 if -- if it is a population of people finishing their job
6 at 5 p.m., they want to drop by for their blood draw that
7 the site is open.

8 CHAIRMAN LABONTE: That makes sense.

9 MS. MOORE: Staff doesn't have concerns with
10 that. You'll just need to amend Item -- or Condition
11 No. 2 to have that 7 to 7 hours.

12 CHAIRMAN LABONTE: Okay.

13 MR. ZAHID KALEEM: Thank you.

14 CHAIRMAN LABONTE: Thank you.

15 MR. TOMLINSON: On Saturday as well?

16 MR. ZAHID KALEEM: We would keep it 7 to 7
17 Monday through Saturday. But not -- Sundays is closed.
18 We're closed.

19 CHAIRMAN LABONTE: Okay.

20 MR. ZAHID KALEEM: Yeah.

21 CHAIRMAN LABONTE: That's fine.

22 Okay. I'll open it up for public comment.

23 MS. LYNN BERRY: Lynn Berry, 626 Graeser Road.

24 I just wondered if there was any provision for
25 medical waste, like needles and things like that?

1 CHAIRMAN LABONTE: Okay. Thank you.

2 MR. ZAHID KALEEM: It's a good comment.

3 So, we are just collecting, and there is a
4 medical waste containers for every site where specimens
5 collected. They go along to the lab, so we are not really
6 dumping anything our site. All the blood samples and
7 those waste go to the lab where they're properly disposed
8 through the lab.

9 And we have a trash -- medical waste trash
10 services at the laboratory.

11 CHAIRMAN LABONTE: Thank you.

12 MR. ZAHID KALEEM: Thank you.

13 CHAIRMAN LABONTE: Thank you.

14 Okay.

15 MR. LUMLEY: I offer the following exhibits into
16 the record of this Public Hearing: Documentation in
17 possession of the City Clerk reflecting the public notice
18 that's been provided, the staff report, the City Code of
19 Ordinances and Charter, the City Comprehensive Plan and
20 the public file regarding this application.

21 The Public Hearing was concluded at 6:15 p.m.

22

23

24

25

1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)

4 I, Deborah K. McLaughlin, Missouri Certified
5 Court Reporter, Illinois Certified Shorthand Reporter and
6 Kansas Certified Court Reporter, do hereby certify that I
7 reported the Planning and Zoning Public Hearing
8 stenographically and later reduced to typewriting; and
9 that this is a true and accurate transcript of the public
10 hearing.

11
12
13 Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

14 Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR
15
16
17
18
19
20
21
22
23
24
25



**APPLICATION TO PLANNING AND ZONING COMMISSION
#26-011: A CONDITIONAL USE PERMIT FOR A LIMITED-SERVICE RESTAURANT USE FOR WHOLESOME MD CAFE
LOCATED AT 1001 OLD OLIVE WAY INSIDE THE VUE AT
CREVE COEUR APARTMENTS**

FOR THE MEETING OF: Monday, May 4th, 2026, 6:00 PM

LOCATION: 1001 Old Olive Way Road (see attached map). Zoned PRD-Planned Residential Development Zoning District.

REQUEST: 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 property is zoned "PRD"-Planned Residential Development Zoning District. The CUP request is for the operation of a nutrition-focused café with 16 indoor seats, hours of operation from 6:00AM to 4:00PM, 7 days a week, and 4 employees at the busiest shift. Only minor exterior changes are proposed.

ADDITIONAL INFORMATION: Limited-Service Restaurants, NAICS 722513, is a conditional use in the PRD zoning district and requires a conditional use permit. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

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

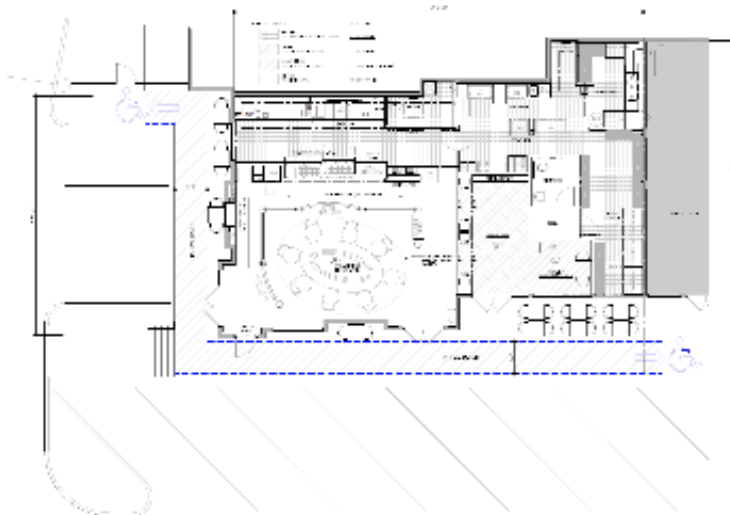
- Mixed-Use Innovation Campus

Zoning Code References

- Section 405.390: Planned Zoning Districts
- Section 405.1070: Conditional Use Permits

APPLICANT: Brian Ivy, AIA, NCARB
Idea Architects, LLC
130 Lockwood Ave, Ste 2
Webster Groves, MO 63119

PROPERTY OWNER: BCC PARTNERS LLC
231 S. Bemiston Ave, Suite 650
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, AICP, City Planner

DATE: 4/29/2026

ATTACHMENTS: Applicant's Materials received 4/3/26 and 4/22/26
Draft Ordinance

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for Wholesome MD Café, a limited-service restaurant within The Vue at Creve Coeur apartment complex to fill the retail space at 1001 Old Olive Way Road, Suites A and B. According to the information provided by the applicant, Wholesome MD Café is a nutrition company that focuses on educating, supporting, and creating better health through prepared healthy meals, light cooking/food prep, and related nutrition and beverage retail sales. This location will provide freshly prepared meals to be consumed on site, consultation services regarding achieving health and wellness goals, and a retail component where guests can purchase prepared healthy meals, beverages and nutritional supplements for consumption off-site.

The Vue at Creve Coeur apartment complex is a multi-building, multi-family and mixed-use development that was approved in 2013 by Ord. 5344. When the complex was approved, the parking for the commercial spaces was calculated based on the required parking for general retail uses, which is 4 parking spaces required per 1,000 square feet of floor area. The Vue was originally approved with 4,600 square feet of retail floor area, requiring 19 parking spaces. In 2015, administrative approval was given to reduce the overall height of the building and reduce the retail space to 3,500 square feet, along with other minor reductions. The retail spaces have been vacant since the completion of the complex in 2017. The applicant will be using 2,300 square feet of the available retail space, suites A and B, and will have no more than 16 indoor seats, which allows the required parking spaces to be calculated at the 4/1,000 general retail ratio. Outdoor seating is proposed adjacent to the building but does not require additional parking. The adjacent retail space, suite C, will remain vacant and available for lease. The restaurant will have 4 employees at busiest shift and will have hours of operation from 6:00 AM to 4:00 PM, 7 days a week. The applicant is proposing a minor exterior change to include an additional entry door in the existing store front for safety purposes.

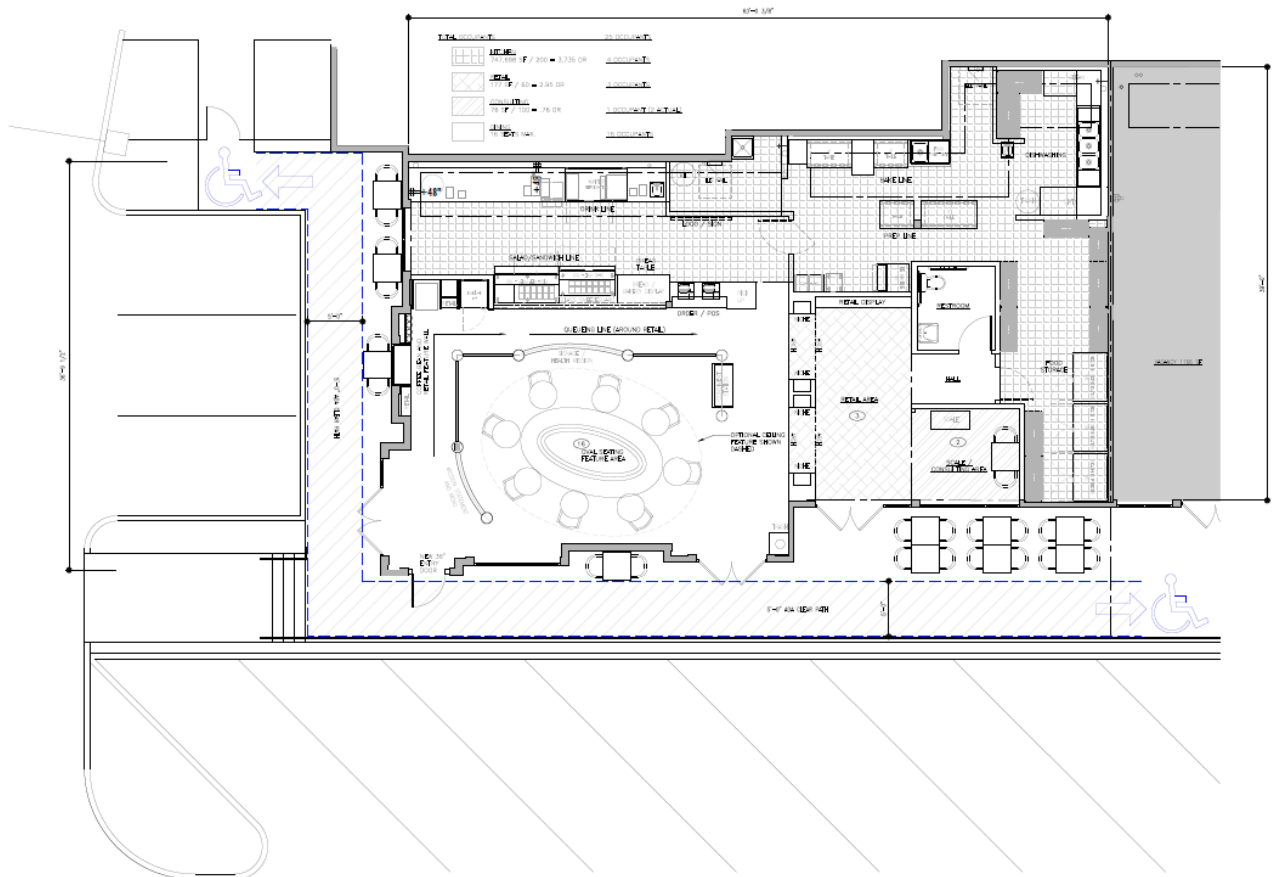


Figure 1: Floor Plan.

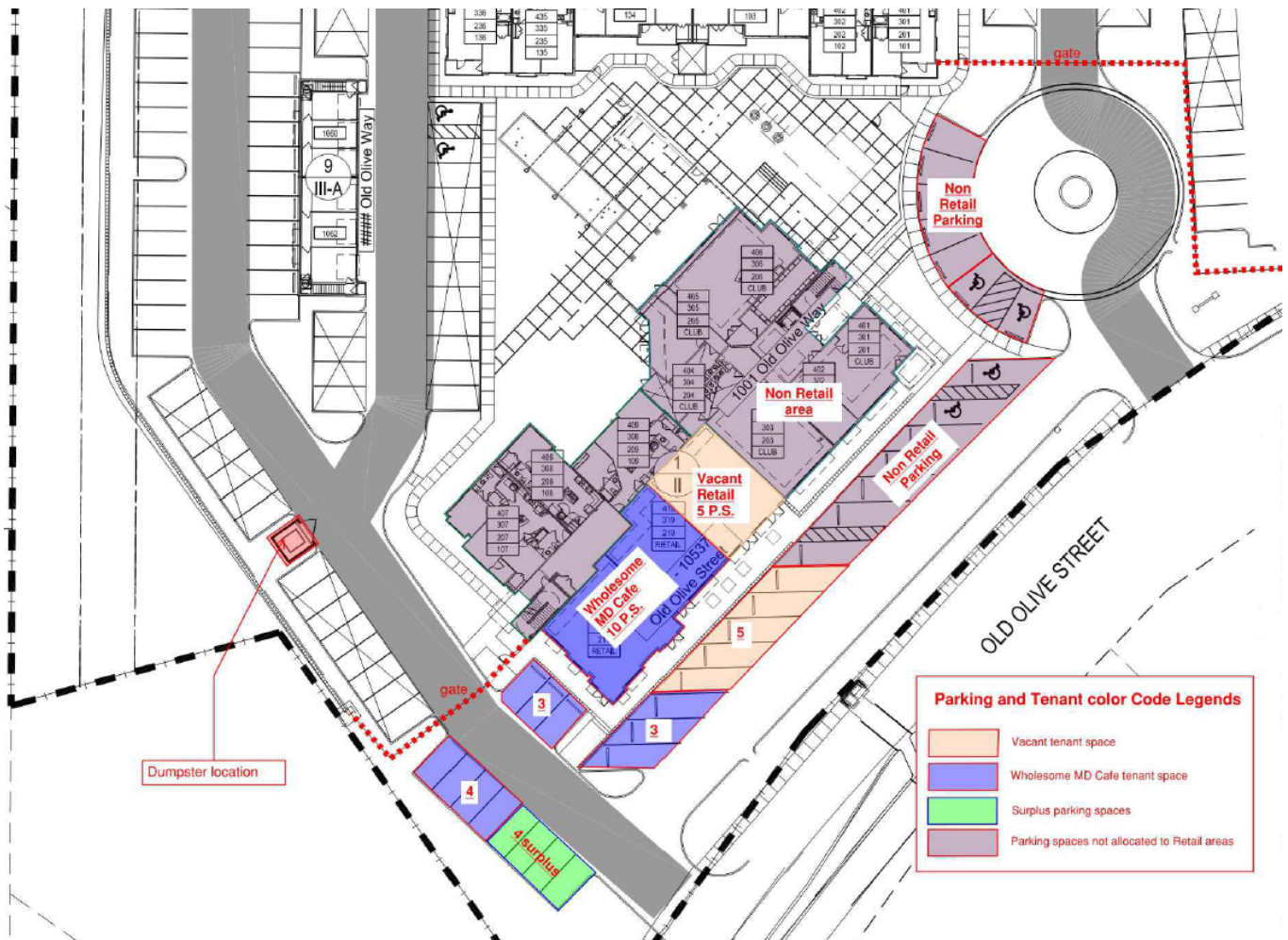


Figure 2: Proposed Location Site Plan. Wholesome MD Café shown in purple.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residential/Multi-Family Residential	Unincorporated St. Louis County	N/A
South	Commercial	GC-General Commercial	Old Olive Street Road
East	Multi-Family Residential/Commercial	Unincorporated St. Louis County/GC-General Commercial	N/A
West	Multi-Family Residential	Unzoned	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) located on the west end of Old Olive Street Road. The MUIC is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development, multi-family housing, and other community amenities (p.59). The focus of the MUIC is to develop the 39 North plant science and agricultural technology district. The proposed use will be occupying a previously vacant ground floor retail space within the existing multi-family building with minor exterior changes. Therefore, the proposed use would satisfy the goals and objectives of 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 as provided by Ordinance 5344 which approved the Planned Residential Zoning District for this development and established the allowable uses. The Vue at Creve Coeur apartments development provides space for 3,500 square feet of ground floor retail that is currently vacant. The proposal is for 2,300 square feet thus representing about 2/3 of the complex's available square footage. Suite C is roughly 1,100 square feet and will remain available for lease.

Parking:

Parking regulations for eating and drinking establishment with 16 or fewer seats are discussed under Section 405.820(F)(5)(b) which requires parking spaces to be required at the ratio for basic retail uses, 4/1,000 square feet of floor area. The proposed space is 2,300 square feet with 16 indoor seats so 10 parking spaces are required for this use. The complex has 19 parking spaces allocated on site for use by the retail tenant spaces. 5 parking spaces are available for the use of any future tenant in Suite C with a surplus of 4 parking spaces for overflow. Parking for the residential uses are separate and can only be accessed via a gate for the residential tenants.

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure appears to be in good condition. The parking lot and landscaping are in good condition, and the existing lighting appears to be compliant with the Zoning Code requirements.

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 Ordinance 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 a 2,300 square foot Limited-Service Restaurant, NAICS 722513, establishment at 1001 Old Olive Way Road, Suites A and B within The Vue at Creve Coeur Apartments.
2. Maximum seating permitted is limited to 16 indoor seats. A maximum of 20 outdoor seats is permitted, based upon the outdoor seating plan provided Any additional indoor seating would require review and approval by the Zoning Administrator to verify adequate on-site parking.
3. Hours of operation shall be 6:00 a.m. to 4:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.

5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require a separate permit approval.
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. 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.
8. 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.
9. 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.
10. 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 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 of the Comprehensive Plan and regulations of the 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 Wholesome MD Cafe located at 1001 Old Olive Way Road, Suites A and B, within The Vue at Creve Coeur Apartments, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of May 4, 2026” (conditions may be added, eliminated, or modified by preceding motion).

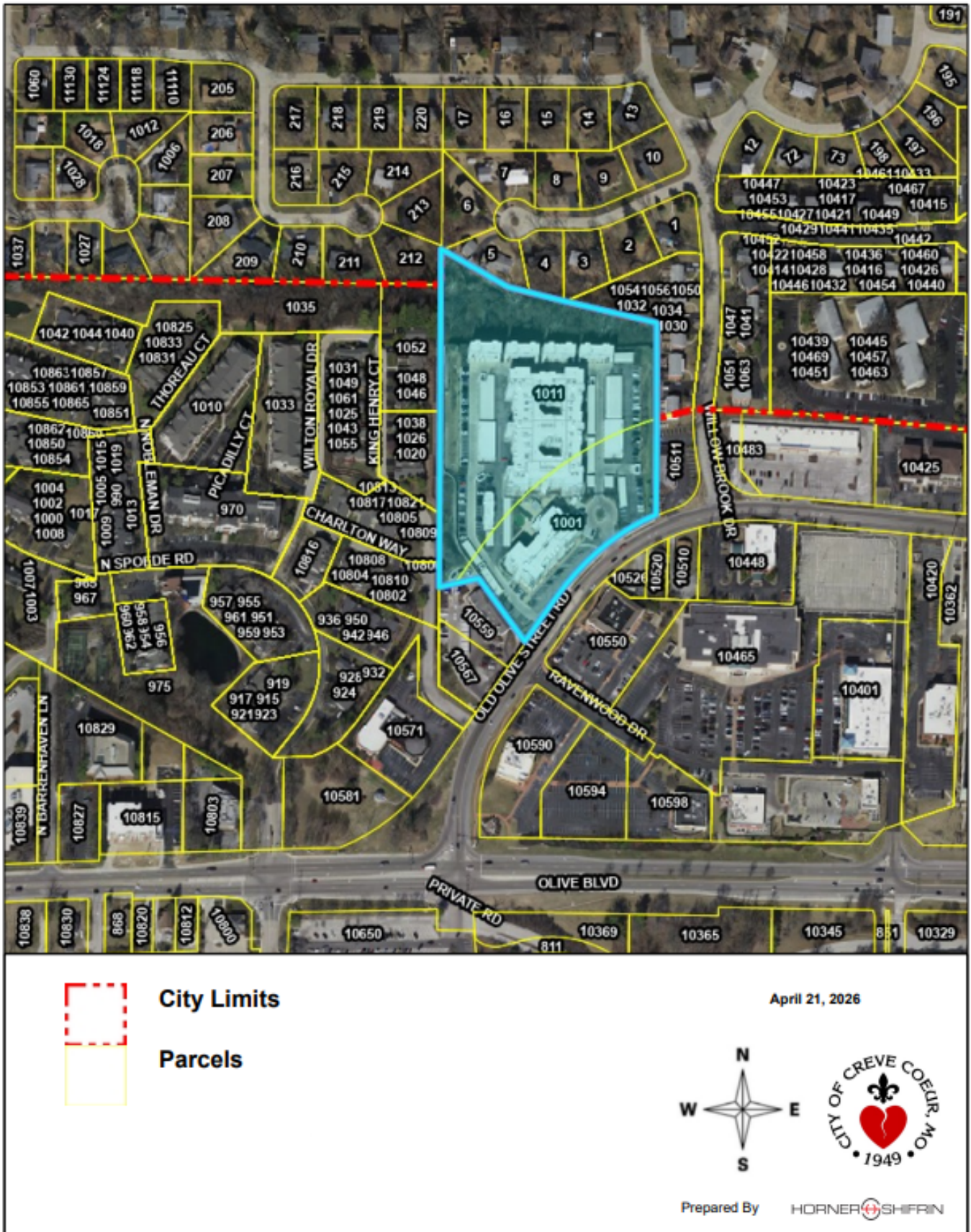
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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



APPENDIX 4: SITE PHOTOGRAPHS



Description:
March 2025
Google
Streetview
image of The
Vue.



Description:
Suites A and B
for
Wholesome
MD Café's
use.

BILL NO. 6218

ORDINANCE NO. _____

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.

WHEREAS, under Section 405.210, limited-service restaurants require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Brian Ivy, AIA, NCARB, of Idea Architects, has submitted an application for a new conditional use permit for a 2,300 square foot limited-service restaurant, Wholesome MD Cafe, at 1001 Old Olive Way Road, Suites A and B; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 4, 2026, 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 4-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on May 4, 2026; 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 (NAICS 722513) located at 1001 Old Olive Way Road, Suites A and B, in the Terra West Planned Residential Development Zoning district, whose legal description is as follows:

A Tract of Land being a part of Share A of Guelbreth's Subdivision situated in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, and the Southwest 1/4 of Section 36, Township 46 North, Range 5 East, being in the City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the common line between Sections 35 and 36 of Township 46 North, Range 5 East, said point being distant North 00°20'15" East 82.86 feet from a concrete monument found for the common South corner of said Sections and the Southeast corner of Lot 212 of Willow Brook Section 7 as per the plat thereof recorded in Plat Book 103 Page 44 of the St. Louis County records; said beginning point also being the Southwest corner of Lot 5 of Willow Brook Section 3 as per the plat thereof recorded in Plat Book 82 Page 50 of the St. Louis County records; thence departing the said section line with the South line of said Willow Brook Section 3, South 58°51'10" East 184.52 feet and South 77°23'25" East 367.27 feet to the Northeast corner of the herein described tract of land and being a corner of Willow Brook Condominium as recorded in Plat Book 187 Page 8 of the St. Louis County records; thence, Southerly, with the West line of said Willow Brook Condominium and the West line of a tract of land described in a deed to Willow Brook Medical Building, LLC recorded in Deed Book 12955 Page 639 of the St. Louis County records, South 00°21'30" West 457.75 feet to a point on the Northwest line of Old Olive Street Road, 60 feet wide; thence, with the Northwest line of said Old Olive Street Road, being 30' Northwest and parallel to the centerline thereof, the following courses and distances: South 55°12'06" West 150.86 feet, South 43°42'06" West 134.41 to a found iron rod, and South 35°16'06" West 143.32 feet to the Southernmost corner of the herein described tract of land; thence, departing said Old Olive Street Road with the North line of a tract of land described in a deed to Moller Properties, LLC recorded in Deed Book 18033 Page 483 of the St. Louis County records, North 35°00'06" West

187.50 feet to an angle point and South 74°43'51" West 101.39 feet to a point on the East line of Briarcliff Condominiums; thence with the East line of said Briarcliff Condominiums, being also the East line of Lot 5 of the Subdivision of the M.B. O'Reilly Farm recorded in Plat Book 9 Page 19 of the St. Louis County records, North 00°20'15" East 810.58 feet to the Point of Beginning and containing 8.05 Acres, more or less, according to a survey by THE STERLING COMPANY during the month of September, 2013 under order number 12-11-314.

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 a 2,300 square foot Limited-Service Restaurant, NAICS 722513, establishment at 1001 Old Olive Way Road, Suites A and B within The Vue at Creve Coeur Apartments.
2. Maximum seating permitted is limited to 16 indoor seats. A maximum of 20 outdoor seats is permitted, based upon the outdoor seating plan provided Any additional indoor seating would require review and approval by the Zoning Administrator to verify adequate on-site parking.
3. Hours of operation shall be 6:00 a.m. to 4:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require a separate permit approval.
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. 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.
8. 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.
9. 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

BILL NO. 6218

ORDINANCE NO.

original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

10. 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 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.

ADOPTED THIS ____ DAY OF _____, 2026.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK

city
of**CREVE COEUR**

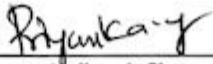
PLANNING DIVISION

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>
Priyanka Yerragorla	Brian Ivy
<i>Name</i>	<i>Name</i>
WholesomeMD LLC d/b/a WholesomeMD Cafe	Idea Architects, LLC
<i>Company (if Applicable)</i>	<i>Company (if Applicable)</i>
41 Oak Park Dr.	130 W. Lockwood Ave. Ste. 2
<i>Address</i>	<i>Address</i>
Creve Coeur, 63141	Webster Groves, MO 63119
<i>Address</i>	<i>Address</i>
Telephone # 314 563 2005	Telephone # 314.801.8601
<i>Telephone #</i>	<i>Telephone #</i>
Fax # n/a	Fax # n/a
<i>Fax #</i>	<i>Fax #</i>
Email: info@wholesomemd.com	Email: brian@ideaStL.com
<i>Email</i>	<i>Email</i>
 Applicant's Signature	Digitally signed by Brian Ivy DN: cn=Brian Ivy, o=Idea Architects, LLC, ou=Architecture, email=brian@ideaStL.com Reason: I am approving this document Date: 2020.04.21 17:25:44-0500  Applicant's Representative's Signature

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
Wholesome MD Cafe	Robert H Johnson
<i>Address</i>	<i>Name</i>
1001 Old Olive Blvd. suite A & B,	BCC Partners, LLC
<i>Address</i>	<i>Company (if Applicable)</i>
Creve Coeur, (St. Louis County) MO 63141	231 S. Bemiston Ave
<i>Development Name (if any)</i>	<i>Address</i>
The Vue	Suite 650
<i>Current Zoning</i>	<i>Address</i>
PDR	Telephone # (314) 569-5000
<i>Prior CUP Approvals (if known)</i>	<i>Telephone #</i>
	Fax # (314) 569-5059
	<i>Fax #</i>
	Email: rjohnson@altusproperties.com
	<i>Email</i>
	DocuSigned by:  E914BED7F0584AC... Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Nutrition company dedicated to educating, supporting, and creating
better health through prepared healthy meals, light cooking/food prep, and related nutrition and beverage retail sales

Gross Floor Area – Existing and Proposed: 2307

Number of Seats (for restaurant only): 16

Number of Employees at the busiest shift: 4

Hours of Operation: 6:00 a.m. to 4:00 p.m. 7 days a week

Current or Most Recent Use of the Property: Vacant

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)
☐	Electronic copies of all materials	☒	\$2000 (refundable deposit)
		☒	Other items as requested by staff

Preferred Public Hearing Date: Monday, MAY 4, 2026, 2026.

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

Office Use Only

☐ All Sections Complete
☐ All Documents, incl. e-Copies
☐ Fees Paid

Received By: _____

Date: _____

Revised: 7/22



130 W. Lockwood Ave. Webster Groves, MO 63119

o. 314.801.8601

www.IdeaStL.com

April 2, 2026

Jason Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N New Ballas Road
Creve Coeur, MO 63141

RE: Project Rational– Conditional Use Permit for Wholesome MD Cafe
1001 Old Olive Blvd., Creve Coeur, MO 63141

Mr. Jaggi,
Please accept this letter as rationale in support of the above-mentioned project.

The tenant proposes to establish and operate a nutrition-focused café dedicated to promoting health education, support, and overall wellness. The business will provide freshly prepared healthy meals, utilizing light cooking and food preparation methods with ventless electric equipment, along with retail sales of nutrition-oriented food and beverage products.

In addition, the café will feature a body composition scale and a designated consultation area where customers can receive guidance in interpreting their results. This service will support informed decision-making regarding their health and wellness goals, including recommendations for appropriate nutritional supplements available in the café's adjacent retail space.

The proposed location is a first-floor, street-facing retail space developed in conjunction with the Vue Apartment complex. This café will serve as an amenity not only for residents of the Vue, but also for the surrounding community. Currently, there is no request to alter the exterior of the building or landscaping, except for a new storefront door facing the street. This door will be installed within the existing modular storefront window system. Tenant signage is the only other anticipated exterior modification and will be submitted under a separate permit.

We propose to use 10 of the allocated 19 parking spaces reserved for the retail areas which will leave 5 parking spaces for the adjacent vacant retail space's use once occupied as well as 4 surplus parking spaces.

Regarding potential impacts on surrounding residences and businesses, noise and traffic are typically the primary considerations. Delivery-related traffic will be largely contained on site, and every effort will be made to schedule deliveries before or after café operating hours to minimize traffic impacts and business disruptions. Approximately two-thirds of the first-floor tenant space will be occupied by Wholesome MD Café; therefore, when the café is closed, ample parking will be available to accommodate those deliveries.



130 W. Lockwood Ave. Webster Groves, MO 63119

o. 314.801.8601

www.IdeaStL.com

All employee parking, material storage, and refuse collection will be contained on site. The tenant will utilize existing dumpsters and will actively monitor waste volume to determine whether the current pickup schedule is adequate or if increased service is required.

Normal levels of noise and traffic are anticipated during business hours, proposed from 6:00 a.m. to 4:00 p.m., with limited activity occurring shortly before and after opening and closing for preparation and deliveries. There are no plans for outdoor speakers, outdoor events, or site or building modifications that would be disruptive to the surrounding neighborhood.

Overall, this project represents a fresh and thoughtful approach to a healthy café, with a mission centered on supporting healthy lifestyles through fresh, natural foods and beverages, vitamins, and supplements in a clean, modern, and sophisticated environment. We believe this use will be a positive and welcome amenity for both the Vue Apartment community and the broader neighborhood.

Please let us know if any additional information or documentation is required to complete your review of the CUP application.

Thank you,

Brian K. Ivy,
AIA, NCARB



1001 Old Olive Blvd. suite A & B, Creve Coeur, (St. Louis County) MO 63141

Brian Ivy, Architect
MO# A-2004008995

Certificate of Authority # 2011006331

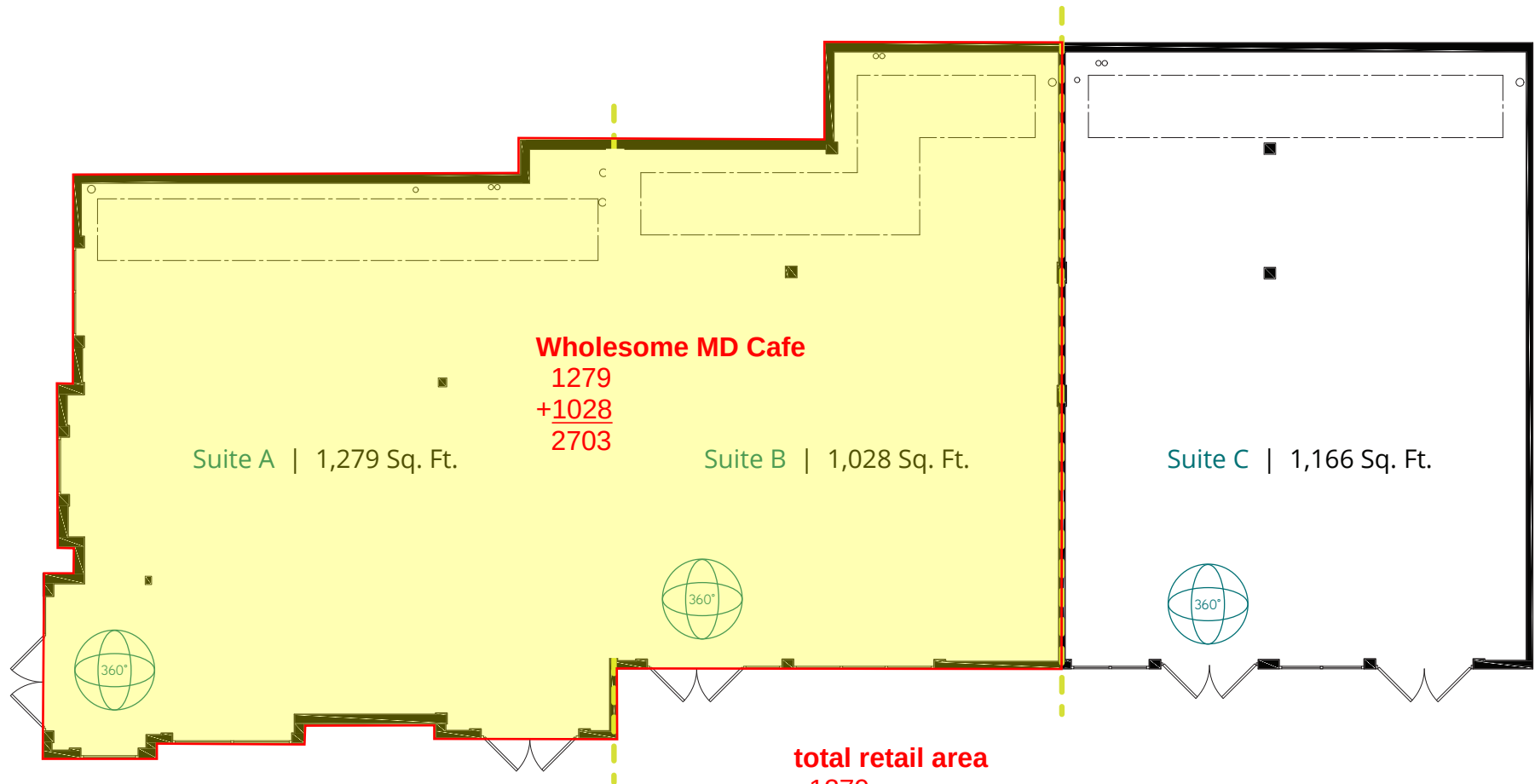
.....

A201

FLOOR PLAN

Retail Suites A, B, & C

~~Total Contiguous 2,194 SF~~

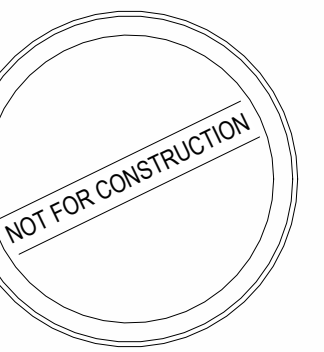


*Grade change between Suites A & B
Dimensions are Deemed as Accurate but not to Scale





CONSULTANTS



04/21/2026
 Brian Ivy, Architect
 O# A-2004008995

PROF:

WHOLE SOME MD CAFE

1001 Old Olive Way, Creve Coeur, MO 63141

DATE:

MIT SET

4/21/2026

VISIONS:

DESCRIPT

ATE

OWN BY:

thor

SUBJECT NUMBER

5-87

ET NUMBER

A900

PERSPECTIVE VIEWS

1/29/2026

Bethany L. Moore, AICP
City Planner
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

RE: Lease and Use Information – Conditional Use Permit for Wholesome MD Cafe
1001 Old Olive Blvd., Creve Coeur, MO 63141

Dear Ms. Moore,

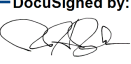
I am writing to provide lease and use details in support of the Conditional Use Permit application for the premises located at **1001 Old Olive Blvd., Creve Coeur, MO 63141**.

The **Landlord** for the premises is **BCC Partners, LLC**, a Missouri limited liability company. The **Tenant** is **Wholesomemd LLC**, a Missouri limited liability company doing business as **Wholesome MD Cafe**.

The leased premises is approximately **2,307 square feet** in size and will be used for the operation of a **nutrition company dedicated to educating, supporting, and creating better health through prepared healthy meals, light cooking/food prep with ventless electric equipment, and related nutrition and beverage retail sales**

Please let me know if you need any additional information or documentation to complete your review of the CUP application.

Altus Realty Advisors, LLC – Manager for Owner/Landlord

DocuSigned by:

E914BED7F0584AC...

By: Robert H. Johnson

Manager

Altus Realty Advisors, LLC

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, MAY 4, 2026

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 26-011

9
10 THOSE IN ATTENDANCE:

11 Ms. Rhonda O'Brien - Acting Chair
12 Mr. Thomas Buelter
13 Mr. Larry Potashnick
14 Mr. Stephan Tomlinson
15 Mr. Carl Lumley, City Attorney
16 Mr. Jason Jaggi, Director of Community Development
17 Ms. Bethany L. Moore, City Planner
18 Ms. Claralyn Bollinger, Recording Secretary,
19 Administrative Services Supervisor
20

21 McLaughlin Court Reporting Services, Inc.

22 Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR
23 4772 Gatesbury Drive
24 St. Louis, MO 63128
25 (314) 974-1199

1 ACTING CHAIRMAN O'BRIEN: I'm going to call the
2 meeting to order.

3 Roll call.

4 Ms. LaBonte is excused.

5 Mr. Buelter?

6 MR. BUELTER: Here.

7 ACTING CHAIRMAN O'BRIEN: I'm here.

8 Mr. Potashnick?

9 MR. POTASHNICK: Present.

10 ACTING CHAIRMAN O'BRIEN: Mr. Tomlinson?

11 MR. TOMLINSON: Here.

12 ACTING CHAIRMAN O'BRIEN: Mr. Wang is not here
13 yet.

14 Mr. Lumley?

15 MR. LUMLEY: Here.

16 ACTING CHAIRMAN O'BRIEN: Mr. Jaggi?

17 MR. JAGGI: Here.

18 ACTING CHAIRMAN O'BRIEN: Ms. Moore?

19 MS. MOORE: Here.

20 ACTING CHAIRMAN O'BRIEN: And, Ms. Bollinger?

21 MS. BOLLINGER: Here.

22 ACTING CHAIRMAN O'BRIEN: Our first item of New
23 Business is Public Hearing Application 26-011: A
24 Conditional Use Permit for a Limited-Service Restaurant
25 Use for Wholesome MD Cafe Located at 1001 Old Olive Way

1 inside the Vue at Creve Coeur Apartments.

2 (The speakers were sworn in by the court
3 reporter.)

4 MR. BRIAN IVY: Hi, my name's Brian Ivy. I'm
5 the architect with Idea Architects who working on this
6 project.

7 Just to give you a brief overview.

8 It is a -- it is the Wholesome MD Cafe. It's --
9 really it's founded for -- it's a -- I'm sorry -- a
10 physician-founded, it's, basically, a wellness and
11 nutrition kind of a lifestyle cafe. It's an interesting
12 concept. It's not just your normal -- it's not your
13 normal cafe, cafeteria or coffee shop.

14 They'll have a small retail component, and
15 they'll also have a -- they'll serve coffee and -- and
16 some healthy meals. They also have a small retail
17 component, which also includes a -- a body composition
18 scale where it'll be free to the public. Come in and then
19 you'll be able to sit down with somebody and they'll kind
20 of go over your findings.

21 You'll -- so, you'll kind of see -- I'm not sure
22 where the pointer thing is. Is that it? Yeah. So you
23 can see this is a body composition. This is what they
24 look like. You'll be able to come in, sit down, get on
25 the scale, and it kind of spits out a lot of data. And

1 I've -- I've done it recently, so it's -- it's pretty
2 interesting. You look at all this stuff, and you're like,
3 holy cow, I have no idea what this means.

4 So that's where the consulting comes in. They
5 kind of help you decipher all of that information. Tell
6 you where you may need to add supplementation and
7 vitamins, minerals, things like that, where the retail
8 component also comes in. And also have the -- the coffee
9 shop and -- and healthy meals and stuff, lunch and
10 dinner -- or I'm sorry -- breakfast and lunch.

11 The -- so it's more than just a normal
12 cafeteria, a cafe. And they mention enhancing nutritional
13 value to promote health and longevity.

14 So I think kind of the building plans really
15 kind of follow that -- that mission statement.

16 So we -- we have, you can kind of see it, and I
17 color-coded these, okay, we color-coded this so you can
18 kind of see the -- the cafe zone, kind of the dining area
19 is in blue. The small retail area with -- it's in the
20 yellow. You've also got a couple retail components right
21 there. As well as the consulting office where the sale is
22 also located.

23 The balance of the space is really kitchen, the
24 prep kitchen. So all of the -- all the food that's
25 prepared on site, it's not all prepared for on-site

1 consumption, they'll -- they'll have -- they'll
2 incorporate some of their food, the juice and prepackaged
3 meals, salads, wraps, things of that nature will go into
4 grab and go containers and stuff.

5 So -- so you're going to come in to dine in,
6 swing by, grab some food, bring it home, whatever.

7 But that's -- that's really kind of the -- the
8 general idea concept behind the cafe.

9 We do have a couple of renderings. So you can
10 kind of see this as this would be kind of the primary
11 entrance, which is right here. We are proposing to add
12 one door where there's an existing storefront door that
13 goes in -- into the corner, but we really wanted to be
14 able to approach it from both angles.

15 You'll walk in, small kind of a menu sign,
16 mission statement, kind of explaining it, and then you'll
17 be able to queue yourself through, go through some grab
18 and go, some coffee, pick up some coffee, prepackaged
19 coffee, order your coffee, grab your meal, things like
20 that.

21 Then you'll -- oops -- you'll be able to come,
22 pay, sit down and eat or go in and mill through the -- the
23 retail area, set up an appointment to come in and -- and
24 try the scale and see if you can get some feedback, and so
25 on and so forth.

1 The building -- I mean the buildout's really
2 quite simple. It's about 2300 square feet, and it's taken
3 two of the three tenant bays.

4 I think we have -- yeah, right down in here, you
5 can kind of see we're taking up the parking for us is in
6 blue -- whoops, wrong button -- the parking for us is in
7 the blue. The adjacent -- there's one adjacent tenant
8 space. I think it was about 1100 square feet. And their
9 adjacent parking is right here as well. That left a
10 balance of, I think, four parking spaces, if memory serves
11 me correct.

12 We will have some outdoor dining. There's no
13 plans for speakers or any -- any noise gathering.

14 We do have our refuse, our dumpster enclosure is
15 back here, so that would be where the -- the employees
16 will dump the trash and stuff.

17 So, I think that's about it, hopefully.

18 ACTING CHAIRMAN O'BRIEN: Where's the outdoor
19 seating going to be?

20 MR. BRIAN IVY: See it right here. We've got a
21 few tables. We've got six seats back here in the corner,
22 and you've got -- kind of a table and two-top right here,
23 just tucked back into one of the kind of recessed niches
24 here. We've got three more two-tops along this side here,
25 and we maintained our ADA egress path along those edges.

1 MR. BUELTER: That was what I was going to ask.
2 ADA compliant. Quick -- quick run-through on
3 what we will have for ADA here.

4 MR. BRIAN IVY: Yeah. Well, we do have some ADA
5 parking spaces up here. The grades are just such that
6 they're not -- by the time you get down to right here, you
7 can kind of see the grades, the sidewalk is at an elevated
8 area, so, really, the ADA parking for -- for this whole
9 building is right here in that back corner. So you can
10 kind of see, this is all the -- all the ADA parking for
11 that whole -- that whole building. So they'll access it,
12 the parking space will come up and go down and enter one
13 of the three -- well, one of the two tenant spaces. I
14 believe the clubhouse also access from that area as well.

15 ACTING CHAIRMAN O'BRIEN: Is this the first
16 location for this -- this cafe or does it have other --

17 MR. BRIAN IVY: Yeah, no, this is -- this is the
18 first one. Kind of proof of concept.

19 ACTING CHAIRMAN O'BRIEN: Thank -- thank you.

20 MR. BRIAN IVY: All right.

21 MR. BUELTER: Does -- just one more quick
22 question --

23 MR. BRIAN IVY: Oh, yes, sir.

24 MR. BUELTER: -- and what -- unless you want to
25 go in on this too.

1 Is restroom facilities?

2 MR. BRIAN IVY: Yes.

3 MR. BUELTER: Or is there going to be any --

4 MR. BRIAN IVY: Yes. One -- one restroom. One
5 ADA compliant restroom, and it's -- see it's right there.

6 MR. BUELTER: Okay.

7 MR. BRIAN IVY: Access, just go through -- we've
8 got a couple arches right here, go through that into the
9 retail area and down this kind of stubby little hallway,
10 bathroom.

11 MR. BUELTER: Okay. Thank you.

12 MR. BRIAN IVY: Yeah, you're welcome.

13 MS. MOORE: Okay, Bethany Moore, City Planner.

14 So, as you guys may be aware, Jason and I just
15 got back from our APA National Conference.

16 And one of the themes, if you will, of the
17 conference was AI, so I do just want to let you know this
18 whole presentation was made with AI. So please let me
19 know if you have any feedback. I just wanted to try it
20 out with this and just see what it could do. So this
21 whole thing was made using our AI that we have access to
22 at the city.

23 So, this is a conditional use permit application
24 for Wholesome MD Cafe.

25 Here is the floor plan. The request was made by

1 the applicant Brian Ivy, and I feel like he did a really
2 good job of explaining this request, so I'll try and go
3 through this pretty quickly.

4 But it is a limited restaurant use, NAICS
5 722513, which requires a conditional use permit.

6 Here's our location. It's at the Vue
7 Apartments. And there are three retail spaces the first
8 floor here. And they have never been filled since the
9 building was built in 2017, so this use will be taking up
10 two of those spaces and one will be left for an additional
11 tenant.

12 So this is just a little bit about their use.
13 They have food sales, preparation and then also that
14 consultant piece where people can come in and -- and talk
15 with the nutritionist and -- and be weighed and talk about
16 their food and those kind of things.

17 So then we have the site plan. The purple here
18 is those Suites A and B. And then this is the parking
19 associated with it. For this whole piece of -- of retail
20 space, Suite A, B and C there's nineteen parking spaces.
21 And so because this cafe does have less than sixteen
22 seats, the parking for it was counted at general retail,
23 which is four parking spaces per thousand square feet of
24 floor area.

25 So the hours of operation will be from 6 a.m. to

1 4 p.m. seven days a week.

2 There will be the sixteen indoor seats and then
3 the twenty outdoor seats. And, again, the twenty outdoor
4 seats don't count towards parking requirements.

5 And then there will be four employees at busiest
6 shift.

7 So, per their use, they are required to have ten
8 parking spaces. There's nineteen allotted for this, which
9 means that there is a surplus of nine. And that surplus
10 is five would be allotted for that Suite C to meet the
11 requirements required by the 11 -- 1100 square feet there,
12 and then also there's four spaces of overflow.

13 And then just the sample motion.

14 Do you have any questions?

15 ACTING CHAIRMAN O'BRIEN: I got a question
16 about --

17 MS. MOORE: Yes.

18 ACTING CHAIRMAN O'BRIEN: -- pedestrians --

19 MS. MOORE: Uh-huh.

20 ACTING CHAIRMAN O'BRIEN: -- and the way the
21 road is there.

22 MS. MOORE: The way the road is?

23 ACTING CHAIRMAN O'BRIEN: Yeah, it's like if
24 there's people walking back and forth, since this, I
25 think, will be a pretty powerful concept, there might be

1 people walking, you know, like from where Panera is or
2 something like that --

3 MS. MOORE: Uh-huh.

4 ACTING CHAIRMAN O'BRIEN: -- over there, cause
5 there's other retail there.

6 Is -- is there adequate pedestrian marking and
7 all that, because there's cars coming, you know, they're
8 turning off Olive to go down that way? I'm just curious
9 about that.

10 MS. MOORE: I'm not sure if there's a crosswalk
11 in that space.

12 Are you aware is there a crosswalk there?

13 MR. JAGGI: There is.

14 MS. MOORE: There is, okay.

15 MR. JAGGI: Yeah, there's a mid-block crossing,
16 actually, right -- you might be able --

17 MS. MOORE: Right here?

18 MR. JAGGI: -- to see it right by that -- that
19 bus shelter, yeah, right there.

20 MS. MOORE: Yeah, here's the bus shelter --

21 MR. JAGGI: Uh-huh.

22 MS. MOORE: -- and then here's the other
23 entrance, so, yeah, it's right here is what you're saying?

24 MR. JAGGI: Yes.

25 MS. MOORE: Okay. That makes sense.

1 And then like the Panera would be over here.

2 MR. JAGGI: Right.

3 MS. MOORE: Any other questions?

4 MR. POTASHNICK: So I have a educational
5 question.

6 MS. MOORE: Yes.

7 MR. POTASHNICK: Why don't we require parking
8 for outdoor seating?

9 MS. MOORE: Because we want to encourage it, so
10 in order to encourage it, we reduce the requirement for
11 outdoor seating.

12 MR. POTASHNICK: So there's none then?

13 MS. MOORE: Correct. We don't count it towards
14 the parking requirement, just indoor, and it's also
15 seasonal, it's not 24 -- it's not all year like the indoor
16 seating.

17 MR. POTASHNICK: And we -- we have control over
18 the number of outdoor seats?

19 MS. MOORE: We do review it, yes, and if there's
20 a concern, we could limit that, but we also look at it for
21 like the -- the distance, like the ADA compliance, make
22 sure that people can get around them and things like that.

23 MR. POTASHNICK: Okay. Thank you.

24 MS. MOORE: Uh-huh.

25 MR. TOMLINSON: Bethany, what information does

1 the city have about the consulting services being offered
2 there?

3 MS. MOORE: Just what was submitted in the
4 application, so not a lot.

5 MR. TOMLINSON: Is it -- do we know if it's --
6 does the city license that in any way?

7 MS. MOORE: No, it would just be part of the
8 retail component, and since the -- because of the way that
9 the seating works, it's all just considered retail
10 because -- because they don't have more than sixteen
11 seats.

12 MR. TOMLINSON: If it was just consulting, would
13 that also need a CUP, if that was the primary use? How
14 would that be treated?

15 MS. MOORE: It would depend, because like
16 general physicians' offices are permitted by right, so,
17 yeah, it would just depend on the definition.

18 MR. TOMLINSON: Okay.

19 MR. JAGGI: I think also the restaurant -- or
20 the business operator is here, and maybe could speak to
21 that a little bit more as well, if you'd like to come up.

22 MR. TOMLINSON: Yeah, that's all the questions I
23 have for that.

24 MS. MOORE: Yeah, any other questions before I
25 turn --

1 ACTING CHAIRMAN O'BRIEN: Yeah, why -- why
2 doesn't she explain --

3 MS. MOORE: Okay.

4 ACTING CHAIRMAN O'BRIEN: -- a little bit about
5 the consulting and whether it's licensed or how it works.

6 MS. PRIYANKA YERRAGORLA: Yeah. Good evening.
7 My name is Priyanka Yerragorla.

8 So by practice, I am internal medicine and
9 obesity medicine certified physician. And for the last
10 ten years I've been practicing from taking care of
11 patients in the hospital who are admitted with acute
12 condition to office seeing for primary care, and also in
13 inpatient rehab where I took care of patients who were
14 admitted after surgery or an elective procedure.

15 So, in this whole journey what I've noticed is
16 whoever took care of -- or had a healthy lifestyle,
17 healthy eating habits and decent physical activity, did
18 really well in terms of recovery, going home and reducing
19 the re-admission.

20 So, in my office that's what I have been
21 preaching for the last ten years. And it was really
22 encouraging when they actually implemented and see the
23 results for themselves and for the family members too.

24 For example, people are fine until they have a
25 hip fracture. Everyone will be saying that they came --

1 they were walking until then, right. After the fracture,
2 they could not heal so well, now patients are going to
3 nursing home because there was no education, formal
4 education, given to them on how they meals should be or
5 how they have to monitor their muscle status and all that.

6 So by seeing all of that, this project came to
7 fruition, hopefully, move forward.

8 So, the goal of this project is to have a place
9 for the community to have a healthy meal with no second
10 thought. They are going to be made with minimally
11 processed ingredients and as natural as possible and light
12 cooking is involved.

13 So, when they have that meal, they are -- they
14 have to be assured that it's healthy for their body and
15 also, hopefully, we are working on their chronic
16 conditions.

17 Not -- we are not dispensing any medication, but
18 just, you know, a heart failure patient, when they eat
19 with us they know the salt is not too high, so I don't
20 have to worry about that, or someone who has an
21 arrhythmia, we are not using any excessive fat content in
22 it, so they -- they have -- they can be assured with that.
23 So that's one goal.

24 And the second one, to your question about
25 consulting, so that booth is for the InBody scale. That's

1 the body composition scale that will tell how much muscle
2 we have, how much fat and all that.

3 And in that consultation, I will be telling
4 them, once we get the report, I'll show them, it's not
5 just about the weight, how much muscle you have, and how
6 to work on it -- work on it, and then how your food should
7 be like. That's what I will be talking about.

8 There is no medication dispensing there, so
9 that's why the, you know, the medical practice is not
10 involved in that concept.

11 There is a place, actually, in the city that
12 uses InBody in their store. That's Project Keen. They
13 sell frozen meals there, and -- and their place is the
14 supplement store, HQ Nutrition. I have seen some of those
15 stores having those scales there, and some I heard from
16 Jefferson City, their supplement stores also have these
17 scales. When they go to those stores, they just weigh in,
18 they get the sheet and they go home. But in our place, I
19 will be talking to them what exactly those numbers are.

20 MR. TOMLINSON: So, you're delivering the
21 consultation?

22 MS. PRIYANKA YERRAGORLA: Yes, I will be there
23 and I will be talking to them coming.

24 MR. TOMLINSON: You don't have staff doing it,
25 you don't have other --

1 MS. PRIYANKA YERRAGORLA: So, from day one, it
2 will be me. And then I will be training the staff, and I
3 will see how their performance is on how their scope of
4 understanding is to see if they should be monitored or
5 not.

6 ACTING CHAIRMAN O'BRIEN: Thank you.

7 Does anybody else have any questions?

8 Okay. Thank you.

9 MR. LUMLEY: Ready for me now?

10 ACTING CHAIRMAN O'BRIEN: Yeah.

11 MR. LUMLEY: I offer the following exhibits into
12 the record of this public hearing: Documentation in
13 possession of the City Clerk reflecting the public notice
14 that was provided regarding this proceeding, the two
15 presentations this evening from the speakers, the City
16 Code of Ordinances -- Ordinances and Charter, the City
17 Comprehensive Plan and the public file regarding this
18 application.

19 (The Public Hearing was concluded at 6:21 p.m.)
20
21
22
23
24
25

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.

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR



MEMORANDUM

DATE: May 6, 2026
TO: Kris Simpson, City Administrator
FROM: Joan Leary, Director of Finance
CC:
SUBJECT: Proposed FY 2027 Budget

RECOMMENDATION:

As recommended by the City of Creve Coeur staff and the Finance Committee, it is proposed that the attached Preliminary Budget for FY 2027 be adopted.

BACKGROUND INFORMATION:

On April 17, 2026, the proposed FY 2027 budget was submitted to City Council and the Finance Committee. The first joint budget work session was held on April 27 to review and discuss the proposal, followed by a Finance Committee meeting on May 20.

During the joint budget work session on April 27, a comprehensive overview of the proposed budget was provided. Comparisons of proposed budget to actual revenues received and expenditures incurred were discussed, including one-time sources and uses of funds.

At the Finance Committee meeting on May 20, discussion ensued regarding two major topics related to the ensuing budget. One recommendation was specifically relating to the reduced fund balance year-over-year in the Sewer Lateral Fund, beginning in FY 2024. The second area of discussion was related to revenues, specifically related to both business licenses and utility tax adjustments. Both of these items are further discussed in the attached memo from Betty Kagan, Finance Committee Chair.

Finally, the Finance Committee also reviewed the Public Safety Policy and, after making one amendment to it, unanimously approved it. That document is also a part of this packet and will become the new policy upon adoption of the FY 2027 Budget Document by the City Council.

Please feel free to reach out with any questions.

ATTACHMENTS:

Attached is the Ordinance to adopt the FY 2027 Budget, the Finance Committee's recommendation letter, the Public Safety Sales Tax Policy, and a copy of the Preliminary Budget for FY 2027.

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.

WHEREAS, THE ANNUAL BUDGET FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2026 HAS BEEN PROPOSED IN ACCORDANCE WITH STATE LAWS AND THE CITY CHARTER, AND

WHEREAS, THE FINANCE COMMITTEE REVIEWED AND RECOMMENDED APPROVAL OF THE PROPOSED BUDGET, AND

WHEREAS, A COPY OF THE PROPOSED BUDGET HAS BEEN AVAILABLE FOR PUBLIC INSPECTION AT THE CREVE COEUR GOVERNMENT CENTER AND A PUBLIC HEARING ON THE BUDGET WAS CONDUCTED ON MAY 26, 2026, AT WHICH TIME ALL PERSONS WERE GIVEN AN OPPORTUNITY TO BE HEARD IN ACCORDANCE WITH CITY CHARTER REQUIREMENTS AND A NOTICE OF THE PUBLIC HEARING AND A GENERAL SUMMARY OF THE PROPOSED BUDGET WERE PUBLISHED IN THE ST. LOUIS COUNTIAN ON MAY 8, 2026, AND

WHEREAS, A COPY OF THIS ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS ADOPTION AND THIS BILL WAS READ BY TITLE IN AN OPEN MEETING TWO TIMES BEFORE FINAL PASSAGE.

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

SECTION 1: THE ANNUAL BUDGET FOR THE CITY OF CREVE COEUR, MISSOURI FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2026, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN IS HEREBY ADOPTED. PURSUANT TO CHARTER SECTION 9.5(D), ADOPTION OF THE BUDGET CONSTITUTES APPROPRIATION OF THE AMOUNTS SPECIFIED THEREIN AS EXPENDITURES FROM THE FUNDS INDICATED. APPROPRIATION SHALL BE AS SPECIFIED BY ENUMERATED BUDGET LINE ITEM. FURTHER DETAIL WITHIN A BUDGET LINE ITEM EXPLAINS THE INTENDED USE OF FUNDS AS OF THE TIME OF BUDGET DEVELOPMENT, BUT SUCH USES MAY BE CHANGED AS AUTHORIZED BY THE CITY ADMINISTRATOR WITHIN THE LIMITS OF THE BUDGET LINE ITEM.

SECTION 2: AS AUTHORIZED IN RESOLUTION NO. 987 (FUND BALANCE POLICY), COUNCIL HEREBY APPROVES AN ADDITIONAL ASSIGNMENT OF \$1,000,000 DURING FY 2027 RESULTING IN AN ASSIGNED FUND BALANCE OF \$9,000,000 FOR THE INTENDED USE OF PAYING FOR PUBLIC FACILITIES.

SECTION 3: FY 2027 HAS AN ASSIGNED FUND BALANCE OF \$2,000,000 FOR STREET IMPROVEMENTS PER ORDINANCE 5479.

SECTION 4: LASTLY, THE PROCEEDS FROM THE SALE OF FOUNTAIN PARK (\$749,533) REMAINS RESERVED IN THE PARKS & STORMWATER FUND FOR THE

BILL NO. 6219

ORDINANCE NO. _____

INTENDED USE OF THE PURCHASE OF LAND OR CONSTRUCTION OF IMPROVEMENTS IN CITY PARKS OR OTHER PUBLIC RECREATIONAL SPACES OR FACILITIES PER ORDINANCE NO. 5380.

SECTION 5: THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS ____ DAY OF _____, 2026.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK

Finance Committee

May 26, 2026

Honorable Mayor and Members of City Council
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Mayor Hoffman and City Council,

On April 27, 2026, the Finance Committee attended the Joint Work Session with the City Council. Then the Finance Committee met again on May 19, 2026 to complete the review of the Operating Budget for FY 2026-2027. Also present were Council Liaison Nicole Greer, Finance Director Joan Leary, Finance Manager Tracy Brothers, and City Administrator Kris Simpson. The Finance Committee regards the review sessions to fully satisfy Charter requirements and recommends the proposed Operating Budget to City Council for adoption. We offer the following comments for your consideration:

1. Sewer Lateral Fund. Consider a review of the Sewer Lateral Fund as expenditures have exceeded revenues annually in this fund, beginning in FY 2024. This review would consider reducing the percentage reimbursement provided on qualifying costs which is currently 70%.
2. Revenues. As reflected in the proposed five-year forecast, expenditures are projected to exceed revenues, creating a need for additional funding sources to sustain the current level of City services. To address this gap, the Finance Committee recommends first evaluating adjustments to the business license fee structure. If those measures prove insufficient, the Committee would then consider increasing utility tax rates. Adjustments to residential trash service billing, including the implementation of full or partial direct billing, would be considered only as a last resort.

Respectfully,

Betty J. Kagan

Betty J. Kagan
Finance Committee Chair

Budget and Financial Policies (Continued)

Debt Policy (Continued)	Performance Against Policy
Conduit Financing (a) Recognizing that the City is able to issue debt for broad purposes, it may be appropriate to issue on behalf of another party when the City Council after a complete review process, determines that the proposed project will provide a general benefit to City residents. (b) The City will consider issuing conduit financing which will not impair the City's credit rating. Any financing issued through the City shall qualify for an investment grade rating by one or both of the two top rating agencies. (c) All expenses related to conduit financing will be borne by the applicants. The City shall establish review procedures for projects, including public contracting and financial fees. (d) In order to facilitate future economic development within the City, all applicants for conduit financing will pay to the City one percent (1%) of the total conduit-financing amount.	The City complies with this policy. The City does not have any Conduit Financing.
Public Safety Sales Tax Policy	Performance Against Policy
The City will allocate the Public Safety Sales Tax and Interest revenue based on the following guidelines: (a) Police operating costs – 75-85% • Future police compensation increases as may be needed to maintain competitive salaries and benefits. • Training. • Contractual and other expenditures to maintain police service levels. (b) Public safety capital expenditures – 5-10% • Police equipment and capital improvements, including technology and communication upgrades, enhanced in-car cameras. • Public safety improvements such as security enhancements at city facilities or parks; or future improvements to the new police station. (c) Police building maintenance and operating costs – 5-15% (d) Reserve for police pension liability – 10-20%	Prior to this change, the City did not comply with the policy as stated below: (a) 76.79% (higher than policy) (b) 5.88% (less than policy) (c) 13.11% (d) 19.56% 15.34% is from the fund reserves



MEMORANDUM

DATE: April 1, 2026
TO: Kris Simpson, City Administrator
FROM: Kellie Henke, City Clerk
SUBJECT: Building Code Board of Appeals and Personnel Appeals Board

RECOMMENDATION:

Staff recommends that city code be amended to allow one non-resident to serve on each board and to reduce the required membership from five to three, with two alternates to maintain quorum and continuity. Current residency requirements—including voter registration for the Personnel Appeals Board—can make it difficult to fill positions requiring specialized knowledge in personnel management, labor law, administrative appeals, and building codes, potentially delaying critical decisions. Allowing a non-resident ensures access to needed expertise, introduces an objective perspective to reduce potential local bias, and helps maintain full board functionality even during absences or turnover. All eligible candidates would still have the opportunity to be interviewed prior to appointment recommendations by the Nominating Committee.

BACKGROUND INFORMATION:

The Building Code Board of Appeals and Personnel Appeals Board are essential to City operations but have historically been difficult to fully staff due to limited applications, specialized expertise requirements, and infrequent meetings. City code requires five members per board; however, both boards currently operate with only four active members.

The Building Code Board of Appeals has one member whose term expires June 30, 2026. The Personnel Appeals Board includes one member whose term expired June 30, 2024, but who continues to serve until a replacement is appointed, as allowed by city code.

On June 23, 2025, the City Council adopted Resolution No. 1805 establishing a formal interview process for appointments to boards and commissions, including these two boards. Challenges remain in attracting and appointing enough qualified candidates to meet current membership requirements.

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.

WHEREAS, staff recommends reducing the number of regular members on the Building Code Board of Appeals and the Personnel Appeals Board from five to three members, and adding two alternate members to ensure the maintenance of a quorum and operational continuity; and

WHEREAS, staff recommends amending the code to allow one non-resident to serve on the Building Code Board of Appeals and one non-resident to serve on the Personnel Appeals Board; and

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

Section 1: Section 125.010(A), subsections 6 and 8, and Section 125.010(B) of the City Code of Ordinances are hereby amended to read as follows:

A.

6. Personnel Appeals Board (formerly known as the "Personnel Appeals Committee"), **three (3) members**. Two (2) alternate members may be appointed to serve in the absence of a regular member.

8. Building Code Board of Appeals, **three (3) members**. **Two (2) alternate members may be appointed to serve in the absence of a regular member.**

B. In general, boards and commissions have some degree of final authority assigned to them by law or ordinance, whereas committees and task forces function strictly as advisory bodies. However, each entity shall have the authority assigned to it. A Council member shall be appointed by the Mayor, subject to the consent of a majority of the entire City Council, to serve as liaison for each committee, board or commission of the City with the exception of the Board of Adjustment, **Building Code Board of Appeals**, the Planning and Zoning Commission, and the Personnel Appeals Board. The appointed Council member shall be the liaison between the City Council and such committee, board or commission. The Director of Planning shall serve as liaison to the Board of Adjustment and the Planning and Zoning Commission. The staff liaison of the Police and Safety Committee shall be the Chief of Police or his/her designee. The City

Administrator shall appoint staff liaisons for all other boards, commissions and committees.

Section 2: Section 130.020, subsections D and E, of the City Code of Ordinances are hereby amended to read as follows:

D. Any **two (two) members** shall constitute a quorum for the conduct of business.

E. **The members of the Creve Coeur Personnel Appeals Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident.** Each member shall be a registered voter of the **State of Missouri**. The members of the Personnel Appeals Board shall be persons in sympathy with the application of merit principles to public employment. No member of the Personnel Appeals Board shall be a member of any local, State or national committee of a political party or an elected officer of any partisan club or organization. The members of the Personnel Appeals Board during their terms thereon shall hold no other public office or employment in the City and shall not hold or be a candidate for any political office.

Section 3: Section 130.040 of the City Code of Ordinances is hereby amended to read as follows:

The Personnel Appeals Board shall meet at least once annually and at any time at the call of the Chairman or **two (2) Board members**.

Section 4: Section 500.040(A), subsections 47(113.4) and 55(113.7) of the City Code of Ordinances are hereby amended to read as follows:

113.4 Membership of board. The Building Code Board of Appeals shall consist of **three (3) regular members and two (2) alternate members who may be appointed to serve in the absence of a regular member.** **Members of the Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident.** **Members of the Board shall be** appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

113.7 Quorum. Two (2) members of the Building Code Board of Appeals shall constitute a quorum for purpose of hearing appeals.

Section 5: Section 500.450(A), subsections 51(R112.4) and 59(R112.7) of the City Code of Ordinances are hereby amended to read as follows:

R112.4 Membership of board. The Building Code Board of Appeals shall consist of three (3) regular members and two (2) alternate members who may be appointed to serve in the absence of a regular member. Members of the Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident. Members of the Board shall be appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

R112.7 Quorum. Two (2) members of the Building Code Board of Appeals shall constitute a quorum for purpose of hearing appeals.

Section 6: Section 500.930(A), subsections 10(107.4) and 18(107.7) of the City Code of Ordinances are hereby amended to read as follows:

107.4 Membership of board. The Building Code Board of Appeals shall consist of three (3) regular members and two (2) alternate members who may be appointed to serve in the absence of a regular member. Members of the Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident. Members of the Board shall be appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor,

electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

107.7 Quorum. Two (2) members of the Building Code Board of Appeals shall constitute a quorum for purpose of hearing appeals.

Section 7: Section 500.1030(A), subsections 6(C109.4) and 14(C109.7) of the City Code of Ordinances are hereby amended to read as follows:

C109.4 Membership of board. The Building Code Board of Appeals shall consist of three (3) regular members and two (2) alternate members who may be appointed to serve in the absence of a regular member. Members of the Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident. Members of the Board shall be appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

C109.7 Quorum. Two (2) members of the Building Code Board of Appeals shall constitute a quorum for purpose of hearing appeals.

Section 8: Section 500.1090(A), subsections 6(R109.4) and 14(R109.7) of the City Code of Ordinances are hereby amended to read as follows:

R109.4 Membership of board. The Building Code Board of Appeals shall consist of three (3) regular members and two (2) alternate members who may be appointed to serve in the absence of a regular member. Members of the Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident. Members of the Board shall be appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of

experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

R109.7 Quorum. Two (2) members of the Building Code Board of Appeals shall constitute a quorum for purpose of hearing appeals.

Section 9: Section 500.1180(A), subsections 27(111.4) and 35(111.7) of the City Code of Ordinances are hereby amended to read as follows:

111.4 Membership of board. The Building Code Board of Appeals shall consist of three (3) regular members and two (2) alternate members who may be appointed to serve in the absence of a regular member. Members of the Board shall be residents of the City of Creve Coeur, except that one (1) member (including alternates) may be a person who is not a resident. Members of the Board shall be appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten (10) years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

111.7 Quorum. Two (2) members of the Building Code Board of Appeals shall constitute a quorum for purpose of hearing appeals.

Section 5: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2026.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

BILL NO. 6220

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK



MEMORANDUM

DATE: May 20, 2026
TO: Mayor and City Council
FROM: Kris Simpson, City Administrator
CC:
SUBJECT: Request for development incentives for Graeser Station project

Summary

Staff has received and reviewed a Development Incentive Pre-Application Worksheet from Creve Coeur Housing LLC for a proposed mixed-use project named Graeser Station.

Pursuant to the City's Development Incentives Policy, staff conducted a pre-qualification conference with the development team on May 19, 2026. The purpose of this meeting was to gain a working understanding of the project and provide initial feedback regarding its alignment with City plans and incentive guidelines.

Staff recommends the incentives request proceed through the review process per the City's Development Incentives Policy.

Incentive Requests & Application Status

During the conference, the development team explained that they are seeking a combination of public incentives to ensure the project's financial viability:

- Chapter 100 Industrial Revenue Bonds: Specifically requested as a sales and use tax exemption on construction materials to assist with up-front development costs.
- Chapter 353 Tax Abatement: A requested 25-year real property tax abatement. The developer has modeled this to apply strictly to non-emergency services, with a full tax pass-through to the local fire district.
- Community Improvement District (CID): The team intends to seek a 1% CID sales tax on retail transactions to enhance project cash flows.
- Transportation Development District (TDD): The developer also intends to seek an additional 1% TDD sales tax on retail transactions, which would exist on top of the area's pre-existing 1% Transportation Development District (TDD) sales tax.

Next Steps & Third-Party Analysis

Following the pre-qualification review, staff recommends that the application proceed to a formal evaluation. Staff recommends engaging our development financing consultant, PGAV, to conduct this evaluation. PGAV has the necessary expertise, and they are familiar with our

Development Incentives policy. Their analysis will determine whether the requested assistance is appropriate and satisfies the City's Development Incentives policy. Their proposed fee is \$30,000. A task order for PGAV's services is on the agenda for Council's consideration.

To fund PGAV's review, staff has prepared a Preliminary Funding Agreement. In accordance with City policy, processing will not commence until the developer executes this agreement and submits a \$30,000 deposit to cover PGAV's scope of work and related expenses.

City staff has also advised the developer that they should proactively engage with the impacted school district.

By utilizing the City's Development Incentives Policy, staff can manage this evaluation as an administrative process without needing multiple Council meeting cycles.

Once PGAV completes its technical review and provides a report, the project will move through a two-meeting City Council process:

1. Work Session & First Reading: Staff and PGAV will present the findings and independent analysis to the City Council, followed by the first reading of the ordinance later that evening.
2. Second Reading & Final Vote: If the incentives ordinance advances past the first reading, Council will consider the second reading and take a final vote on the incentive package.

Staff will keep the Council informed of progress on the independent analysis throughout the summer.

ATTACHMENTS:

- a) Pre-application worksheet submitted by Creve Coeur Housing LLC
- b) Preliminary Funding Agreement with Creve Coeur Housing LLC, and approving legislation
- c) Task Order with PGAV, and approving legislation

RESOLUTION NO. 1869

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR,
MISSOURI AUTHORIZING EXECUTION OF A PRELIMINARY FUNDING
AGREEMENT BETWEEN THE CITY OF CREVE COEUR, MISSOURI AND CREVE
COEUR HOUSING LLC.**

WHEREAS, the Developer of the properties addressed 11004, 11026, 11032, 11056 Olive Boulevard and 825 and 827 Graeser Road, Creve Coeur Housing LLC, proposes to redevelop the property into a mixed-use planned development to be commonly known as Graeser Station; and

WHEREAS, the Developer has advised the City that the development will not be financially feasible without certain economic incentives; and

WHEREAS, the City is willing to explore such incentives if the Developer advances funds to pay the City's costs; and

WHEREAS, funds in the amount of \$30,000 to be provided by the Developer to the City shall cover third party costs incurred by the City for services provided by such consultants and advisors as deemed necessary by the City; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CREVE COEUR, AS FOLLOWS:**

Section 1: The agreement between **Creve Coeur Housing LLC** and the City of Creve Coeur, attached hereto as "Exhibit A," to provide funds to cover the cost of development financing services for the City of Creve Coeur is hereby approved and the City Administrator is authorized to execute same. The agreement as executed shall be in the form of such exhibit with such changes as are consistent with the provisions and intent of this Resolution and necessary to achieve the purposes hereof. 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.

ADOPTED THIS 26TH DAY OF MAY, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK

PRELIMINARY FUNDING AGREEMENT

THIS PRELIMINARY FUNDING AGREEMENT (the “Agreement”) is made and entered into as of the _____ day of _____, 2026, by and between the **CITY OF CREVE COEUR, MISSOURI** (the “City”) and **CREVE COEUR HOUSING, LLC** (the “Developer”).

RECITALS

1. The Developer proposes to redevelop the property to be commonly known as Graeser Station in the City (the “Project”). The Developer has advised the City that the Project will not be financially feasible without certain economic development incentive and has submitted a Development Incentive Pre-Application Worksheet in accordance with the City’s Development Incentives Policy Manual adopted by Resolution No. 1868 of the City Council

2. The City is willing to explore such incentives if the Developer advances funds to pay the City’s costs.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Advance of Funds.

(a) The Developer shall advance the City the sum of \$30,000 upon execution of this Agreement (the “Preliminary Funds”). The City may, subject to the terms hereof, use the Preliminary Funds and any subsequent funds to pay or reimburse the City for payment of actual third party costs incurred by the City for services provided by such consultants and advisors (including, but not limited to, attorneys, planners and financial consultants) as the City deems advisable from time to time for the Project, and for expenses incurred by the City (such as mailing, publication and similar costs) associated with the consideration and/or implementation of economic development incentives for the Project. The parties acknowledge that such amount is a substantial sum and agree to use their best efforts to work together to reduce the total costs to be paid out of the Preliminary Funds, and to cooperate in qualifying such costs as reimbursable costs with respect to any financing incentives ultimately implemented with respect to the Project.

(b) Before engaging any third-party consultant or advisor to be paid under this Agreement (other than PGAV Planners, who is already engaged), the City shall provide copies of such consultant or advisor contracts to the Developer and if not specified in the contract an estimate of the fees to be incurred. If the Developer has questions or objections regarding any such contracts, the Developer shall direct such questions or objections in writing to the City within 10 days of the Developer’s receipt of such contracts, and the parties agree to work in good faith to reasonably resolve any such questions or objections prior to engagement.

(c) If the City and the Developer enter into a development agreement, the development agreement shall provide for the disbursement of any remaining Preliminary Funds in the manner specified in the development agreement and this Agreement shall then automatically terminate as to such remaining funds.

2. Disbursement. Subject to the provisions of this Agreement, the City may disburse Preliminary Funds for fees and expenses incurred or to reimburse the City for fees and expenses previously paid by the City (pursuant to Section 1(a) above) upon receipt of (a) invoices for work actually performed by consultants and advisors, (b) invoices and/or receipts for out-of-pocket expenses actually incurred by such parties or the City for the planning, legal and financial work described above, and (c) such other supporting documentation as may be requested by the City. The City shall use reasonable care in ascertaining that the fees and expenses paid from the Preliminary Funds are fair and reasonable.

3. Copies of Disbursement Requests. The Developer may request copies of all disbursement records and invoices (as maintained pursuant to Section 2 above) detailing costs paid from the Preliminary Funds.

4. Consideration of Incentives. Nothing herein shall obligate the City to approve any financial incentives for the Developer's proposed project.

5. Developer's Right of Termination. The Developer may terminate this Agreement at any time in its sole discretion upon giving the City 10 days' written notice; whereupon 10 days following the Developer's delivery of said notice, this Agreement shall be deemed terminated. Upon receipt of such notice, the City will cease incurring expenditures under this Agreement as soon as reasonably possible. The City shall pay to the Developer, within 60 days after the Developer delivers notice of its termination under this Section, all Preliminary Funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work performed through the date of termination.

6. City's Right of Termination. The City may terminate this Agreement upon giving the Developer 10 days' written notice if (a) a development agreement is not executed by May 31, 2027 or (b) the balance from the initial Preliminary Funds or subsequent funds advanced hereunder at any time falls below \$5,000 and the Developer does not provide subsequent funds in the amount of \$10,000.00 to the City within 14 days after written request from the City. Upon giving such notice under this Section, the City shall cease incurring expenditures under this Agreement. The City shall pay to the Developer, within 60 days after the City delivers notice of its termination of this Agreement under this Section, all Preliminary Funds and subsequent funds remaining after the City's payment of any fees and expenses submitted pursuant to this Agreement for work performed by the City or its consultants, as specified in Section 1 hereof, through the date of termination.

7. Excess Preliminary Funds. If the City does not expend all the Preliminary Funds and any subsequent funds as provided herein, the City shall immediately return the remainder to the Developer.

8. Applicability of Section 285.530, RSMo. Developer acknowledges and agrees that, if it receives a state-administered or subsidized tax credit, tax abatement, or loan from the state, it shall, by sworn affidavit and provision of documentation, comply with the requirements of Section 285.530, RSMo. and affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the project and sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the project benefitting from any incentive specified in Sec. 285.530.

9. No Third-Party Beneficiaries. This Agreement constitutes a contract solely between the City and the Developer. No third party has any beneficial interest in or derived from this Agreement.

10. Notices. All notices and correspondence hereunder shall be in writing and shall be delivered by hand delivery, e-mail, or first-class mail, postage prepaid, to the parties as set forth below:

If to the City:

City of CREVE COEUR
300 N. New Ballas Road
CREVE COEUR, Missouri 63141
Attention: Jason Jaggi, Director of Community Development
Email: jjaggi@crevecoeurmo.gov

with a copy to:

City of CREVE COEUR
300 N. New Ballas Road
CREVE COEUR, Missouri 63141
Attention: Kris Simpson, City Administrator
Email: ksimpson@crevecoeurmo.gov

If to the Developer:

Creve Cœur Housing, LLC
2001 Shawnee Mission Parkway, Suite 250
Mission Woods, KS 66205

Attention: Garrison Hassenflu
Email: ghassenflu@garrisoncompanies.com

11. Miscellaneous.

a. Severability. If any provision of this Agreement is unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained herein.

b. No Waiver. Failure of any party hereto to enforce its rights hereunder at any time shall not be deemed a waiver of any such rights.

c. Representations and Warranties. The Developer and the City each represent and warrant that (i) this Agreement has been duly executed by them or on their behalf, as the case may be, pursuant to due authorization, and is not in violation of any such party's governing documents, charter or ordinances, as the case may be, (ii) no consents are necessary for the execution, delivery, and performance of this Agreement by such party, and (iii) this Agreement is valid, binding and enforceable against such party in accordance with its terms.

d. Assignment. This Agreement may not be assigned by either party without the written consent of the other, provided, however, that the Developer shall have right at any time and from time to time to assign this Agreement to any affiliate or related entity.

e. Survival. Notwithstanding the expiration or termination or breach of this Agreement by either party, the City's obligation with respect to repayment of unexpended Preliminary Funds and any subsequent funds and copies of Disbursement Requests shall survive expiration, termination or breach of this Agreement by either party.

f. Counterparts. This Agreement may be executed simultaneously in several counterparts,

each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

12. Limitation of Liability. Notwithstanding any provision hereof to the contrary, the City and its officials, agents, employees and representatives shall not be liable to the Developer for damages or otherwise if this Agreement or any of the incentives approved by the City are declared invalid or unconstitutional in whole or in part by the final (as to which all rights of appeal have expired or have been exhausted) judgment of any court of competent jurisdiction, and by reason thereof either the City is prevented from performing any of the covenants and agreements herein or therein, or the Developer is prevented from enjoying the rights and privileges contemplated hereunder or thereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Preliminary Funding Agreement to be duly executed as of the date first above written.

CITY OF CREVE COEUR, MISSOURI

By: _____
City Administrator

CREVE COEUR HOUSING LLC

By: _____
Authorized Signatory

Development Incentive Pre-Application Worksheet

DATE: 5-18-2026 APPLICANT: Creve Coeur Housing LLC

CONTACT ADDRESS: 2001 Shawnee Mission Pkwy, Suite 250 Mission Woods, KS

PHONE #: O: (913) 257-3416 | C: (816) 898-9285 EMAIL: ghassenflu@garrisoncompanies.com

CONTACT PERSON: Shayla Meehan, Consultant

COUNSEL: Steadfast City Economic & Community Partners

COUNSEL PHONE #: (603) 455-2319 COUNSEL EMAIL: shayla@steadfastcity.com

PROJECT NAME: Graeser Station

PROJECT TYPE:

Check all that apply and fill in the NAICS code, if known.

☐ Industrial, Manufacturing, Technology NAICS code: _____

- ☐ New building, no existing Missouri operations
- ☐ New building, other Missouri operations already in existence
- ☐ Expanding existing facility
- ☐ Retaining existing facility

☒ Retail/Restaurant/Hotel NAICS code: 722513 and 44-45

- ☐ New freestanding building
- ☒ New multi-use tenant building
- ☐ Remodel, addition or expansion of existing building

☐ Office

- ☐ New freestanding building
- ☐ New multi-use tenant building
- ☐ Remodel, addition or expansion of existing building

☒ Residential

- ☐ New freestanding residential units
- ☒ New residential units in a multi-use building
- ☐ Remodel, addition or expansion of existing building

☐ Other _____

PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property.

ADDRESS: See attached

CURRENT PROPERTY OWNER: See attached

IF APPLICANT IS NOT CURRENT PROPERTY OWNER, DOES THE APPLICANT HAVE THE PROPERTY UNDER CONTRACT? Yes, many extensions requested YES NO

TOTAL ACRES: 4.47

Building Sq. Ft. 163,500

INVESTMENT

Total new investment: \$ 46,979,547

Acquisition of land/existing buildings:	\$ 4,625,000
Annual lease of land/existing buildings:	\$
Preparation of plans, studies, surveys:	\$ \$2,865,200 Total Soft Costs
Site preparation costs:	\$
Building improvements:	\$ 32,815,668 Total Hard Costs
Site improvements:	\$
Utilities/Infrastructure Costs: (streets, sewer, etc.):	\$
Public Art/Decorative Improvements:	\$

\$6,673,679 Construction interest, taxes, & financing fees

TIMELINE

Calendar year in which applicant plans to begin construction: 2026

Anticipated opening date: 2028

ANTICIPATED EMPLOYMENT AND WAGES¹

	Jobs per Category (e.g., executive, professional, clerical, general labor, etc.)	Estimated Number of new full-time employees	Estimated Number of new part-time employees	Average salary for exempt employees	Average hourly wage for nonexempt employees
Year 1	Resi Property Managers (531311)	5 FTEs		\$70,819.15	
	Retail 1 (NAICS 722513)		23 FTEs (mostly PT)		\$27,379.76
	Retail 2 (NAICS 44-45)	9 FTEs		\$55,243.37	
Year 2					

¹ This information may also be attached in a supplementary table or submitted electronically.

TYPE OF FINANCIAL INCENTIVE DESIRED**TAX REDIRECTION OR ABATEMENT**

- ☐ Tax Increment Financing
- ☒ Chapter 100 Industrial Revenue Bonds
- ☒ Chapter 353 Tax Abatement
- ☐ Neighborhood Improvement District
- ☒ Community Improvement District
- ☒ Transportation Development District

STATE ADMINISTERED TOOLS

- ☐ Advanced Industrial Manufacturing Zone

SALES TAXES REVENUES

Expected amount of retail sales subject to sales and use taxes by the City of Creve Coeur and other local taxing districts: \$ 3,500,000.

PROPERTY VALUE

Expected taxable value of the project once development is completed \$ \$32,500,000

CURRENT ASSESSED VALUE

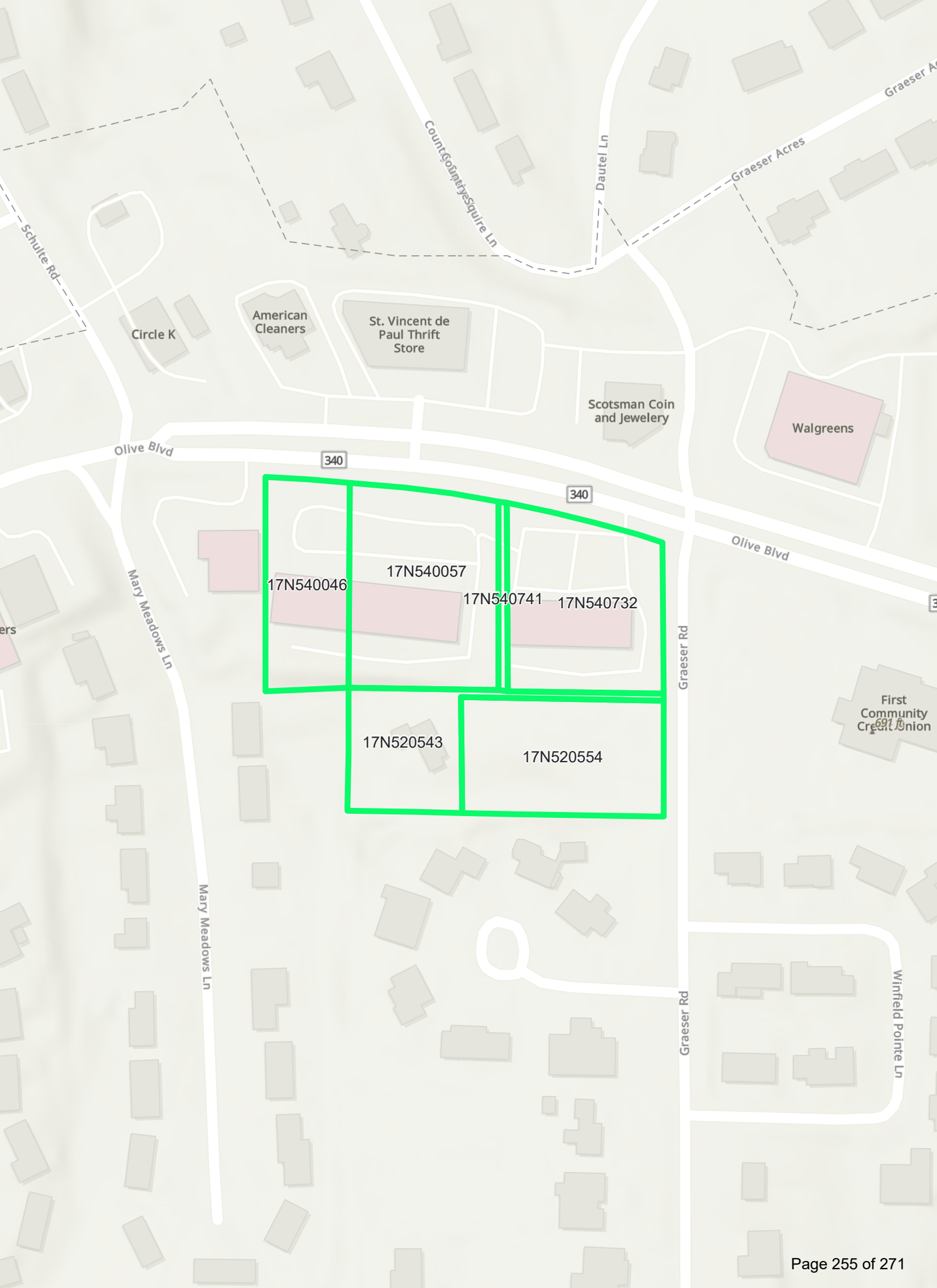
Most recent equalized assessed value of the subject property as determined by the St. Louis County Assessor: \$ See attached

RESIDENTIAL DEVELOPMENT

Anticipated number and type of residential units: _____

147 Total Units (27 Studios avg 596 sf; 114 1BR avg 694 sf; and 6 2BR avg 1,105 sf) 8,472 sf first floor retail.

Existing Parcel Detail													
Parcel ID	Street Address	Current Owner	2025 Assessed Value	Land Value (Assessed)	Improvem ent Value (Assessed)	2025 Appraised Value	Land Value (Appraised)	Improveme nt Value (Appraised)	2025 Taxes Owed	2024 Tax Rate	School District	Acres	Property Class (Current)
17N540046	11056 Olive Blvd	Forsyth Investment LLC	\$ 181,030	\$ 152,930	\$ 28,100	\$ 565,700	\$ 477,900	\$ 87,800	\$ 12,992	\$ 10.6197	Parkway	0.72	Commercial
17N540057	11032 Olive Blvd	Forsyth Investment LLC	\$ 271,550	\$ 250,110	\$ 21,440	\$ 848,600	\$ 781,600	\$ 67,000	\$ 34,686	\$ 9.4544	Ladue	1.13	Commercial
17N540741	11026 Olive Blvd	BG Olive & Graeser LLC	\$ 2,210	\$ 2,210	\$ -	\$ 6,900	\$ 6,900	\$ -	\$ 166	\$ 9.4544	Ladue	0.07	Commercial
17N540732	11004 Olive Blvd	BG Olive & Graeser LLC	\$ 221,630	\$ 221,630	\$ -	\$ 692,600	\$ 692,600	\$ -	\$ 16,764	\$ 9.4544	Ladue	1.06	Commercial
17N520543	827 Graeser Rd	BG Olive & Graeser LLC	\$ 76,670	\$ 76,670	\$ -	\$ 403,500	\$ 403,500	\$ -	\$ 3,728	\$ 6.9550	Ladue	0.58	Residential
17N520554	825 Graeser Rd	BG Olive & Graeser LLC	\$ 82,670	\$ 82,670	\$ -	\$ 435,100	\$ 435,100	\$ -	\$ 5,108	\$ 6.9550	Ladue	0.91	Residential
			\$ 835,760	\$ 786,220	\$ 49,540	\$ 2,952,400	\$ 2,797,600	\$ 154,800					



Legal Description

PARCEL 1:

A TRACT PARTLY IN U.S. SURVEY 1962 AND PARTLY IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF OLIVE STREET ROAD AND THE WEST LINE OF GRAESER ROAD; THENCE SOUTH ALONG THE WEST LINE OF GRAESER ROAD 212.25 FEET TO THE NORTH LINE OF A 10 FOOT STRIP CONVEYED TO CARL L. GRAESER AND WIFE BY DEED RECORDED IN [BOOK 2501, PAGE 442](#) THENCE WEST ALONG THE NORTH LINE OF SAID GRAESER STRIP 214.92 FEET TO A POINT; THENCE NORTH IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF OLIVE STREET ROAD 214.92 FEET WEST OF WEST LINE OF GRAESER ROAD, MEASURE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, AND THENCE EAST ALONG THE SOUTH LINE OF OLIVE STREET ROAD 214.92 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN [BOOK 5480, PAGE 316](#).

PARCEL 2:

PART OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A STAKE FOR CORNER IN THE WEST LINE OF GRAESER ROAD, BEING THE SOUTHEAST CORNER OF A LOT IN PARCEL OF LAND CONVEYED BY THE GRANTEE HEREIN TO THE SAID CARL GRAESER BY DEED DATED AUGUST 7, 1925 AS THE SAME APPEARS OF RECORD IN [VOLUME 703, PAGE 562](#) OF THE DEED RECORDS OF ST. LOUIS COUNTY, MISSOURI, THENCE SOUTH 0 DEGREES 46 MINUTES EAST WITH WEST LINE OF GRAESER ROAD 50.02 FEET TO A STAKE FOR CORNER, THENCE NORTH 89 DEGREES 12 MINUTES WEST 391.01 FEET TO A STAKE FOR CORNER; THENCE NORTH 0 DEGREES 5 MINUTES EAST 50.00 FEET TO A STAKE FOR CORNER, THENCE SOUTH 89 DEGREES 12 MINUTES EAST 390.28 FEET, WITH THE SOUTH LINE OF SAID LOT OR PARCEL CONVEYED TO CARL GRAESER, TO PLACE OF BEGINNING, ALSO PART OF THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 45 NORTH, RANGE 5 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A STAKE FOR CORNER IN THE WEST BOUNDARY LINE OF GRAESER ROAD (FORTY FEET WIDE), WHICH STAKE IS TWO HUNDRED TWENTY TWO AND TWENTY-FIVE HUNDREDTHS (222.25) FEET, SOUTH 0 DEGREES 46 MINUTES EAST FROM AN IRON PIPE AT THE INTERSECTION OF SAID AND WEST BOUNDARY LINE OF SAID GRAESER ROAD WITH THE SOUTH BOUNDARY LINE OF OLIVE STREET ROAD; THENCE NORTH 89 DEGREES 12 MINUTES WEST THREE HUNDRED EIGHTY EIGHT AND EIGHTY-TWO HUNDREDTHS (388.82) FEET TO A STAKE FOR CORNER; THENCE SOUTH 0 DEGREES 46 MINUTES EAST ONE HUNDRED AND ONE HUNDREDTHS (100.01) FEET TO STAKE FOR CORNER; THENCE SOUTH 89 DEGREES 12 MINUTES EAST THREE HUNDRED NINETY AND TWENTY-EIGHT HUNDREDTHS (390.28) FEET TO STAKE FOR CORNER IN THE SAID WEST BOUNDARY LINE OF GRAESER ROAD; THENCE NORTH 0 DEGREES 46 MINUTES WEST WITH THE WEST BOUNDARY LINE OF SAID GRAESER ROAD ONE HUNDRED AND FOUR HUNDREDTHS (100.04) FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO STANLEY O. GRAESER AND VIRGINIA MARIE GRAESER HUSBAND AND WIFE BY DEED RECORDED ON JULY 21, 1950 IN BOOK 2759, PAGE 62.

A TRACT OF LAND IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT AN IRON PIPE SET IN THE NORTH LINE OF PROPERTY ACQUIRED BY CARL L. GRAESER AND WIFE, BY DEED RECORDED IN [BOOK 2501, PAGE 442](#) OF THE ST. LOUIS COUNTY, RECORDS, DISTANT NORTH 89 DEGREES 12 MINUTES WEST 263.82 FEET FROM THE NORTHEAST CORNER OF THE ABOVE CONVEYED TRACT OF LAND; THENCE NORTH 89 DEGREES 12 MINUTES WEST 145 FEET TO AN IRON PIPE SET IN THE NORTHWEST CORNER OF ABOVE CONVEYED TRACT; THENCE SOUTH 0 DEGREES 05 MINUTES WEST 10 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 12 MINUTES EAST 20.15 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEGREES 05 MINUTES WEST 150.01 FEET TO AND IRON PIPE; THENCE SOUTH 89 DEGREES 12 MINUTES EAST 127.19 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 46 MINUTES WEST 160.06 FEET TO PLACE OF BEGINNING, AND FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN SIGMUND AND MARGARETTE SIGMUND, HIS WIFE, BY DEED RECORDED

IN [BOOK 621, PAGE 480](#).

PARCEL 3:

TRACT 1: A TRACT OF LAND IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE NORTH LINE OF PROPERTY ACQUIRED BY CARL L. GRAESER AND WIFE, BY DEED RECORDED IN [BOOK 2501, PAGE 442](#), DISTANT NORTH 89 DEGREES 12 MINUTES WEST 263.82 FEET FROM THE NORTHEAST CORNER OF THE ABOVE CONVEYED TRACT OF LAND; THENCE NORTH 89 DEGREES 12 MINUTES WEST 145 FEET TO AN IRON PIPE SET IN THE NORTHWEST CORNER OF ABOVE CONVEYED TRACT; THENCE SOUTH 0 DEGREES 05 MINUTES WEST 10 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 12 MINUTES EAST 20.15 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEGREES 05 MINUTES WEST 150.01 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 12 MINUTES EAST 127.19 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 46 MINUTES WEST 160.06 FEET TO PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN SIGMUND AND MARGARETTE SIGMUND, HIS WIFE, BY DEED RECORDED IN [BOOK 621, PAGE 480](#).

TRACT 2: A TRACT OF LAND BEING PART OF SECTION 2 TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET IN THE WEST LINE OF GRAESER ROAD, 40 FEET WIDE, DISTANT SOUTH 0 DEGREES 46 MINUTES EAST 212.25 FEET FROM AN IRON PIPE SET IN THE SOUTH LINE OF OLIVE STREET ROAD; THENCE NORTH 89 DEGREES 12 MINUTES WEST 263.82 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEGREES 12 MINUTES EAST 10 FEET TO A POINT; THENCE SOUTH 89 DEGREES 12 MINUTES EAST, 263.82 FEET TO A POINT IN THE WEST LINE OF GRAESER ROAD 40 FEET WIDE, THENCE ALONG SAID WEST LINE OF GRAESER ROAD, NORTH 0 DEGREES 46 MINUTES WEST, 10 FEET TO PLACE OF BEGINNING.

A TRACT OF LAND IN THE NORTH 1/2 OF SECTION 2 TOWNSHIP 45 NORTH RANGE 5 EAST AND IN U.S. SURVEY 1962 TOWNSHIP 45 NORTH RANGE 5 EAST IN THE COUNTY OF ST. LOUIS, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A RAILROAD SPIKE IN THE SOUTH LINE OF OLIVE STREET ROAD, AS WIDENED BY INSTRUMENT RECORDED IN [BOOK 5405, PAGE 429](#) AT ITS INTERSECTION WITH THE WEST LINE OF PROPERTY CONVEYED TO JOSEPH HENTY AND WIFE BY DEED RECORDED IN [BOOK 5095, PAGE 489](#), THENCE SOUTH 1 DEGREE 56-1/2 MINUTES WEST ALONG THE WEST LINE OF PROPERTY CONVEYED TO JOSEPH HENTY AND WIFE, AS AFORESAID, 246.87 FEET TO A POINT IN THE NORTH LINE OF A 10 FOOT STRIP CONVEYED TO CARL L. GRAESER AND WIFE, BY DEED RECORDED IN [BOOK 2501, PAGE 442](#); THENCE NORTH 88 DEGREES 20 MINUTES WEST ALONG THE NORTH LINE OF SAID STRIP CONVEYED TO CARL L. GRAESER AND WIFE, 193.61 FEET TO AN OLD IRON PIPE AT THE NORTHEAST CORNER OF LOT 1 OF MARY MEADOWS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT [BOOK 72, PAGE 25](#) OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 86 DEGREES 38-1/2 MINUTES WEST ALONG THE NORTH LINE OF SAID LOT 1 OF MARY MEADOWS 109.69 FEET TO AN OLD IRON PIPE; THENCE NORTH 0 DEGREES 32-1/2 MINUTES EAST 281.65 FEET TO AN IRON PIPE IN THE SOUTH LINE OF OLIVE STREET ROAD, AS WIDENED, AS AFORESAID, AND THENCE EAST ALONG SAID SOUTH LINE OF OLIVE STREET ROAD 310.88 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY THEREOF EXECUTED BY CLAYTON SURVEYING & ENGINEERING COMPANY DURING MARCH, 1966.



MEMORANDUM

DATE: May 20, 2026
TO: Mayor and City Council
FROM: Kris Simpson, City Administrator
CC:
SUBJECT: Request for development incentives for Graeser Station project

Summary

Staff has received and reviewed a Development Incentive Pre-Application Worksheet from Creve Coeur Housing LLC for a proposed mixed-use project named Graeser Station.

Pursuant to the City's Development Incentives Policy, staff conducted a pre-qualification conference with the development team on May 19, 2026. The purpose of this meeting was to gain a working understanding of the project and provide initial feedback regarding its alignment with City plans and incentive guidelines.

Staff recommends the incentives request proceed through the review process per the City's Development Incentives Policy.

Incentive Requests & Application Status

During the conference, the development team explained that they are seeking a combination of public incentives to ensure the project's financial viability:

- Chapter 100 Industrial Revenue Bonds: Specifically requested as a sales and use tax exemption on construction materials to assist with up-front development costs.
- Chapter 353 Tax Abatement: A requested 25-year real property tax abatement. The developer has modeled this to apply strictly to non-emergency services, with a full tax pass-through to the local fire district.
- Community Improvement District (CID): The team intends to seek a 1% CID sales tax on retail transactions to enhance project cash flows.
- Transportation Development District (TDD): The developer also intends to seek an additional 1% TDD sales tax on retail transactions, which would exist on top of the area's pre-existing 1% Transportation Development District (TDD) sales tax.

Next Steps & Third-Party Analysis

Following the pre-qualification review, staff recommends that the application proceed to a formal evaluation. Staff recommends engaging our development financing consultant, PGAV, to conduct this evaluation. PGAV has the necessary expertise, and they are familiar with our

Development Incentives policy. Their analysis will determine whether the requested assistance is appropriate and satisfies the City's Development Incentives policy. Their proposed fee is \$30,000. A task order for PGAV's services is on the agenda for Council's consideration.

To fund PGAV's review, staff has prepared a Preliminary Funding Agreement. In accordance with City policy, processing will not commence until the developer executes this agreement and submits a \$30,000 deposit to cover PGAV's scope of work and related expenses.

City staff has also advised the developer that they should proactively engage with the impacted school district.

By utilizing the City's Development Incentives Policy, staff can manage this evaluation as an administrative process without needing multiple Council meeting cycles.

Once PGAV completes its technical review and provides a report, the project will move through a two-meeting City Council process:

1. Work Session & First Reading: Staff and PGAV will present the findings and independent analysis to the City Council, followed by the first reading of the ordinance later that evening.
2. Second Reading & Final Vote: If the incentives ordinance advances past the first reading, Council will consider the second reading and take a final vote on the incentive package.

Staff will keep the Council informed of progress on the independent analysis throughout the summer.

ATTACHMENTS:

- a) Pre-application worksheet submitted by Creve Coeur Housing LLC
- b) Preliminary Funding Agreement with Creve Coeur Housing LLC, and approving legislation
- c) Task Order with PGAV, and approving legislation

RESOLUTION NO. 1870

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.

WHEREAS, the Developer of the properties addressed 11004, 11026, 11032, 11056 Olive Boulevard and 825, 827 Graeser Road, Creve Coeur Housing, LLC, proposes to redevelop the property into a mixed-use planned zoning district development to be commonly known as Graeser Station; and

WHEREAS, the Developer has submitted a Development Incentive Pre-Application Worksheet in accordance with the City's Development Incentives Policy Manual adopted by Resolution No. 1868 of the City Council advising the City that the development will not be financially feasible without certain economic incentives; and

WHEREAS, on April 24, 2023, the City Council approved Resolution No. 1639 a Master Services Agreement with PGAV Planners for planning and development financing services; and

WHEREAS, PGAV Planners has submitted a Task Order agreement to provide such services to the City of Creve Coeur not to exceed \$30,000 exclusive of reimbursable expenses; and,

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

Section 1: Task Order Number Three between **PGAV Planners** and the City of Creve Coeur, attached hereto as "Exhibit 1" to provide development financing review services to the City of Creve Coeur is hereby approved and the City Administrator is authorized to execute same. The agreement as executed shall be in the form of such exhibits with such changes as are consistent with the provisions and intent of this Resolution and necessary to achieve the purposes hereof. 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.

ADOPTED THIS 26TH DAY OF MAY, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK

TASK ORDER NUMBER THREE

In accordance with the Master Services Agreement between the City of Creve Coeur, Missouri (the “City”), and PGAV Planners, LLC. (“PGAV”) dated April 27, 2023, this Task Order Number Three (“Task Order”) serves as the written authorization to PGAV to provide the services described herein, in accordance with the attached work schedule and compensation structure.

I. SCOPE OF SERVICES

The scope of services to be performed pursuant to this Task Order (the “Scope of Services”) are as described in Exhibit A attached hereto, which describes the work to be performed and the schedule within which the work shall be delivered. PGAV shall furnish all labor, materials, supplies, equipment, supervision, and services necessary for and incident to the delivery of the Scope of Services. PGAV represents that it has thoroughly reviewed the Scope of Services and the Master Services Agreement and that it accepts the Task Order and the conditions under which the Task Order is to be performed.

II. INFORMATION TO BE PROVIDED BY THE CITY

Depending upon where such information may be located and maintained, the City will provide to PGAV available data as follows:

1. Data and/or contact persons who may provide information regarding the Site (as defined in Exhibit A) including the offering document, existing conditions, and/or site analyses.
2. Access to comprehensive plan, City ordinances and design guidelines via City web.
3. Data which the City has or which may be readily acquired without extensive research which may assist in conducting the work as outlined in Exhibit A, including information regarding, but not necessarily limited to, existing master development plans or conditional use permits, reviews of staff or consultants; and
4. The services of the City Attorney, the City Clerk, Community Development Director, or other staff, if necessary, for review of preliminary documents prepared by PGAV and assistance in establishing meetings with the City Council, Planning and Zoning Commission, property owners or developers (or their representatives), or other parties as may be required to conduct the work. PGAV acknowledges that it will not be a client of the City Attorney and all work by the City Attorney shall be solely on behalf of the City.

III. NOTICES

The relationship between the City and PGAV necessitates mutual trust, effective collaboration, prompt sharing and evaluation of relevant information, and a commitment to timely communication and responsiveness. If either party feels that their expectations or information needs (pertaining to the other party or within their control) are not being adequately met, they agree to inform the other party about the issue. The objective of such notices is to encourage prompt communication and to prevent disputes. A notice can be delivered through a phone call, email, fax, express, or postal service.

The project representatives are Andy Struckhoff, President of PGAV, and Jason Jaggi, Director of Community Development for the City of Creve Coeur, Missouri. PGAV staff assigned will include members of our team as appropriate to the work. A party may designate a new project representative by sending a notice of the change to the other party.

IV. PROJECT STAFFING & MANAGEMENT

PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in this Agreement and within each Task Order.

V. FEE AND METHOD OF COMPENSATION

- A. Compensation shall be made to PGAV on an hourly basis in accordance with the hourly rates as set forth below. The overall fee for the services as set forth herein shall not exceed \$30,000 exclusive of reimbursable expenses.

- B. PGAV's standard hourly rates are as set forth at right. Any invoice issued for an assigned task will be based on the hourly rate of the PGAV staff involved in conducting the assignment. PGAV's standard hourly rates shown at right are subject to change once per year. PGAV's hourly rates subject to this agreement shall not be changed without the City's written consent.

Project Staff	Hourly Rate
President	\$305
Vice President	\$270
Senior Director	\$235
Associate Director	\$247
Senior Project Manager	\$231
Project Manager	\$194
Project Planner	\$168
Planner	\$136
Intern	\$65
Administrative/ Technical Assistance	\$95

- C. Reimbursable expenses will consist of mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV.
- D. If the City fails to make payment due to PGAV for services and reimbursable expenses within 60 days after receipt of our initial statement, PGAV will suspend services under this agreement until PGAV has been paid in full the amounts due for services and expenses.
- E. If for any reason the City determines that a task properly initiated under the terms of this Agreement should not proceed, the City will inform PGAV in writing that they wish to terminate the task. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the work performed to the date of termination in accordance with the hourly rate schedule herein for the classification of personnel involved with the work plus any reimbursable expenses which have been incurred by PGAV to that date.

VI. TIMING

This Scope of Services is to be performed upon approval of the Task Order by City Council and for completion pursuant to the schedule as prescribed by the City.

VII. OWNERSHIP OF DOCUMENTS

PGAV agrees that any and all reports prepared, and conclusions reached hereunder, may be designated by the City as being for the confidential information of the City and that neither PGAV nor any member of the PGAV staff will disclose any such designated confidential materials with any person whatsoever, other than the City or their authorized representatives, except when called upon to testify in relation to such report or conclusion under oath in a judicial forum, or as may be otherwise required by law. PGAV will cooperate with the City regarding compliance with Federal or State “sunshine law” provisions. The City will have sole ownership of all documents, reports, maps, etc. prepared under this Agreement, including rights of copying and distribution.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2026.

ATTEST:

CITY OF CREVE COEUR, MISSOURI

Kris Simpson
City Administrator

ATTEST:

PGAV PLANNERS, LLC

Andy Struckhoff
President

EXHIBIT A
SCOPE OF SERVICES

I. Development Financing Regarding the Pending Graeser Station Project

1. Review developer's financial information for any requests for financial assistance or incentives under any of the State of Missouri redevelopment statutes
2. Conduct a thorough review of any developer request for all financial incentives pursuant to the City of Creve Coeur's Adopted Development Incentives Policy Manual and obtain any information necessary to perform such review directly from the developer.
3. Evaluate appropriateness of the use of development financing tools or incentives under any of the State of Missouri redevelopment statutes and the City's Development Incentives Policy Manual, including but not limited to the following:
 - Review any developer request for tax abatement pursuant to the Urban Redevelopment Corporation Law, Chapter 353 RSMO ("Chapter 353") with respect to the amount of tax abatement requested and associated fiscal impact on affected taxing jurisdictions.
 - Review any blight study prepared by the developer's team.
 - Review any request for the establishment of a Community Improvement District and associated sales tax.

II. City Supplied Documents

1. Application materials submitted by developer including site plan
2. Access to comprehensive plan and City ordinances via City web
3. Development financing information submitted to City in support of development financing assistance, as required by the City's Development Incentives Policy Manual.

III. Attendance at Meetings

1. PGAV staff will meet with City staff as needed either in person or via Teams or Zoom to review materials and to prepare for presentations before the City Council.
2. PGAV staff will present findings associated with the work done in Task 3. Development Financing at up-to four (4) City Council meetings. PGAV attendance at any additional City Council meetings may require additional compensation beyond the maximum amount stated in this Task Order depending on the charges otherwise incurred, at the applicable rates.

MEMORANDUM



DATE: May 21, 2026
TO: Kris Simpson, City Administrator
FROM: Dione Garson, PE, Assistant Director of Public Works
CC: Jim Heines, Interim Director of Public Works
Jay Landcaster, PE, Director of Public Works
SUBJECT: DC-S-03 Woodbridge Manor Road Stormwater Project – Additional Modeling

Recommendation

Staff recommends City Council approve Amendment #3 to the Professional Services Agreement with Trekk Design Group, LLC in the amount of \$27,680 for additional stormwater modeling associated with the Woodbridge Manor Road drainage improvement project.

Project Funding

The additional engineering and modeling costs will be funded through the Stormwater Fund. The current Stormwater Fund balance and programmed CIP funding are sufficient to cover the project costs currently identified.

The project also remains eligible for up to \$200,000 in MSD Municipal Grant funding.

Background Information

The 2024 Watershed Management Plan identified the Woodbridge Manor Road drainage project as a potential public stormwater improvement project. The project is intended to address recurring roadway flooding near the entrance to the Woodbridge subdivision and reported structural flooding at one nearby home.

The project area collects stormwater runoff from approximately 170 acres, including residential neighborhoods, commercial properties, portions of I-270, and Ladue Road. During heavy rain events, the existing stormwater system cannot fully capture runoff, resulting in roadway flooding near the subdivision entrance.

Residents report that the roadway floods multiple times each year, and one nearby resident has reported structural flooding. The area drains into an existing privately owned detention basin regulated by the Metropolitan St. Louis Sewer District (MSD).

The proposed project would install a new 48-inch storm sewer pipe parallel to the existing storm sewer system to improve drainage capacity and reduce flooding. Most construction would occur within common ground areas and is expected to have minimal impact on Ladue Road traffic.

MSD will not currently approve the project because existing modeling indicates the project could increase water levels in the detention basin by approximately six inches during major storm events.

City staff and the engineering team believe the current model does not accurately reflect existing conditions because it does not account for stormwater currently ponding on the roadway during flooding events. In practical terms, the roadway itself is temporarily storing stormwater today. The proposed project is intended to move that water safely through the storm sewer system instead of allowing it to collect on the roadway.

MSD has agreed to allow additional modeling using updated assumptions and present-day conditions. Staff anticipates the revised analysis will likely show less impact to the detention basin than the current model indicates.

The additional modeling will help determine the most cost-effective path forward:

- No increase in basin water levels: MSD approval is expected with minimal additional work.
- Minor increase in basin levels (most likely scenario): Easements and approvals from nearby property owners would likely be required.
- Significant increase in basin levels: Additional improvements to the basin or downstream storm system may be required.

If the City does not complete the additional modeling, the project would either not move forward or would likely require more extensive and costly basin modifications.

Staff estimates the additional modeling will cost \$27,680. If the current modeling assumptions remain unchanged, potential basin modifications could exceed approximately \$300,000. While this estimate is preliminary, staff believes the additional modeling may help the City avoid or significantly reduce those future construction costs.

The Woodbridge Manor Road drainage project was identified in the Watershed Management Plan as a high-priority project addressing both roadway and structural flooding. Although updated engineering cost estimates are higher than the original planning-level estimates, the project remains consistent with the types of stormwater projects prioritized by the City and supports Goal #2 of the City's Strategic Plan.

At its May 13, 2026 meeting, the Stormwater Committee recommended approval of funding for the additional modeling.

Bid Submittals

Not applicable.

Project Schedule

Upon approval of Amendment #3, staff and the City's consultant will proceed with the additional modeling requested by MSD. Following completion of the revised modeling and MSD review, staff will return to City Council with next steps and any additional project recommendations, if necessary.

Attachments

- Exhibit A: Amendment #3 to the Professional Services Agreement with Trekk Design Group, LLC

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.

WHEREAS, the City's 2024 Watershed Management Plan identified structural and roadway flooding issues at Woodbridge Manor;

WHEREAS, the City's Stormwater Program focuses on seeking solutions for stormwater issues that impact public safety, public health, natural assets, and property; and

WHEREAS, Public Works staff has found that Trekk Design Group, LLC is well qualified for the design of stormwater management installations that address the risks of structural and roadway flooding while adhering to applicable design and permitting requirements;

WHEREAS, Trekk Design Group, LLC has completed the first phases of engineering design services in a timely, cost-effectively, and professional manor.

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

Section 1. The Standard Agreement between **Trekk Design Group, LLC** and the City, attached hereto as "Exhibit A," with a not-to-exceed **contract amendment sum of \$27,680** 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.

ADOPTED THIS 26TH DAY OF MAY, 2026.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK



**Amendment #3
Revised Not-to-Exceed Fee**

**Agreement for Professional
Engineering Services**

This Amendment #3 is made this 2nd day of March, 2026, by and between Creve Coeur, Missouri hereinafter referred to as the CITY, and TREKK Design Group, LLC. Hereinafter referred to as the CONSULTANT.

WITNESSETH:

WHEREAS, the CITY and CONSULTANT have entered into an Agreement dated August 27th, 2024, for the CONSULTANT to provide professional engineering services for a project generally described as Creve Coeur Stormwater Design; and

WHEREAS, the CITY desires to change the scope of the PROJECT and have the CONSULTANT provide the additional services as indicated in Attachment A – Scope of Services.

WHEREAS, the CITY and CONSULTANT agree that such change in the Scope of Services will cause a net increase in the maximum not to exceed cost to the CITY for the basic services tendered by the CONSULTANT in the amount of \$27,680.00 and a new maximum amount of \$279,783.40

All other terms of the initial Agreement dated August 27, 2024 are in effect for this amendment.

IN WITNESS WHEREOF, Creve Coeur, MO and TREKK DESIGN GROUP, LLC. by their authorized representatives, have hereunto subscribed their names this 2nd day of March 2026.

CITY OF CREVE COEUR, MISSOURI

TREKK DESIGN GROUP, LLC.

By: _____

By: _____

Title: _____

Title: _____

Attest

By: _____

By: _____

Title: _____

Title: _____

EXHIBIT A

SCOPE OF SERVICES

The services covered by this Agreement shall include furnishing the professional, technical, and other personnel and the equipment, material and all other things necessary for preparation of permitting and design services for the Creve Coeur Stormwater Design project in the City of Creve Coeur.

The following information will explain and define in general terms the major design items of importance relating to this project. All the elements of work that are necessary to satisfactorily complete the design of this project may not be listed.

The CITY desires to develop final plans, permitting documents, and other related construction documents necessary for the permitting and installation of the proposed storm water improvements at Woodbridge Manor.

The location consists of properties where yard flooding and/or structure flooding is occurring. The CONSULTANT will be required to make submittals to the CITY. The CONSULTANT will also be responsible for the completion of all quantities and probable cost associated with the improvements.

The CITY shall develop documents related to the bidding, award, and contracting of construction services. Permitting and regulatory review fees are not included.

PROJECT ADMINISTRATION

- 1.1. Coordination with MSD and CITY – The CONSULTANT will coordinate review and acceptance of the stormwater improvement plans for Woodbridge Manor Rd. Additionally, CONSULTANT will assist CITY in coordination with impacted property owners and provide impact agreement letters for the CITY to send to impacted property owners.
- 1.2. General Project Administration – The CONSULTANT will maintain organized and accurate records, schedule, and timesheets associated with this project.
- 1.3. Invoice Preparation & Progress Report
 - 1.3.1. The CONSULTANT shall submit monthly progress report documents, along with the monthly invoices and reimbursement requests. The Monthly Progress Report shall document the following:
 - Past Month's Activities/Accomplishments
 - Pending Issues and Decisions
 - Problem Areas and Recommended Corrective Actions
 - Budget Summary Status (showing % complete vs. % expended per task)

2. Land Survey

- 2.1. To perform the requested modeling additional land survey details must be collected. CONSULTANT shall contract with COCHRAN engineering for the expansion of the site

survey used for this project. The survey expansion will focus on the land contours of the overland flow path and collecting additional details for the downstream stormwater system from 18O3-131D to 18O3-083D (shown in attached exhibit). Cochran will perform all survey field activities and point collection. CONSULTANT will perform all surveying related drafting and model editing.

3. Conceptual Study

3.1. Creation of surface and pipe models

3.1.1. Create new hydraulic models for the following conditions:

- Detention basin 18O3-0144D using current topography (DB1)
- Temporary detention basin formed at entrance to Woodbridge Manor (DB2)
- Existing surface flow from temporary basin (DB2) to permanent basin (DB1)
- Flow from permanent basin offsite through 18O3-131D
- Proposed conditions under new design conditions

3.2. Analysis of models under prescribed conditions

3.2.1. The CONSULTANT will analyze hydraulic models under precipitation conditions specified by MSD.

- 100Y 20M static Q
- 100Y 24hr storm

3.3. Report to MSD

3.3.1. The CONSULTANT will provide a report to MSD that summarizes the hydraulic modeling findings and changes in detention and flow conditions for the requested scenarios. The report will include exhibits that demonstrate the change in flow and impacts to detention depth and area that may be shared with impacted property owners at CITY's discretion.

3.4. Quality control

3.4.1. Internal review of all calculations, specifications, and other design output.

4. Final Design

- 4.1. The project plans will be updated to incorporate the modeling results and any resulting changes to the project.
- 4.2. CONSULTANT will meet with MSD and update project design and documentation to address their remaining comments and concerns.

5. ASSUMPTIONS

- 5.1. The CONSULTANT shall prepare all plans through use of a Computer Aided Drafting (CAD) program.
- 5.2. All submittals will be electronic.

5.3. Design disciplines not included:

- 5.3.1. BMP Design
- 5.3.2. Attendance to Public Meetings
- 5.3.3. Bid Services
- 5.3.4. Construction Phase Services

SERVICES PROVIDED BY THE CITY

The CITY will provide available information of record to the CONSULTANT. In addition, the following specific items will be furnished or performed by the CITY:

1. The CITY is responsible for easement acquisition, the CONSULTANT will assist the CITY.
2. The CITY is responsible for permitting, review, and other regulatory fees as required.
3. The CITY is responsible for the bidding process though the CONTRACTOR will assist as previously stated. The CITY is responsible for all contracting documentation.