



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 14, 2026
7:00 PM**

ZOOM MEETING INFORMATION

<https://us02web.zoom.us/j/86713057229>

phone: 1 312 626 6799

Webinar ID: 867 1305 7229

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. 2026 Property Tax Rate

Summary: The City will hold a public hearing regarding the setting the 2026 Property Tax Rate (including debt) for the City of Creve Coeur.

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

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

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

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

CONSENT AGENDA

2. Approval of August 24, 2026, Regular Meeting Minutes

3. Appointment of 2026 LAGERS Employer Delegate

Summary: Staff recommends City Council appoint Human Resources Generalist Emily Groves as the Employer Delegate to attend the LAGERS Annual Meeting, October 29–30, 2026 in Springfield, Mo.

4. Appointment — Arts Committee and Energy & Environment Committee

BILLS PAYABLE REPORT



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For Information Only: Invoices Paid Listing 8-6-26 to 9-10-26

UNFINISHED BUSINESS

- 5. Bill No. 6226 — An Ordinance approving a final subdivision plat for a subdivision known as The Vale at Olia Village, City of Creve Coeur, St. Louis, Missouri. Request to Postpone.**

Summary: George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, has submitted Subdivision Improvement Plans and a Final Subdivision Plat for Lot 16 in the Olia Village Planned Mixed-Use Zoning District at 10300 Olive Boulevard. The proposal includes 67 attached single-family townhomes on individual lots within the 11.16-acre site, to be known as The Vale at Olia Village. The Planning and Zoning Commission recommended approval of the Final Plat on August 17. The property owner has submitted a request to postpone the vote on this application for a period of up to 90 days.

- 6. Substitute Bill No. 6227 — An Ordinance amending various sections of the Zoning Code of the City of Creve Coeur to update the naming of permitted and conditional uses from the 2012 North American Industrial Classification System (NAICS) to the 2022 North American Industrial Classification System (NAICS), along with amending certain permitted and conditional uses within Table A. Final Reading and Passage.**

Summary: Jason Jaggi, Director of Community Development, has submitted a text amendment to the City's Zoning Ordinance to update Sections 405.120, 405.210, 405.470, and 405.820 to reflect the 2022 North American Industry Classification System (NAICS), replacing the 2012 edition. The amendment also proposes changes to certain permitted and conditional uses in various zoning districts. The Planning and Zoning Commission recommended approval on August 17.

- 7. Bill No. 6228 — An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a program agreement with the Missouri Highways and Transportation Commission to enable the City to construct the New Ballas Road Improvement Project — Phase 4. Final Reading and Passage.**

Summary: City staff recommends that the City execute a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission (MoDOT) in order to accept federal grant funding assistance for asphalt pavement resurfacing, curb repairs, and signal and



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sidewalk improvements to New Ballas Road from Olive Boulevard to Magna Carta Drive.

NEW BUSINESS

- 8. A Request for an extension of a Conditional Use Permit issued to Missouri American Water Company for the construction of two replacement water tanks located at 9989 Old Olive Street Road.**

Summary: Ordinance No. 5960 was issued on October 13, 2025, which authorized a Conditional Use Permit for the replacement of the two existing water tanks operated by Missouri American Water Company at this location. Missouri American Water Company has submitted a written request for City Council approval to extend the prior approval for a period of 180-days pursuant to Section 405.1070.I. of the City's Zoning Ordinance.

- 9. Bill No. 6229 — An Ordinance authorizing a Conditional Use Permit for a 149- unit hotel with a bar/restaurant and conference space located at 717 Office Parkway. First Reading.**

Summary:

Dan Dokovic of Bamboo Equity Partners has applied for a Conditional Use Permit and Site Development Plan to reuse the vacant office building at 717 Office Parkway as a 149-room hotel with a restaurant. The property is zoned PO-Planned Office. City Council approval is required following a recommendation from the Planning and Zoning Commission. The Commission recommended approval at the September 8, 2026 meeting.

- 10. Bill No. 6230 — An Ordinance amending Ordinance No. 5117 to allow for a new 56,254 square foot science building and natatorium for the property addressed at 425 South Lindbergh Boulevard, for Chaminade College Preparatory School. First Reading.**

Summary: Todd Guidry, of Chaminade College Preparatory, Inc., has submitted an application for a Conditional Use Permit amendment with a Site Development Plan and Site Concept Plan amendment in order to construct a new building to serve as the natatorium and additional classroom space for the Chaminade campus. The campus is located at 425 S. Lindbergh Boulevard within the "A" single-family residential zoning district. Conditional use permits require approval from the City Council based upon a recommendation from the Planning and Zoning Commission. The Commission recommended approval at the September 8, 2026 meeting.



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- 11. Bill No. 6231 — An Ordinance ordering the levy and establishment of the rates of Annual Taxes for municipal purposes in the City of Creve Coeur for the year 2026. First Reading.**

Summary: An Ordinance ordering the levy and establishment of the rates of Annual Taxes for municipal purposes in the City of Creve Coeur for the year 2026.

- 12. Bill No. 6232 — An Ordinance authorizing the City Administrator of the City of Creve Coeur, Missouri, to execute an amended participation agreement with the West Central Dispatch Center (WCDC) and the other participating cities. First Reading.**

Summary: Adding the Maryland Heights Police Department to the West Central Dispatch Center requires an amendment to the Participation Agreement from all participating agencies. Staff recommends approval.

- 13. Resolution No. 1889 — A Resolution authorizing approval of a Task Order with HR Green, Inc. to conduct a traffic impact study and authorizing a funding agreement with CV Acquisitions, LLC for the proposed Bayer East Campus redevelopment.**

Summary: The proposed resolution authorizes an agreement with the party that has a purchase agreement regarding the Bayer East campus to fund the costs of a traffic study relative to anticipated zoning applications and the engagement of the City's traffic engineer to conduct the study.

BUSINESS FROM MAYOR AND CITY COUNCIL

14. *Council Liaison Reports*

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



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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.