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**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, April 28, 2014
7:00 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

ACCEPTANCE OF THE APRIL 8, 2014 CERTIFIED ELECTION RESULTS

SWEARING IN OF THE NEWLY AND RE-ELECTED OFFICIALS

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF 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

1. CONSENT AGENDA

a. Council Minutes dated March 24, 2014

b. Request to Accept Donations for Recreation Program Sponsorship

Summary: The Recreation Department is requesting consent to accept sponsorship in the amount of \$4,500 from Mercy for sponsorship of the Heart to Heart 5K, 10K & 1.5 Mile Family Fun Run, Creve Coeur Farmers Market and Wonders of Nature Arbor Day Event and \$6,500 from Monsanto for sponsorship of the Summer Concert Series, Flicks on the Fairways on Holidays on Ice.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated April 23, 2014 in the amount of \$148,687.79 has been provided for Council review. No vote is required.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, April 28, 2014
7:00 PM

For Information Only

Summary: A report of bills payable dated April 9, 2014 in the amount of \$282,463.11 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

- 2. Bill No. 5480 - An Ordinance Of The City Council Of The City Of Creve Coeur, Missouri, Authorizing Execution Of An One-Year Extension Agreement With Allied Services, LLC DBA Republic Services Of Bridgeton To Provide Trash, Recycle, And Yard Waste Collection Services For Single Family Residential Properties And Condominiums In The City Of Creve Coeur For An Estimated Annual Fee Of \$1,351,660.00 For Fiscal Year Ending June 30, 2015, With Additional Extension And Other Options. Final Reading and Passage**

Summary: The proposed ordinance will authorize an agreement to extend the City's existing trash, recycling and yard waste service with Allied Services.

- 3. Bill No. 5481 - An Ordinance Amending The Adopted 2013-2014 General Fund, Enterprise Fund And Capital Fund Budgets Of The City Of Creve Coeur By Authorizing Additional Appropriations And Unappropriations From Operating Departments. Final Reading and Passage**

Summary: An amendment to the FY 2014 budget in the General, Enterprise and Capital Fund budgets. At the March 24, 2014 meeting Council voted to approve a \$20,000 expenditure for Administration on an emergency basis, in order for the citizen survey to be completed in May and June. A further amendment is requested of \$15,000 for computer replacement required due to support ending for the Windows XP operating system.

NEW BUSINESS

- 4. Bill No. 5482 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone 8.49 Acres Of Land From "A" Single-Family Residential District To "B" Single-Family Residential District And Authorizing A Residential Designed Development (RDD) With Accompanying Preliminary Subdivision Plat And Site Development Plan For The Proposed Creekside On Mason Subdivision, For The Property Currently Addressed As 853 North Mason Road. First Reading – Request to Defer**

Summary: A request by Pulte Homes for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single



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Family Residential to “B” Single Family Residential with “RDD” Residential Design Development designation. The proposed RDD will allow 16 single-family lots with a minimum lot acreage of 10,000 square feet. The net density of the development will be 2.17 units/acre. The Planning and Zoning Commission did not recommend approval of the rezoning, but did recommend approval of the Site Development Plan if City Council decides to approve the rezoning. Applicant has requested a continuance to the meeting of May 12, 2014.

5. Bill No. 5483 - An Ordinance Approving A Final Subdivision Plat For A Subdivision Known As Difani Estates On Mason Road, City Of Creve Coeur, St. Louis County, Missouri. First Reading

Summary: An application has been submitted by Dale Bax of Bax Engineering Company, on behalf of The William R. Aldrich GST Trust-Lee Difani, for approval of a final plat of a two lot subdivision known as Difani Estates, located west of N. Mason Road and north of Mason Manor Road and Villa Hill Lane. The final plat of the Difani Estates subdivision conforms to the preliminary plat reviewed by the Planning and Zoning Commission on September 3, 2013. The Planning and Zoning Commission recommended approval on April 21, 2014.

6. Bill No. 5484 - An Ordinance Repealing Ordinance Number 4088 And Approving A New Master Sign Plan Pursuant To Section 405.950.J Of The City Of Creve Coeur’s Code Of Ordinances For The Creve Coeur Corporate Center Campus Located Within The “CB” Core Business District. First Reading

Summary: An application has been submitted by Colleen Haddad of Cassidy Turley, Inc., for an amendment to the Master Sign Plan for Creve Coeur Corporate Center to adjust the maximum sign area for all attached wall signs, pursuant to Section 405.950.J of the City of Creve Coeur’s Code of Ordinances, to include new building signage. The original Master Signage Plan for the Creve Coeur Corporate Center was approved by Ordinance Number 4088 in June 11, 2007. The City revised the Article VIII Sign Regulations on October 22, 2012, including how the gross sign area was measured. The Planning and Zoning Commission recommended approval on March 31, 2014.

7. Bill No. 5485 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 100-Foot Tall Monopole Communications



Tower Located At The Ladue Early Childhood Development Center At 10900 Ladue Road. First Reading

Summary: An application was submitted by Brick Storts of CIS Communications, LLC, for a conditional use permit for a one hundred-(100-)foot high monopole cell phone tower to be located at the Ladue School District Early Childhood Center. Under Section 405.210, Table A, all communication towers (NAICS 517210) in the “A” Single-Family Residential Zoning District require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. The Planning and Zoning Commission recommended approval on April 21, 2014.

8. Bill No. 5486 - An Ordinance Repealing Conditional Use Permit Ordinance Number 5328 And Authorizing The Issuance Of A New Conditional Use Permit For A 5,190 Square-Foot Full Service Restaurant Located At 12316 Olive Boulevard Within Westgate Center. First Reading

Summary: Section 405.210 Table A, all restaurants in the “PC” Planned Community zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. A condition of Ordinance No. 5328 included that any enlargement, extension, expansion, or alteration in the use of the structure of site must be approved by the City Council upon the recommendation of the Planning and Zoning Commission. An application was submitted by Andrew Kohn of Wildsmoke, to amend the prior conditional use permit (Ordinance No. 5328) to allow for a 400 square-foot patio addition along the north elevation of the building, in conjunction with the operation of a full service restaurant located in the tenant space addressed as 12312 Olive Boulevard, within Westgate Center. The Planning and Zoning Commission recommended approval on April 7, 2014.

9. Bill No. 5487 - An Ordinance Repealing Conditional Use Permit Ordinances Numbers 1345, 1480, 1498 And 1678 And Authorizing The Issuance Of A New Conditional Use Permit For A 5,454 Square-Foot Restaurant Located At 12653 Olive Boulevard Within The West Park Center. First Reading

Summary: An application was submitted by Erica Freeman, of Shea Design, Inc., to amend the prior conditional use permits for a 5,454 square-foot, 292-seat, restaurant at 12653 Olive Boulevard within the West Park Center to include several building modifications. Section 405.210 Table A, all



CITY OF CREVE COEUR – AGENDA
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restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. The Planning and Zoning Commission recommended approval on March 31, 2014.

10. Bill No. 5488 - An Ordinance Authorizing The Installation Of One (1) Fire Hydrant For Elsie Manor Court East Of The Intersection Of Mosley Road And Elsie Manor Court In The City Of Creve Coeur, Missouri. First Reading

Summary: Creve Coeur Fire Protection District and the Missouri American Water Company have requested authorization for the installation of a fire hydrant.

11. Bill No. 5489 - An Ordinance Amending Section 345.080 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Pedestrians. First Reading

Summary: This public safety ordinance clarifies that medians are a part of the roadway and are not to be used by pedestrians except in the course of actively crossing the roadway in compliance with the provisions of the ordinance.

12. Resolution No. 1107 - A Resolution Approving A New Parking Lot At The Mercy Hospital Skilled Nursing Facility Located At 12120 Conway Road.

Summary: Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval. An application was submitted by Dennis Pruitt of Heideman Associates, Inc., on behalf of Mercy Hospital – St. Louis, for approval of an amended site concept plan and a site development plan for the permanent installation of a parking lot adjacent to the skilled nursing facility addressed as 12120 Conway Road. The Planning and Zoning Commission recommended approval on March 31, 2014.

13. Resolution No. 1108 - A Resolution To Adopt The Capital Improvement Plan For The City Of Creve Coeur For The Period Fiscal Year 2015 Through Fiscal Year 2019.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, April 28, 2014
7:00 PM

Summary: A resolution to adopt the five-year Capital Improvement Program FY15-FY19. Finance Committee and Planning and Zoning Commission have recommended approval.

APPOINTMENTS

14. Election Of Council President

Summary: Annual election of Council President.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

15. 2014 Citizen Survey

Summary: City staff is working with ETC Institute in developing the 2014 Citizen Survey, to be distributed to a random sample of residents in May. A final draft is attached for Council review and comment.

16. Creve Coeur Arts Commission Request for 2014 Silver Screen Series

Summary: The Creve Coeur Arts Commission is interested in continuing its partnership with Maturity and Its Muse for the 2014 Silver Screen Series Film Festival. The Creve Coeur Arts Commission is seeking Council's approval for the event. This includes up to \$4,000 in financial assistance from the City. Permission is also requested to solicit for donations in compliance with the City's Donation Policy.

17. Distribution of Proposed FY15 Annual Budget

Summary: Pursuant to the City's Charter, the City Administrator will transmit the proposed budget for FY15 to the City Council. Work Sessions are scheduled for May, and a public hearing is scheduled for June 9.

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: _____ posted

Deborah Ryan, MPCC
City Clerk

CITY OF CREVE COEUR

GENERAL MUNICIPAL ELECTION
ST. LOUIS COUNTY, MISSOURI
TUESDAY, APRIL 8, 2014

OFFICIAL FINAL RESULTS

RUN DATE:04/18/14 11:38 AM

WITH 20 OF 20 PRECINCTS REPORTING

	TOTAL	PERCENT	TOTAL	PERCENT
01 = REGISTERED VOTERS - TOTAL	12,458		03 = VOTER TURNOUT - TOTAL	12.16
02 = BALLOTS CAST - TOTAL	1,515			

	01	02	03
0301 CC1	1173	86	7.33
0304 CC4,54	386	38	9.84
0309 CC9	1	0	.00
0310 CC10	227	24	10.57
0311 CC11,16,21,28	1650	196	11.88
0314 CC14	1444	219	15.17
0323 CC23	1315	190	14.45
0325 CC25	569	64	11.25
0330 CC30	111	6	5.41
0332 CC32,56	51	12	23.53
0333 CC33,48,58	806	107	13.28
0336 CC36,46	909	161	17.71
0349 CC49	596	52	8.72
0352 CC52	161	25	15.53
0355 CC55	410	68	16.59
1609 MHT9	1320	118	8.94
1650 MHT50	892	110	12.33
1651 MHT51	138	4	2.90
1653 MHT53	123	14	11.38
1655 MHT55	176	21	11.93

WITH 5 OF 5 REPORTING

	VOTES	PERCENT
COUNCIL MEMBER CREVE COEUR WARD 1		
(Vote for) 1	385	96.01
01 = DAVID KREUTER	16	3.99
02 = INVALID WRITE-IN		

	01	02
0323 CC23	159	6
0330 CC30	6	0
0332 CC32,56	8	0
0333 CC33,48,58	89	6
0336 CC36,46	123	4

WITH 6 OF 6 REPORTING

	VOTES	PERCENT
COUNCIL MEMBER CREVE COEUR WARD 2		
(Vote for) 1	367	98.39
01 = A. JAMES WANG	6	1.61
02 = INVALID WRITE-IN		

	01	02
0304 CC4, 54	25	1
0314 CC14	197	4
0325 CC25	56	1
0352 CC52	23	0
0355 CC55	56	0
1653 MHT53	10	0

WITH 5 OF 5 REPORTING

VOTES PERCENT

COUNCIL MEMBER CREVE COEUR WARD 3

(Vote for) 1

01 = ROBERT HOFFMAN

02 = INVALID WRITE-IN

281	97.57
7	2.43

01	02
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0	0
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0309 CC9	0	0
0310 CC10	22	0
0311 CC11, 16, 21, 28	163	4
1650 MHT50	93	3
1651 MHT51	3	0

WITH 4 OF 4 REPORTING

VOTES PERCENT

COUNCIL MEMBER CREVE COEUR WARD 4

(Vote for) 1

01 = BOB KENT

02 = INVALID WRITE-IN

241	96.79
8	3.21

01	02
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0301 CC1	76	1
0349 CC49	40	2
1609 MHT9	105	5
1655 MHT55	20	0

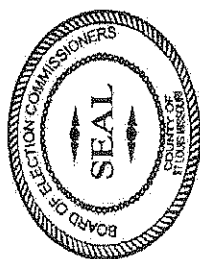
WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO 115.507, R.S.Mo 1978, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST FOR THE CANDIDATES AND ISSUES AT THE GENERAL MUNICIPAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 8, 2014. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI, ON APRIL 18, 2014.

John P. King
JOHN P. KING, COMMISSIONER

Ann Pluemer
ANN PLUEMER, COMMISSIONER

John W. Maupin
JOHN W. MAUPIN, SECRETARY

Richard H. Kellett
RICHARD H. KELLETT, CHAIRMAN





**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, March 24, 2014
7:30 PM**

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N New Ballas Road on Monday, March 24, 2014 at 7:30 pm.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mayor Glantz

Mr. Kreuter	Council Member Ward I
Ms. Kramer	Council Member Ward I
Mr. Wang	Council Member Ward II
Mr. Hoffman	Council Member Ward III
Mrs. D'Alfonso	Council Member Ward III
Mrs. Rhoades	Council Member Ward IV
Mr. Saunders	Council Member Ward IV

Absent: Council Member Lawrence, Ward II

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

Jeff Dickler resident of 7 Haven View Drive asked the Council to reconsider the Conditional Use Permit for the assisted living facility at 450 N. Lindbergh. There are concerns about the following items, site set backs from Beaver Drive, FAR calculations and overall project doesn't meet code requirements.

Michelle Maui resident of 13 N. Tealbrook stated that the residents understand that because there was a petition submitted by more than thirty percent of the surrounding property owners that the ordinance had to pass with a super majority. There are concerns that there are an excess of unoccupied assisted living beds in the city and surrounding municipalities.

Carl Lumley stated the bill that was approved was a Conditional Use Permit and not a rezoning, so does not require a super majority even if a petition is presented.

Gary Calvert of Calvert's Auto Express located at 12906 Olive Blvd stated he is having issues with staff and his sign request. Mr. Calvert stated he did his due diligence and contacted the staff before signing the lease and gave his intent to reface the current sign.



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Mark Perkins stated he apologizes for any misunderstanding but signs code requires an opaque background and that rule has been recently changed. Not able to waive the restriction for one business due to all of the other businesses in town. Mr. Perkins offered to work with Mr. Calvert on this issue this week as there are some other options.

Mr. Calvert stated this is his 26th store opening and he has to keep the advertising consistent.

Council Member Rhoades encouraged Mr. Calvert to work it out with staff as this meeting isn't the place to make a decision and work out the issues.

Marvin Greenberg resident of 19 Haven View Drive stated in Section 89.060, "Such regulations, restrictions, and boundaries may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a protest against such change duly signed and acknowledged by the owners of thirty percent or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred and eighty-five feet distant from the boundaries of the district proposed to be changed, such amendment shall not become effective except by the favorable vote of two-thirds of all the members of the legislative body of such municipality" and stated this was not done.

Mark Perkins stated in the meeting with the neighbors last week, staff explained that the 2/3rd vote was not applicable. Protest petitions only effect rezoning applications and not CUPs and site plans, which is what was approved for the 450 N. Lindbergh site. This property is already zoned to allow the development.

Michelle Maui resident of 13 N. Tealbrook asked, unless it is a zoning change that a super majority is not required.

Carl Lumley stated that is correct.

Michelle Maui asked was it a zoning change that put assisted living facilities into less than three acre lots.

Carl Lumley stated correct.

Michelle Maui asked if the Council approved that by a super majority.

Carl Lumley stated there was not a protest of that change.

Michelle Maui stated there wasn't a protest because the residents didn't know it changed.

Carl Lumley stated that is not correct; there was public notice of the changes.



MINUTES
CITY COUNCIL MEETING
Monday, March 24, 2014
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Michelle Maui stated there was public notice that the city was going to put assisted living facility in less than a three acre lot.

Carl Lumley stated there was public notice that all those changes were being made and discussed in public meetings. Not every person would follow that closely, but the notice of the change was provided to the public.

Deni Dickler resident of 7 Haven View Drive stated the staff can state that the changes in the zoning code were readily available to the residents. Most residents do not have computers that can download the agenda packet and then it would be looking for a needle in a haystack to have seen the changes. The Council Members that voted in favor of the 450 N. Lindbergh development, have violated their oaths of office and forced the residents into a law suit.

PUBLIC HEARING - Public Hearing for Capital Improvement Program For Fiscal Years 2015 Through 2019

A presentation was made by Sharon Stott, Assistant to the City Administrator regarding the proposed FY 15 – 19 Capital Improvement Plan.

The following people spoke regarding the proposal FY 15 – 19 Capital Improvement Plan:

- Mark Perkins, City Administrator
- Paul Langdon, Community Development Director
- Robert Kent

There being no further comments, the City Attorney presented exhibits for the record and the public hearing was closed.

ACCEPTANCE OF AGENDA

Council Member Saunders moved, seconded by Council Member Hoffman to accept the agenda as presented.

Council Member Rhoades stated the City Attorney has pointed out that item 6 on the agenda is a duplicate of item 2 and should be removed from the agenda.

Council Member Hoffman moved, seconded by Council Member Wang to approve the agenda as amended with the removal of item 6, with the vote upon such motion as follows, to wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Kramer - Aye



MINUTES
CITY COUNCIL MEETING
Monday, March 24, 2014
7:30 PM

The vote on the motion being 7 ayes and 0 nays, motion carried.

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

However, the Monday, April 14, 2014 Council meeting has been cancelled due to the holiday.

1. CONSENT AGENDA

Council Member Hoffman moved, seconded by Council Member Saunders to approve the consent agenda as presented.

a. Council Minutes dated March 10, 2014

b. Request to Solicit for a Charity Golf Tournament

Mayor Glantz called the question to approve the consent agenda as presented, with the vote upon such motion as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Kramer – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated March 19, 2014 in the amount of \$162,488.91 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. Bill No. 5477 - An Ordinance Amending Various Sections of the Code Regarding Weapons and Other Offenses. Final Reading and Passage

City Clerk read Bill No. 5477 for the final time.

Council Member Hoffman moved, seconded by Council Member Wang to approve Bill No. 5477.

Carl Lumley requested to add section 210.250 b12, list of authorized uses of concealed weapons. There was an addition in 2013 about fire chief and that needs to be added to Item 12.



MINUTES
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Monday, March 24, 2014
7:30 PM

Council Member Saunders moved, seconded by Council Member D'Alfonso to amend Bill No. 5477 as presented, with the vote upon such motion as follows, to-wit:

Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Kramer – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Council Member Rhoades moved, seconded by Council Member Saunders to approve amended Bill No. 5477, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Amended Bill No. 5477 becomes Ordinance No. 5357.

**3. Bill No. 5478 - An Ordinance Amending the Code of Ordinances
Regarding Scrap Metal Dealers. Final Reading and Passage**

City Clerk read Bill No. 5478 for the final time.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Bill No. 5478, with the vote upon such motion as follows, to-wit:

Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Kramer – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye



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The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5478 becomes Ordinance No. 5358.

4. Bill No. 5479 - An Ordinance Amending the Code of Ordinances Regarding Public Meetings and Records. Final Reading and Passage

City Clerk read Bill No. 5479 for the final time.

Council Member Wang moved, seconded by Council Member Hoffman to approve Bill No. 5479, with the vote upon such motion as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Kramer – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5479 becomes Ordinance No. 5359.

NEW BUSINESS

5. Bill No. 5480 - An Ordinance Of The City Council Of The City Of Creve Coeur, Missouri, Authorizing Execution Of An One-Year Extension Agreement With Allied Services, LLC DBA Republic Services Of Bridgeton To Provide Trash, Recycle, And Yard Waste Collection Services For Single Family Residential Properties And Condominiums In The City Of Creve Coeur For An Estimated Annual Fee Of \$1,351,660.00 For Fiscal Year Ending June 30, 2015, With Additional Extension And Other Options. First Reading

City Clerk read Bill No. 5480 for the first time.

Mark Perkins stated he and staff has been talking with Republic and this ordinance will allow the city to extend its contract with them for one year. It does provide a series of three, one year options at a cost increase each year no more than three percent. If the CPI is less than that then the increase would be less than the three percent. It also provides the city with the option, annually, of implementing the contract alternative that Republic proposed last fall as part of the city's bidding process, which would be a curbside contract with an up charge of rear yard service. The extension is written as such that it could be paid either by the resident or if the city chose to cover that fee, then it could be paid by the city. This contract will be effective July 1, 2014.



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Robert Kent resident of 13084 Fern Trails Lane stated there are 1564 homes in Ward IV who are registered voters and 90 streets. Because of the adverse weather he has only been able to visit 450 of them to date. About 120 residents answered the door and 69 said they took both trash and recycling to the curb. Suggested a fair plan by reducing the residential utility taxes by \$1.4 million, city does not pay the hauler for the trash collection, city is revenue neutral, city has minimal administration costs and the city gets recycle single stream income. Each resident then selects the tote size, curb or valet service and residents receive the \$500,000 savings prorated utility taxes paid. Each resident pays for the trash service he/she desires as with all of the other utilities. The hauler gets paid for the actual work they do and does not get paid for phantom work.

6. Bill No. 5481 - Amending the Adopted 2013 - 2014 General Fund, Capital Fund and Enterprise Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations and Unappropriations from Operating Departments. First Reading

City Clerk read Bill No. 5481 for the first time.

Dan Smith stated the first budget adjustment is to the Administration Department in the General Fund by increasing professional services by \$20,000. Initially staff had projected the citizen's survey in 2015 but would like to put under contract in 2014. The Police Department has requested a minor adjustment of \$7,000 by moving it from the Capital Equipment to the Equipment Maintenance fund to pay for extended warranties on the in-car camera recording devices. Staff is requesting additional funds for the design of the Mosley and Coeur de Ville projects for a total of \$30,500 and staff anticipates that there will be no increase in the total cost of the Coeur de Ville project for construction as it is eighty percent funded from a grant. The largest change requested is the Millennium Park arbitrage that we paid the IRS to the tune of about \$85,250. Another adjustment request is to the Farmers Market, which Council approved earlier in the year, and estimates that to around \$ 18,850 for the remainder of the year. There is also a small adjustment on equipment costs for lease on golf carts that should have been paid in 2013.

Mark Perkins stated staff is going to execute a contract with the consultant to conduct the survey and hope to begin the survey fairly quickly and doesn't know if he would have the authority to execute the contract unless we have an emergency reading on this.

Dan Smith stated technically the money would have to be appropriated prior to the actual liability being incurred. However, it happens occasionally with a \$16 million dollar budget. Expenditures are needed to be made and appropriations follow them up.

Carl Lumley suggested Council just approve the survey expense on an emergency basis and save the rest.



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Council Member Hoffman moved, seconded by Council Member Saunders to approve \$20,000 in administrative transfer for the survey under an emergency basis, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Mel Klearman resident of 746 Burgerac Drive asked if there are any plans in the event of an earthquake.

Mark Perkins stated the city has an emergency readiness plan. Mr. Smith indicated the City IT system is backed up off site as well.

7. Resolution No. 1106 – A Resolution Of The City Council Of The City Of Creve Coeur, Missouri, Authorizing The Execution Of A Contract With Hastings+Chiveta Architects For Architectural Services And Construction Administration For Renovation Of Dielmann Recreation Complex For The Sum Of \$42,860.

City Clerk read Resolution No. 1106.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Resolution No. 1106.

Carl Lumley stated for the record, because of the cancellation of the next meeting and the need to move forward with this project, this is on the agenda and staff has not completed the review of the contract, but is ready for approve. For the record, there is an intent to make some changes to clean up the document and would not change pricing or the overall scope. There are provisions that need some work.

Mark Perkins stated this firm has been selected and has extensive background in recreational facilities and are a local firm in Creve Coeur. This is one of the firms that staff talked with regarding the Government Center renovations and was impressed but felt their expertise was more on the recreational side.

Mayor Glantz called the question to approve Resolution No. 1106, with the vote upon such motion as follows, to-wit:



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Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D’Alfonso – Aye
Council Member Rhoades – Aye
Council Member Kramer – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

8. Horticulture, Environment And Beautification Committee Request To Fund Projects At Millennium Park In Spring FY14.

Mark Perkins stated he wanted to make the Council aware of the general agreement with regard to when staff receives a request for funds from a committee. The HEB has been working on a number of projects and has requested funding in the amount of \$2,500 for plantings.

Council unanimously agreed.

Council Member Hoffman moved, seconded by Council Member Saunders to adjourn at 9:07 p.m., with the vote upon such motion begin as follows, to-wit:

Council Member Rhoades – Aye
Council Member D’Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor



INTEROFFICE MEMORANDUM

Date: April 23, 2014

To: Mark Perkins, City Administrator
From: Kirsten Barnes, Director of Parks & Recreation
Subject: Donations

Please consider acceptance of the following donations in amounts over \$1000.

- Mercy: \$4,500 for sponsorship of Heart to Heart 5K, 10K & 1.5 Mile Family Fun Run, Creve Coeur Farmers Market and Wonders of Nature Arbor Day Event.
- Monsanto: \$6,500 for sponsorship of Summer Concert Series, Flicks on the Fairways and Holidays on Ice.



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: April 23, 2014

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated April 23, 2014 in the amount of \$148,687.79.



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

4/23/2014

NO DEPT - NO DIV

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01940		068019	09-Apr-14	ADVERTISING PREMIUM SALES, INC.	GOLF APPAREL FOR RESALE	06-00-00-1628	954.43
00643		n299575	11-Apr-14	ASSOCIATED BAG CO.	(1) 1800 FT ROLL POLY TUBING	01-00-00-2410	118.11
00121	P001892	925061054	13-Mar-14	CALLAWAY GOLF	GOLF BALLS FOR RESALE	06-00-00-1625	1,534.68
02180		020314	03-Feb-14	CRUZAN, DAVE	SEWER LATERAL REPAIR REIMB.	02-00-00-1901	3,360.00
00066		230376	03-Apr-14	FROESEL OIL	1300 GAL DIESEL FUEL	01-00-00-1653	4,198.48
00222		312285	02-Apr-14	HORNUNG'S PRO GOLF SALES INC	MISC ITEMS FOR RESALE	06-00-00-1631	66.00
02173		041714	17-Apr-14	KNOWLEDGE LAKE INC	REFUND O/P OF 2014 BUS. LIC.	01-00-00-4402	179.00
02177		031914	19-Mar-14	KUHLO, PHYLLIS	SEWER LATERAL REPAIR REIMB	02-00-00-1901	180.00
02176		041714	17-Apr-14	LENDERS ONE MORTGAGE COOPERATIVE	REFUND O/P 2014 BUS. LIC FEE	01-00-00-4402	31.50
01643		041714	17-Apr-14	MATTRESS FIRM #1814	REFUND O/P 2014 BUS. LIC FEE	01-00-00-4402	94.50
02178		031014	10-Mar-14	POLLACK, JONATHAN	SEWER LATERAL REPAIR REIMB	02-00-00-1901	2,152.00
02179		031314	13-Mar-14	RAST, JOHN/TERRY	SEWER LATERAL REPAIR REIMB	02-00-00-1901	1,512.00
00116		4583	09-Apr-14	SAM'S CLUB	PRISONER MEALS	01-00-00-2410	63.46
02181		032014	20-Mar-14	SELMA KRAMER TRUST	SEWER LATERAL REPAIR REIMB	02-00-00-1901	5,599.20
00092		58189	02-Apr-14	ST LOUIS COUNTY	STLOUIS CNTY MUNI HOUSING FEES	01-00-00-2410	780.00
02174		041714	17-Apr-14	STEVEN FISCHER	REFUND O/P 2014 BUS LIC FEE	01-00-00-4402	97.00
02175		041714	17-Apr-14	SWM REAL ESTATE MANAGEMENT	REFUND O/P 2014 BUS LIC FEE	01-00-00-4402	42.00
<i>Sum of Invoices</i>							<u>20,962.36</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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LEGISLATIVE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00005		1672635	16-Apr-14	AMERICAN STAMP	ENGRAVED NAME BADGE	01-11-12-7304	17.35
00136		1798	15-Apr-14	CHAMBER OF COMMERCE CREVE COEUR/OLIVETTE	ANNUAL DUES	01-11-13-6262	850.00
00019	P001738	99018	03-Apr-14	CURTIS, HEINZ, GARRETT & O'KEEFE	LEGAL FEES-CITY ATTY MAR 2014	01-11-12-6201	<u>7,457.00</u>
Sum of Invoices							8,324.35



CITY OF CREVE COEUR
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Administration

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01997		8425252	31-Mar-14	EQUIFAX INFORMATION SERVICES	CREDIT REPORTING SERVICE	01-12-11-6202	28.27
00053		135627	03-Apr-14	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	104.00
00053		137538	03-Apr-14	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	104.00
01262	P001695	30226	09-Apr-14	SPECIALTY MAILING	APRIL NEWSLETTER HANDLING	01-12-11-6203	225.18
00052		40448402 4/14	31-Mar-14	ST LOUIS POST-DISPATCH	NEWSPAPER SUBSCRIPTION	01-12-11-6271	38.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-12-11-6253	52.01
Sum of Invoices							551.46



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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IT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00073		KV11546	28-Mar-14	CDW-G	WIN 7 LICENSES	01-12-51-7332	575.16
00139	P001895	XJD4JWN25	08-Apr-14	DELL	16 679257797 OPTIPLEX 3020 W	01-12-51-7331	13,651.20
00401		14-14708S	28-Mar-14	NSC DIVERSIFIED	REPAIR FINANCE PRINTER	01-12-51-6213	90.00
00077		1858577	02-Apr-14	QUILL	IMAGING DRUM	01-12-51-6213	182.99
01704	P001897	SI-470746	04-Apr-14	ROYALDISCOUNT.COM	5 269-16094-DL MS OFFICE PRO	01-12-51-7331	1,395.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-12-51-6253	-10.50
						<i>Sum of Invoices</i>	<i>15,883.85</i>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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FINANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-13-11-6253	52.01
Sum of Invoices							52.01



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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MUNICIPAL COURT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00779	P001725	BILL00048	31-Jan-14	AMERICAN TRAFFIC SOLUTIONS, INC.	CAMERA FEES-JAN 2014	01-13-14-6248	9,627.10
01922		5997	08-Apr-14	OFFICE DEPOT CREDIT PLAN	SIGNS FOR METAL DETECTOR	01-13-14-9503	16.58
<i>Sum of Invoices</i>							<u>9,643.68</u>



CITY OF CREVE COEUR
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INTERDEPARTMENTAL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00014	P001719	0215116 4/14	06-Apr-14	CHARTER COMMUNICATIONS	CABLE TV SERVICE AT GARAGE	01-13-15-6255	72.98
00014	P001719	0215132 4/14	06-Apr-14	CHARTER COMMUNICATIONS	CABLE TV SERVICE AT CITY HALL	01-13-15-6255	130.75
00116		4583	09-Apr-14	SAM'S CLUB	HEALTHY SNACKS	01-13-15-7317	37.96
01169		3227636864	05-Apr-14	STAPLES ADVANTAGE	FILE FOLDERS	01-13-15-7312	50.80
<i>Sum of Invoices</i>							<u>292.49</u>



CITY OF CREVE COEUR
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COMMUNITY SERVICES

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01986		15337 GF	25-Mar-14	MAXIMUM SOLUTIONS, INC.	POS HARDWARE	01-14-11-9503	274.00
01169		3226805233 GF	29-Mar-14	STAPLES ADVANTAGE	OFFICE SUPPLIES	01-14-11-7304	77.67
Sum of Invoices							351.67



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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ICE ARENA

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7315102	15-Apr-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (4/15/14)	06-14-31-7301	0.88
01550		452-7289529	08-Apr-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (4/8/14)	06-14-31-7301	0.88
01550		452-7315102	15-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/15/14)	06-14-31-7308	3.96
01550		452-7289529	08-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/8/14)	06-14-31-7308	3.96
02159		3011	14-Apr-14	CTM SOLUTIONS	PARTS FOR OLYMPIA	06-14-31-6211	118.10
00197		00011391	13-Apr-14	FOSTER MECHANICAL CORP.	HOSE & FITTING FOR OLYMPIA	06-14-31-6211	11.69
00081		9410201892	08-Apr-14	GRAINGER	FILTERS & BALLASTS	06-14-31-6212	106.94
01986		15337 EF	25-Mar-14	MAXIMUM SOLUTIONS, INC.	POS HARDWARE	06-14-31-9503	274.00
00082		0761694	10-Oct-13	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	175.70
01754		3226805233 EF	29-Mar-14	STAPLES ADVANTAGE	OFFICE SUPPLIES	06-14-31-7304	55.62
01048		9722735947 EF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	06-14-31-6253	52.01
						<i>Sum of Invoices</i>	<i>803.74</i>



CITY OF CREVE COEUR
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GOLF MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01588	P001796	032014	20-Mar-14	A PLUS TREE SERVICE	REMOVE HACKBERRY TREE #1 TEE,	06-14-32-9501	1,000.00
01415		INV0010711	09-Apr-14	GREENSPRO, INC.	FUNGICIDE	06-14-32-7303	172.00
00117		8041176	11-Apr-14	HOME DEPOT	TRASH CANS FOR COURSE	06-14-32-6212	30.94
00458		29897523	26-Mar-14	LAFARGE NORTH AMERICA, INC.	TOPDRESS SAND	06-14-32-6212	575.40
00175		948454.00	03-Apr-14	MTI DISTRIBUTING, INC.	REEL REPAIR KIT-TORO 3100	06-14-32-6211	32.89
00927		900843347	07-Apr-14	NORTHERN SAFETY CO., INC.	GLOVES, HEARING/EYE PROTECTION	06-14-32-7308	131.51
00173		IN117916	07-Apr-14	SUPREME TURF PRODUCTS	TEE TOWELS, CUP SHELL, IRRIGAT	06-14-32-6212	139.03
00173		IN117922	07-Apr-14	SUPREME TURF PRODUCTS	PAINT BALL CUPS	06-14-32-7301	155.58
00173		IN17634	04-Apr-14	SUPREME TURF PRODUCTS	GREENS FERTILIZER	06-14-32-7303	160.00
Sum of Invoices							2,397.35



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

PRO SHOP

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00249		90393	07-Apr-14	AMERICAN CARNIVAL MART	TOURNAMENT SUPPLIES	06-14-33-7304	68.74
01140		55592	07-Apr-14	ARCHWAY BOWLING & TROPHY	TOURNAMENT SUPPLIES/AWARDS	06-14-33-7304	142.50
00080		2636-103-5	05-Apr-14	DIERBERGS	TOURNAMENT SUPPLIES	06-14-33-7304	17.99
00080		3985-184-5	10-Apr-14	DIERBERGS	TOURNAMENT SUPPLIES	06-14-33-7304	30.96
00953		94701	11-Apr-14	GATEWAY GOLF CARS, LTD	CART MAINTENANCE	06-14-33-6210	258.00
00081		9410201892	08-Apr-14	GRAINGER	FILTERS & BALLASTS	06-14-33-6212	34.22
00222		312285	02-Apr-14	HORNUNG'S PRO GOLF SALES INC	MEASURING TAPE	06-14-33-7302	39.00
00222		312285	02-Apr-14	HORNUNG'S PRO GOLF SALES INC	SHIPPING FEE	06-14-33-7302	10.79
01754		3226805233 EF	29-Mar-14	STAPLES ADVANTAGE	OFFICE SUPPLIES	06-14-33-7304	28.16
<i>Sum of Invoices</i>							<i>630.36</i>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

SNACK BAR

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00249		90393	07-Apr-14	AMERICAN CARNIVAL MART	TABLE CLOTHS	06-14-34-7304	7.25
01550		452-7315102	15-Apr-14	ARAMARK UNIFORM SERVICES	WIPING TOWELS (4/15/14)	06-14-34-7301	3.58
01550		452-7289529	08-Apr-14	ARAMARK UNIFORM SERVICES	WIPING TOWELS (4/8/14)	06-14-34-7301	3.58
01001		62775	08-Apr-14	BI-STATE REFRIGERATION	ICE MACHINE REPAIR	06-14-34-6211	243.34
01072		797399	09-Apr-14	C.R. FRANK POPCORN AND SUPPLY CO.	SNACKS FOR RESALE	06-14-34-8319	9.00
00080		2636-103-5	05-Apr-14	DIERBERGS	FOOD FOR RESALE	06-14-34-8315	21.99
00080		3044-009-5	16-Apr-14	DIERBERGS	COFFEE/COCOA FOR RESALE	06-14-34-8317	12.94
01263		00059358	03-Apr-14	FROZEN DISTRIBUTION INC	SNACKS FOR RESALE	06-14-34-8319	172.50
00001		301891	01-Apr-14	GREY EAGLE	ICE BAGS FOR BEVERAGE RESALE	06-14-34-8321	114.80
00086		404070338	07-Apr-14	SYSCO FOOD	FOOD FOR RESALE	06-14-34-8315	638.23
00086		404070338	07-Apr-14	SYSCO FOOD	PAPER PRODUCTS	06-14-34-8321	88.99
						<i>Sum of Invoices</i>	<u>1,316.20</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

BUILDING MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00090		2014-1249	04-Apr-14	AMERICAN WATER TREATMENT	QTRLY CHEMICAL WATER TREATMENT	01-16-11-6212	494.44
01550		452-7289528	08-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/8/14)	01-16-11-7308	3.96
01550		452-7315101	15-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/15/14)	01-16-11-7308	3.96
00164		041285	16-Apr-14	NEW SYSTEM CARPET & BUILDING CARE LTD.	JANITORIAL SUPPLIES	01-16-11-6212	673.43
00164		041285A	16-Apr-14	NEW SYSTEM CARPET & BUILDING CARE LTD.	AIR FRESHENERS	01-16-11-6212	90.47
00116		2593377326	08-Apr-14	SAM'S CLUB	LOUNGE SUPPLIES	01-16-11-7304	217.58
00116		4583	09-Apr-14	SAM'S CLUB	LOUNGE SUPPLIES	01-16-11-7304	409.84
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-16-11-6253	32.32
00054		02088682	03-Apr-14	WALTER KNOLL FLORIST	ATRIUM FLORAL MAINT.-MAY 2014	01-16-11-6212	80.00
Sum of Invoices							2,006.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

POLICE-ADMIN

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00195		P2403	04-Apr-14	ALARM 24, INC.	LABOR CHARGES FOR PD HALLWAY	01-21-11-6213	80.00
00195	P001850	P 2402	04-Apr-14	ALARM 24, INC.	NET 2 CARD ACCESS INSTALL-CITY	01-21-11-9503	1,249.88
00195	P001844	P 2401	04-Apr-14	ALARM 24, INC.	UPGRADE TO NET 2 CARD ACCESS A	01-21-11-9503	499.98
01068		125555	07-Apr-14	DNT	MNTHLY COPIER MAINTENANCE	01-21-11-6213	40.44
00148		C31478A	09-Apr-14	I/O SOLUTIONS	SCORING FEES NAT BASIC TESTS	01-21-11-6203	45.00
00148		34277	09-Apr-14	I/O SOLUTIONS	TEST SCORING FEES	01-21-11-6203	45.00
02171		005493	11-Apr-14	LOU'S GLOVES, INC.	(10) BOXES NITRILE GLOVES	01-21-11-6271	74.00
00053		135920	03-Apr-14	MERCY CORPORATE HEALTH	3RD DOSE HEP B VAC FOR OFFICER	01-21-11-6271	68.00
02094		812HP024E73102	07-Apr-14	MISSOURI STATE HIGHWAY PATROL	(4) CRIMINAL RECORD SEARCHES	01-21-11-6203	146.00
02094		812HP024M13203	02-Apr-14	MISSOURI STATE HIGHWAY PATROL	(5)CRIMINAL RECORD SEARCHES	01-21-11-6203	55.00
01378		08260	31-Mar-14	PERSONNEL EVALUATION INC.	JV PEP BILLING&RESULT SEARCH	01-21-11-6203	125.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-21-11-6253	84.33
01559		0244603-IN	08-Apr-14	WILL ELECTRONICS	ONSITE LABR PANIC ALARM/LOBBY	01-21-11-6213	204.00
00091		221271	09-Apr-14	WIRELESS USA	PROGRAM 2 WT'S & REPAIR 1 WT	01-21-11-6211	110.00
Sum of Invoices							2,826.63



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

POLICE-INVESTIGATIONS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02119		209587	08-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2415 EMISSIONS INSPECTION	01-21-21-6202	24.00
02119		209841	16-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2425 REPLACE VENT SOLENOID	01-21-21-6210	198.90
01228	1432814-20140331	31-Mar-14	LEXISNEXIS		(5)PHONE SRCHES/MARCH USER FEE	01-21-21-6202	172.50
00298		0159984	01-Apr-14	SIRCHIE	EVIDENCE BOXES, MARIJUANA KIT	01-21-21-7304	180.01
00273		T1403011	04-Apr-14	ST LOUIS UNIVERSITY	TOXICOLOGY LABORATORY FEES	01-21-21-6202	175.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-21-21-6253	193.92
Sum of Invoices							944.33



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

POLICE-PATROL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00007		379-601125	01-Apr-14	BATTERIES PLUS - 270	70-3v PHOT LITHIUM NUCR123B	01-21-22-9503	122.50
00295	P001852	1610928	14-Apr-14	CARDIAC SCIENCE	PEDIATRIC ELECTRODES	01-21-22-6271	675.00
00295	P001852	1610928	14-Apr-14	CARDIAC SCIENCE	ADULT ELECTRODES	01-21-22-6271	488.10
02119		209798	15-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2404 3000 MILE SERVICE	01-21-22-6210	44.26
02119		209603	08-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2408 3000 MILE SERVICE	01-21-22-6210	42.95
02119		209630	09-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2409 REPLACE A/C FUSE	01-21-22-6210	52.50
00095	P001894	251422	03-Apr-14	DOBBS TIRE & AUTO	INCREASE IN TIRE PRICE	01-21-22-6210	23.28
00095	P001894	251422	03-Apr-14	DOBBS TIRE & AUTO	4 EA P235/55/R17 GOODYEAR EAGL	01-21-22-6210	427.68
00095	P001894	251422	03-Apr-14	DOBBS TIRE & AUTO	12 P225/60/R18 GOODYEAR EAGLE	01-21-22-6210	1,483.92
00234		406576,	07-Apr-14	ED. ROEHR SAFETY PRODUCTS	3 PRISONER PART./3 PUSH BUMPER	01-21-22-9503	5,518.88
00697		5447 C0164 5	15-Apr-14	FICO, GRACE	SUPPLIES CITIZENS POLICE ACAD	01-21-22-7314	44.21
00125		319314	14-Apr-14	LEON UNIFORM	UNIFORM ITEMS FOR BIKE PATROL	01-21-22-5107	124.93
00125		316966-01	09-Apr-14	LEON UNIFORM	COURT SECURITY UNIFORMS	01-21-22-7308	116.74
00230	P001901	48754	18-Apr-14	MID-AMERICA ARMS	2 MGCMMG22AFC25 .22 CALIBER	01-21-22-9503	40.00
00230	P001901	48754	18-Apr-14	MID-AMERICA ARMS	2 CMMG22BA6FD .22 CALIBER	01-21-22-9503	340.00
00230	P001901	48754	18-Apr-14	MID-AMERICA ARMS	30 MAG556-BLK MAGPUL PMAG ARO	01-21-22-9503	450.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-21-22-6253	362.58
<i>Sum of Invoices</i>							<u>10,357.53</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

PUBLIC WORKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01649		85627-1R	28-Feb-14	LUCITY, INC.	ANNUAL FEE-CONSTANT CONNECTION	01-31-11-6203	1,600.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-31-11-6253	188.35
Sum of Invoices							1,788.35



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00131		9917745658	31-Mar-14	AIRGAS	WELDING GAS/TANK RENTAL	01-31-41-7307	53.02
01550		452-7289525	08-Apr-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (4/8/14)	01-31-41-6210	8.91
01550		452-7315098	15-Apr-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (4/15/14)	01-31-41-6212	8.91
01550		452-7315098	15-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/15/14)	01-31-41-7308	39.59
01550		452-7289525	08-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/8/14)	01-31-41-7308	39.47
00102		770318	10-Apr-14	BEYERS LUMBER	SIDEBOARDS FOR TRUCK 210	01-31-41-6210	20.80
01980		668385	01-Apr-14	BLUE CHIP EXTERMINATING	PEST CONTROL SERVICE	01-31-41-7301	26.00
00010		944930	14-Apr-14	BRANNEKY HARDWARE	WORK LIGHTS FOR SHOP	01-31-41-6212	27.98
00010		945114	12-Apr-14	BRANNEKY HARDWARE	BLEACH	01-31-41-7301	3.98
00013		1763-224797	14-Apr-14	CARQUEST AUTO PARTS	BRAKE PADS TRUCK 106	01-31-41-6210	45.42
00013		1763-224715	11-Apr-14	CARQUEST AUTO PARTS	OIL ABSORBANT	01-31-41-6210	31.60
00013		1763-221543	28-Jan-14	CARQUEST AUTO PARTS	FILTERS FOR LARGE EQUIPT.	01-31-41-6211	130.82
00013		1763-224449	07-Apr-14	CARQUEST AUTO PARTS	AIR FILTERS-LEAF VACS	01-31-41-6211	82.28
00013		1763-224513	08-Apr-14	CARQUEST AUTO PARTS	ELECTRIC FUEL PUMP	01-31-41-6212	62.61
00013		1763-224545	08-Apr-14	CARQUEST AUTO PARTS	TOOL FOR SHOP	01-31-41-7302	16.14
00099		1332444	31-Mar-14	CEEKAY SUPPLY	WELDING GAS/TANK RENTAL	01-31-41-7307	73.22
01466		140048226	08-Apr-14	CROSS MIDWEST TIRE	TIRES FOR LEAF VAC	01-31-41-6211	116.52
01466		140048152	03-Apr-14	CROSS MIDWEST TIRE	TIRES FOR LEAF VAC	01-31-41-6211	264.00
01089		907715961	15-Apr-14	DAVEY RESOURCE GROUP	STREET TREES WARDS 1 & 2	01-31-41-6212	9,500.00
00049		36642	16-Apr-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 4/13/14	01-31-41-6207	2,872.32
00049		36620	09-Apr-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 3/31/14	01-31-41-6207	2,980.32
00023		383824	11-Apr-14	FRED WEBER	ASPHALT FOR STREET REPAIRS	01-31-41-7305	480.00
00558		C227810	03-Apr-14	HD SUPPLY-WATERWORKS	DYE TABLETS TO DETECT LEAKS	01-31-41-7304	131.92
00117		8061762	11-Apr-14	HOME DEPOT	RACHET	01-31-41-7302	19.97
01480		2111248173	31-Mar-14	IESI MO - CHAMP LANDFILL LLC	LANDFILL FEE-CONCRETE DISPOSAL	01-31-41-7305	184.10
02102		451-353564	03-Jan-14	INTERSTATE BILLING SERVICES	TAIL LIGHT REPAIRS	01-31-41-6210	264.80
01636		0347-000165396	31-Mar-14	JOHNNY ON THE SPOT	RENTAL UNITS MARCH 2014	01-31-41-6266	163.00
01134		3513842	15-Apr-14	KIMBALL MIDWEST	PARTS FOR STOCK	01-31-41-6212	20.86
01134		3511684	14-Apr-14	KIMBALL MIDWEST	PLOW BOLTS	01-31-41-7310	52.20
00165		TI-0272298	07-Apr-14	NEWMAN TRAFFIC SIGNS	STREET SIGNS	01-31-41-7311	87.72
01489		15010016	08-Apr-14	SUPERCO SPECIALTY PRODUCTS	LUBE FOR SALT SPREADERS	01-31-41-7310	360.00
00593	P001875	19339	02-Apr-14	THE GREENWOOD GROUP LLC	OLIVE/270 INTERCHANGE GROUNDS	01-31-41-6212	3,495.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-31-41-6253	124.78



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01869		66285	08-Apr-14	VIKING-CIVES MIDWEST, INC.	SWING ARM/TARP FOR DUMP TRUCK	01-31-41-6210	190.82
00311		1690510	08-Apr-14	WEBER CHEVROLET	FUEL PUMP-TRUCK 310	01-31-41-6210	344.97
00311		CM1685023	13-Mar-14	WEBER CHEVROLET	CREDIT MEMO-MDSE RETURN	01-31-41-6210	-53.46
Sum of Invoices							22,270.59



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

HEALTH & WELFARE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01836		90951	08-Apr-14	CRITTER CONTROL	DEAD ANIMAL REMOVAL	01-31-42-6214	959.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-31-42-6253	<u>32.32</u>
						<i>Sum of Invoices</i>	<i>991.32</i>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

PARKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7315098	15-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/15/14)	01-31-43-7308	39.59
01550		452-7289525	08-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/8/14)	01-31-43-7308	39.47
01980		668385	01-Apr-14	BLUE CHIP EXTERMINATING	PEST CONTROL SERVICE	01-31-43-7301	26.00
00010		944358	03-Apr-14	BRANNEKY HARDWARE	HOSE FOR DOG PARK POOL	01-31-43-6212	24.99
00010		945114	12-Apr-14	BRANNEKY HARDWARE	CLEANER FOR CONWAY PRK FOUNT.	01-31-43-6212	49.75
00010		945114	12-Apr-14	BRANNEKY HARDWARE	BUG SPRAY	01-31-43-7301	15.98
00010		945706	16-Apr-14	BRANNEKY HARDWARE	TERMITE & ANT SPRAY	01-31-43-7301	24.99
00010		945704	16-Apr-14	BRANNEKY HARDWARE	CREDIT MEMO-MDSE RETURN	01-31-43-7301	-15.98
00455		10320	02-Apr-14	CHECKER BAG COMPANY	TRASH BAGS FOR PARKS	01-31-43-6212	325.00
00127		01 1115055	26-Mar-14	ERB EQUIPMENT COMPANY	PARTS FOR JOHN DEERE TRACTOR	01-31-43-6211	53.40
00081		9407877209	04-Apr-14	GRAINGER	SOCKET SET	01-31-43-7302	55.54
00439		106330	11-Apr-14	HEAVY DUTY EQUIPMENT	WEED EATER PARTS	01-31-43-6211	38.65
00439		105315	25-Mar-14	HEAVY DUTY EQUIPMENT	HEDGE TRIMMER PARTS	01-31-43-6211	13.38
00439		104687	12-Mar-14	HEAVY DUTY EQUIPMENT	HEDGE TRIMMER PARTS	01-31-43-6211	51.14
00509		43570	14-Apr-14	HEREFORD CONCRETE PRODUCTS, INC.	STORMWATER GRATES-CONWAY PARK	01-31-43-6212	554.00
00117		9013976	10-Apr-14	HOME DEPOT	SAW, SAW BLADES, SPRAYER	01-31-43-7302	113.77
00694	P001867	040714	07-Apr-14	MIRELLI TUCKPOINTING LLC	TUCK-POINT CHIMNEY AT TAPP HSE	01-31-43-6212	1,300.00
00110		317773	09-Apr-14	RICMAR INDUSTRIES	PAPER PRODUCTS FOR PARKS	01-31-43-6212	247.78
02152		44590	02-Apr-14	SLAB MASTERS, INC.	MUDJACK SIDEWALK AT TAPP HSE	01-31-43-6212	325.00
01779		002929-04-14	31-Mar-14	ST LOUIS COUNTY TREASURER	INSPECT CHAIR LIFT-TAPP HSE	01-31-43-6212	59.00
00173		IN117929	14-Apr-14	SUPREME TURF PRODUCTS	WEED KILLER	01-31-43-7301	515.00
00173		IN117930	14-Apr-14	SUPREME TURF PRODUCTS	HERBICIDE	01-31-43-7301	635.00
00173		IN117669	04-Apr-14	SUPREME TURF PRODUCTS	CHEMICALS FOR CONWAY LAKE	01-31-43-7301	510.00
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-31-43-6253	37.67
Sum of Invoices							5,039.12



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00213		041014-1	10-Apr-14	MCLAUGHLIN COURT REPORTING SERVICES, INC	CRT RPTR FOR P&Z MTG 4/7/14	01-32-11-6202	79.00
00213		040414-1	04-Apr-14	MCLAUGHLIN COURT REPORTING SERVICES, INC	CRT RPTR P&Z MEETING 3/31/14	01-32-11-6202	236.50
00303		10527077	02-Apr-14	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE-P&Z	01-32-11-6260	39.44
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-32-11-6253	149.21
Sum of Invoices							504.15



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9722735947 GF	01-Apr-14	VERIZON WIRELESS	CELL PHONE-MARCH 2014	01-32-61-6253	<u>263.89</u>
						<i>Sum of Invoices</i>	263.89



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/23/2014

CAPITAL IMPROVEMENTS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02103	P001823	01478	31-Mar-14	BOND ARCHITECTS	FEE FOR SPACE ANALYSIS CITY HA	02-61-71-9501-14104	7,798.95
02028		9526	14-Apr-14	COCHRAN ENGINEERING	PAVEMENT TESTING-CHILTON	02-61-71-9509-14522	252.10
00606	P001888	PAY #1 MOSELY	18-Apr-14	HORNER & SHIFRIN INC	DESIGN SERVICES FOR MOSLEY ROA	02-61-71-9510-14708	16,288.41
00411	P001803	PAY #4	14-Apr-14	N.B. WEST CONTRACTING CO.	CHILTON CULVERT REHABILITATION	02-61-71-9509-14515	16,146.90
Sum of Invoices							40,486.36

Grand Total of All Invoices 148,687.79



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: April 9, 2014

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated April 9, 2014 in the amount of \$282,463.11.



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

4/9/2014

NO DEPT - NO DIV

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02164		021114	11-Feb-14	ADEN, BRAD	SEWER LATERAL REPAIR REIMB	02-00-00-1901	3,180.00
02165		022614	26-Feb-14	BLANCHARD, DEBORAH	SEWER LATERAL REPAIR REIMB	02-00-00-1901	2,104.00
02166		032014	20-Mar-14	BLOCH, LARRY	SEWER LATERAL REPAIR REIMB	02-00-00-1901	2,619.20
02167		100913	09-Oct-13	BRENT CANTOR	SEWER LATERAL REPAIR REIMB	02-00-00-1901	3,096.00
00344		1002207902	18-Mar-14	BRIDGESTONE GOLF, INC.	GOLF BALLS FOR RESALE	06-00-00-1625	309.00
00344		1002211594	25-Mar-14	BRIDGESTONE GOLF, INC.	GOLF BALLS FOR RESALE	06-00-00-1625	198.25
01607		032714	27-Mar-14	C4 - COMPETITIVE COURTS & CONDITIONING CENTER	REFUND O/P 2014 BUSINESS LIC.	01-00-00-4402	126.00
00121		925056769	12-Mar-14	CALLAWAY GOLF	GOLF APPAREL/GLOVES FOR RESALE	06-00-00-1628	539.09
00080		2361-115-5	12-Mar-14	DIERBERGS	PRISONER MEALS	01-00-00-2410	26.82
00066		230082	24-Mar-14	FROESEL OIL	6004 GAL UNLEADED GASOLINE	01-00-00-1651	18,724.13
01323		040670700	19-Feb-14	INDOX SERVICES	BLUEPRINTS FOR TWO HOMES	01-00-00-4722	111.98
01323		040601200	10-Feb-14	INDOX SERVICES	BLUEPRINT COPIES	01-00-00-4722	108.03
02098		IA 628	21-Mar-14	MERCY SPECIALIZED BILLING SERVICES	BLS INSTRUCTOR RENEWAL COURSE	01-00-00-2411	60.00
01234		1724	21-Feb-14	ST. LOUIS ZOO	LEADERSHIP TRNG-REIM MTNG EXP	01-00-00-2411	300.00
00119		2512846	26-Mar-14	TITLEIST	GOLF BALLS FOR RESALE	06-00-00-1625	118.00
02156		032714	27-Mar-14	UNIVERSITY PSYCHIATRIA ASSOCIATES, LLC	REFUND OF BUS. LICENSE FEE	01-00-00-4402	60.00
<i>Sum of Invoices</i>							<u>31,680.50</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

LEGISLATIVE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02160		4005	05-Mar-14	PARKWAY C-2	ROOM RENTAL FEE FOR MEETING	01-11-12-6264	31.50
01720		1499	08-Apr-14	MARSHALL, SHERRY CCR	CRT RPTR-PUB HEARING-3/24/14	01-11-13-6202	158.00
Sum of Invoices							189.50



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

Administration

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01120		030314	03-Mar-14	ASI	HRA ADMIN FEES-FEB 2014	01-12-11-6203	200.00
01120		030414	03-Mar-14	ASI	HRA ADMIN FEES	01-12-11-6203	178.50
01447	P001708	19694	31-Mar-14	DIVERSIFIED PRINTING INC	NEWSLETTER PRINTING-APRIL 2014	01-12-11-6203	1,587.00
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-12-11-6253	51.99
Sum of Invoices							2,017.49



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

IT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00139	P001849	XJCKMTDW4	11-Mar-14	DELL	EN1416 POWEREDGE T420 SERVER.	01-12-51-7331	6,791.35
02147		XT00090750	27-Mar-14	HARRIS ENTERPRISE RESOURCE PLANNING	GEMS TRAVEL-SERVER	01-12-51-6213	16.63
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-12-51-6253	345.44
01891	P001868	11586	01-Apr-14	WINNING TECHNOLOGIES, INC.	IT SERVICES-APRIL 2014	01-12-51-6202	4,400.00
Sum of Invoices							11,553.42



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

FINANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00016		031914	19-Mar-14	COLLECTOR OF REVENUE	SALES TAX REPORT-MARCH 2014	01-13-11-6202	20.00
00329		0126004 2014	11-Mar-14	GFOA	ANNUAL DUES-D. SMITH	01-13-11-6262	190.00
00045		696920145001	15-Mar-14	OFFICE DEPOT	CASH BOX	01-13-11-7304	39.99
01169		3226257791	22-Mar-14	STAPLES ADVANTAGE	BINDERS/DIVIDERS-BUDGET BOOKS	01-13-11-7304	111.00
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-13-11-6253	51.99
Sum of Invoices							412.98



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

MUNICIPAL COURT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0034298	15-Mar-14	REJIS	SUBSCRIPTION FEES-MARCH 2014	01-13-14-6202	1,709.06
						<i>Sum of Invoices</i>	<u>1,709.06</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

INTERDEPARTMENTAL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02014		85129	19-Mar-14	CARTRIDGE WORLD	TONER-COPPS OFFICE	01-13-15-7312	85.90
00154		228252482	18-Mar-14	KONICA MINOLTA BUSINESS SOLUTIONS	COPIER MAINT 12/10/13-3/13/14	01-13-15-6213	475.88
00045		702480374001	26-Mar-14	OFFICE DEPOT	ID BADGE CARABINERS	01-13-15-7304	11.88
00045		702480441001	26-Mar-14	OFFICE DEPOT	BADGE REELS	01-13-15-7304	12.30
00045		696920085001	17-Mar-14	OFFICE DEPOT	FILE FOLDERS	01-13-15-7312	9.39
00045		702755639001	27-Mar-14	OFFICE DEPOT	FOLDERS	01-13-15-7312	40.73
00045		702480374001	26-Mar-14	OFFICE DEPOT	LABELS	01-13-15-7312	34.92
00166		487014	15-Mar-14	OFFICEMAX	COLOR COPY PAPER, FILE FRAME	01-13-15-7312	84.36
00116		1268	08-Apr-14	SAM'S CLUB	SNACKS FOR WELLNESS PROGRAM	01-13-15-7317	113.08
01169		3226257791	22-Mar-14	STAPLES ADVANTAGE	STICKY NOTES	01-13-15-7312	11.90
01169		3226257790	22-Mar-14	STAPLES ADVANTAGE	DRY ERASE MARKER	01-13-15-7312	2.32
01169		3225713150	15-Mar-14	STAPLES ADVANTAGE	STAPLER, FILE FOLDERS, DIVIDER	01-13-15-7312	9.43
01169		3225713152	15-Mar-14	STAPLES ADVANTAGE	FILE BOX, ERASERS, ENVELOPES	01-13-15-7312	57.89
01169		3225713151	15-Mar-14	STAPLES ADVANTAGE	BATTERIES, BINDERS	01-13-15-7312	63.19
01169		3226805228	29-Mar-14	STAPLES ADVANTAGE	BINDERS, DIVIDERS, STAPLES	01-13-15-7312	154.44
01169		3226805229	29-Mar-14	STAPLES ADVANTAGE	PENS	01-13-15-7312	14.28
01169		3226805230	29-Mar-14	STAPLES ADVANTAGE	RULED PADS, BINDER CLIPS	01-13-15-7312	85.13
01169		3226805231	29-Mar-14	STAPLES ADVANTAGE	ENVELOPES, TAPE, CALC RIBBONS	01-13-15-7312	66.10
01169		3226805232	29-Mar-14	STAPLES ADVANTAGE	STICKY NOTES	01-13-15-7312	15.58
01169		3226805235	29-Mar-14	STAPLES ADVANTAGE	ENVELOPES, FILE FOLDERS	01-13-15-7312	101.89
						Sum of Invoices	1,450.59



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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COMMUNITY SERVICES

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01979		D-38433	03-Mar-14	FASTSIGNS OF BRIDGETON	SIGNS FOR ARBOR DAY	01-14-11-7304	40.00
						<i>Sum of Invoices</i>	<u>40.00</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

ICE ARENA

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7212308	18-Mar-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (3/18/14)	06-14-31-7301	0.88
01550		452-7263648	01-Apr-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (4/1/14)	06-14-31-7301	0.88
01550		452-7238061	25-Mar-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (3/25/14)	06-14-31-7301	0.88
01550		452-7212308	18-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/18/14)	06-14-31-7308	3.96
01550		452-7263648	01-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/1/14)	06-14-31-7308	3.96
01550		452-7238061	25-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/25/14)	06-14-31-7308	3.96
00948		119611	19-Mar-14	C&R MECHANICAL	REPLACE HEATER IGNITION SWITCH	06-14-31-6211	441.02
02112		3605	14-Mar-14	CLASSIC IMAGES LLC	POLO SHIRTS-FT & PT STAFF	06-14-31-7308	264.10
02159	P001891	3005	26-Mar-14	CTM SOLUTIONS	MOUNTING BRACKET KIT	06-14-31-6211	1,294.82
02159	P001891	3005	26-Mar-14	CTM SOLUTIONS	2 ROD ENDS	06-14-31-6211	65.30
02159	P001891	3005	26-Mar-14	CTM SOLUTIONS	SHIPPING	06-14-31-6211	75.00
00082		0826924	27-Mar-14	METROLIFT PROPANE	PROPANE FOR OLYMPIA-MARCH	06-14-31-7307	701.21
01048		9721012150 EF	01-Mar-14	VERIZON WIRELESS	CELL PHONE-FEB 2014	06-14-31-6253	51.99
						<i>Sum of Invoices</i>	<i>2,907.96</i>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

GOLF MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02112		3605	14-Mar-14	CLASSIC IMAGES LLC	POLO SHIRTS-FT & PT STAFF	06-14-32-7308	181.76
02084		203562826	20-Mar-14	HELENA CHEMICAL CO.	FERTILIZER/HERBICIDE	06-14-32-7303	382.00
00117		6011764	24-Mar-14	HOME DEPOT	TARP, LIGHT BULBS, BITS,PINS	06-14-32-6212	91.24
00117		6011764	24-Mar-14	HOME DEPOT	CREDIT	06-14-32-6212	-7.43
00117		6011764	24-Mar-14	HOME DEPOT	PAINTING SUPPLIES	06-14-32-7301	57.32
00040		827125	02-Apr-14	MILBRADT	PULL ROPE	06-14-32-6211	9.75
00970		1388-492490	21-Mar-14	O'REILLY AUTO PARTS	BRAKE CLEANER	06-14-32-6211	23.88
00173		IN117092	19-Mar-14	SUPREME TURF PRODUCTS	CHEMICALS FOR GREENS	06-14-32-7303	310.00
						<i>Sum of Invoices</i>	<i>1,048.52</i>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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PRO SHOP

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00948		119611	19-Mar-14	C&R MECHANICAL	REPLACE HEATER IGNITION SWITCH	06-14-33-6211	147.01
02112		3605	14-Mar-14	CLASSIC IMAGES LLC	POLO SHIRTS-FT & PT STAFF	06-14-33-7308	113.19
00665		0169825-IN	24-Mar-14	M & M GOLF CARS	BEVERAGE CART REPAIR	06-14-33-6210	96.45
<i>Sum of Invoices</i>							<u>356.65</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

SNACK BAR

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7212308	18-Mar-14	ARAMARK UNIFORM SERVICES	WIPING TOWELS (3/18/14)	06-14-34-7301	3.58
01550		452-7263648	01-Apr-14	ARAMARK UNIFORM SERVICES	WIPING TOWELS (4/1/14)	06-14-34-7301	3.58
01550		452-7238061	25-Mar-14	ARAMARK UNIFORM SERVICES	WIPING TOWELS (3/25/14)	06-14-34-7301	3.58
02112		3605	14-Mar-14	CLASSIC IMAGES LLC	POLO SHIRTS-FT & PT STAFF	06-14-34-7308	31.96
00084	P001843	3828171820	13-Mar-14	COCA-COLA	SODA FOR RESALE	06-14-34-8317	870.53
00084		3828171820	13-Mar-14	COCA-COLA	PAPER PRODUCTS	06-14-34-8321	58.32
01304		1698528	18-Mar-14	LANDSHIRE, INC.	SANDWICHES FOR RESALE	06-14-34-8315	59.17
01471		93116	20-Mar-14	RL MUELLER NATIONAL DIST., INC.	FOOD FOR RESALE	06-14-34-8315	28.95
01471		93116	20-Mar-14	RL MUELLER NATIONAL DIST., INC.	SNACKS FOR RESALE	06-14-34-8319	184.65
Sum of Invoices							1,244.32



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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BUILDING MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7212307	18-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/18/14)	01-16-11-7308	3.96
01550		452-7238060	25-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/25/14)	01-16-11-7308	3.96
01550		452-7263647	01-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/1/14)	01-16-11-7308	3.96
02056	P001781	404299012-210	01-Apr-14	CORVUS JANITORIAL SYSTEMS	CLEANING SERVICE-APRIL 2014	01-16-11-6212	2,207.00
01779		002929-03-14	17-Mar-14	ST LOUIS COUNTY TREASURER	ELEVATOR INSPECTION-CITY HALL	01-16-11-6211	180.00
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-16-11-6253	32.30
Sum of Invoices							2,431.18



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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POLICE-ADMIN

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01068		124484	25-Mar-14	DNT	RECORDS ROOM QTRLY MAINT/COPIER	01-21-11-6213	142.67
00050		INV0034299	15-Mar-14	REJIS	IMDS ORACLE DB MAINT	01-21-11-6202	21.00
00050		INV0034299	15-Mar-14	REJIS	LIVESCAN CONNECTION	01-21-11-6202	50.00
00050		INV0034299	15-Mar-14	REJIS	CISCO ASA 5505 MAINT	01-21-11-6202	20.77
00050	P001698	INV0034299.	15-Mar-14	REJIS	REJIS FEES MARCH 2014	01-21-11-6202	1,648.02
00050	P001698	INV0034299.	15-Mar-14	REJIS	REJIS FEES MARCH 2014	01-21-11-6202	2,382.37
00050	P001697	INV0034299...	15-Mar-14	REJIS	CHARTER FIBER 5.0M CONNECTION	01-21-11-6202	855.00
00050		INV0034299	15-Mar-14	REJIS	GLOBAL MREACH-CAD MOBIL ACCESS	01-21-11-6213	52.50
00050		INV0034300	18-Mar-14	REJIS	(1) FRID BADGE FOR OFFICER	01-21-11-6213	7.50
00050	P001699	INV0034299..	15-Mar-14	REJIS	GLOBAL SOFTWARE SVCS-MAR 2014	01-21-11-6213	1,102.50
00092	P001689	58148	02-Apr-14	ST LOUIS COUNTY	C.A.R.E. CONTRACT-APRIL 2014	01-21-11-6202	23.91
01726		79416	07-Mar-14	ST LOUIS COUNTY DOH	500 SICK LEAVE FORMS	01-21-11-7304	19.00
01726		79417	07-Mar-14	ST LOUIS COUNTY DOH	5000 COMP/VAC LEAVE FORMS	01-21-11-7304	103.00
01726		79418	07-Mar-14	ST LOUIS COUNTY DOH	500 OUT OF JURIS. BOND FORMS	01-21-11-7304	96.00
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-21-11-6253	84.29
01048		9721954151	18-Mar-14	VERIZON WIRELESS	MONTHLY AIRCARD CHARGES	01-21-11-6253	40.01
01048		9721271852	04-Mar-14	VERIZON WIRELESS	MOBILE BROADBAND FOR IPAD	01-21-11-6253	40.01
00178		206639	26-Mar-14	WARNER COMMUNICATIONS CORP.	KENWOOD WALKIE MICROPHONE	01-21-11-6211	94.00
<i>Sum of Invoices</i>							<u>6,782.55</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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POLICE-INVESTIGATIONS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02119		209259	31-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2423 REPLACED THROTTLE BODY	01-21-21-6210	331.90
00050		INV0034299	15-Mar-14	REJIS	IMDS ORACLE DB MAINT MARCH 2014	01-21-21-6202	10.50
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-21-21-6253	193.80
<i>Sum of Invoices</i>							<u>536.20</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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POLICE-PATROL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02138	P001881	037085555	20-Mar-14	CABELA'S	VORTEX STRIKEFIRE II SIGHTS	01-21-22-9503	3,259.75
02119		209371	01-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2411 BATTERY,FRNT BRAKES	01-21-22-6210	338.95
02119		209127	25-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2410 3000 MILE SERVICE	01-21-22-6210	44.29
02119		208901	18-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2404 REAR BRAKES, 3000 ML	01-21-22-6210	340.30
02119		208757	14-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2419 REP 2 HDLIGHT BULBS	01-21-22-6210	50.00
02119		209147	26-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2407 3000 MILE SERVICE	01-21-22-6210	44.26
02119		208918	26-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2405 REPLACE FR BRAKE PADS	01-21-22-6210	185.77
02119		209433	03-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2409 MOUNT 3 TIRES, 3000 M	01-21-22-6210	190.60
02119		209409	02-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2419 FRNT BRK PADS, 3000 M	01-21-22-6210	232.90
02119		209394	02-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2404 MOUNT 4 NEW TIRES	01-21-22-6210	50.00
02119		209268	02-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2408 REPLACE COIL, SENSOR	01-21-22-6210	273.18
02119		209467	04-Apr-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2408 ADD FREON & DYE	01-21-22-6210	100.00
02119		209089	24-Mar-14	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2403 3000 MILE SERVICE	01-21-22-6210	42.95
00234	P001861	404661	04-Mar-14	ED. ROEHR SAFETY PRODUCTS	3 EA AMALUM SUV VAULT	01-21-22-6210	210.00
00234	P001861	404661	04-Mar-14	ED. ROEHR SAFETY PRODUCTS	3 EA AMALUM SUV BASKED ADD-ON	01-21-22-6210	150.00
00234	P001861	404661	04-Mar-14	ED. ROEHR SAFETY PRODUCTS	3 EA AMALUM SUV-INTERCEPTOR,	01-21-22-6210	2,130.00
00234	P001861	404661	04-Mar-14	ED. ROEHR SAFETY PRODUCTS	SHIPPING	01-21-22-6210	250.00
00234		405947	26-Mar-14	ED. ROEHR SAFETY PRODUCTS	(3) 12V FACEPLATES	01-21-22-9503	60.12
00234	P001856	406165	31-Mar-14	ED. ROEHR SAFETY PRODUCTS	4 ABAIL-SX01-2C MALE BODY ARM	01-21-22-9503	820.00
00234	P001851	405086	11-Mar-14	ED. ROEHR SAFETY PRODUCTS	ABA11-SX01 AMERICAN BODY ARMO	01-21-22-9503	820.00
00234	P001855	405928	26-Mar-14	ED. ROEHR SAFETY PRODUCTS	EQUIPMENT FOR 3 2014 FORD	01-21-22-9503	1,417.14
00234	P001856	405876	25-Mar-14	ED. ROEHR SAFETY PRODUCTS	7 ABAIL-SX01-2C MALE BODY ARM	01-21-22-9503	5,740.00
00230	P001869	031914	19-Mar-14	MID-AMERICA ARMS	20 MODEL 413 MAGPUL MOE RVG	01-21-22-9503	340.00
00230	P001869	031914	19-Mar-14	MID-AMERICA ARMS	20 MODEL 248 MAGPUL MBUS REAR	01-21-22-9503	1,000.00
00050		INV0034299	15-Mar-14	REJIS	14 VERIZON DATE LINES	01-21-22-6253	686.00
01114		1854267	20-Mar-14	SIG SAUER ACADEMY	WEAPON/RANGE SUPPLIES	01-21-22-7313	210.00
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-21-22-6253	362.38
Sum of Invoices							19,348.59



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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PUBLIC WORKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00126		INV0206686	13-Mar-14	ROTOLITE	XEROX BOND 36" X 500 FEET	01-31-11-7304	39.36
01048		9721789832	13-Mar-14	VERIZON WIRELESS	AIR CARD 2/14 - 3/13/14	01-31-11-6253	40.05
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-31-11-6253	188.27
						<i>Sum of Invoices</i>	<u>267.68</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7238058	25-Mar-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (3/25/14)	01-31-41-6212	8.91
01550		452-7212305	18-Mar-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (3/18/14)	01-31-41-6212	8.91
01550		452-7263645	01-Apr-14	ARAMARK UNIFORM SERVICES	MOP RENTAL (4/1/14)	01-31-41-6212	8.91
01550		452-7238058	25-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/25/14)	01-31-41-7308	51.97
01550		452-7212305	18-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/18/14)	01-31-41-7308	39.47
01550		452-7263645	01-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/1/14)	01-31-41-7308	44.72
00102		769589	27-Mar-14	BEYERS LUMBER	LUMBER FOR CONCRETE FORMS	01-31-41-7305	24.96
00712		P20939	06-Mar-14	BOBCAT COMPANY	MIRROR-SKIDSTEER CAB	01-31-41-6211	103.52
00712		P21878	27-Mar-14	BOBCAT COMPANY	AIR FILTER FOR BOBCAT	01-31-41-6211	40.20
00010		943591	21-Mar-14	BRANNEKY HARDWARE	FLOOD LIGHTS-BALLAS MEDIAN/SHP	01-31-41-6251	219.90
00013		1763-221819	04-Feb-14	CARQUEST AUTO PARTS	FUEL FILTERS, FILTER BASE	01-31-41-6210	46.75
00013		1763-222152	12-Feb-14	CARQUEST AUTO PARTS	CREDIT MEMO	01-31-41-6210	-46.75
00013		1763-224307	02-Apr-14	CARQUEST AUTO PARTS	WIPER BLADES-CHEVY SILVERADO	01-31-41-6210	41.96
00013		1763-224221	01-Apr-14	CARQUEST AUTO PARTS	OIL FILTERS-TRKS 308, 309, 310	01-31-41-6210	14.12
00013		1763-222790	27-Feb-14	CARQUEST AUTO PARTS	CUT OFF WHEELS CHOP SAW	01-31-41-6211	51.24
01187		1434026	12-Mar-14	CHEMSEARCH	YIELD AEROSOL FOR SHOP	01-31-41-7301	82.75
01427		78950	17-Mar-14	CONTRACTORS WELDING INC.	MAILBOX REPAIR-SNOWPLOW DAMAGE	01-31-41-7310	179.60
01466		140047922	21-Mar-14	CROSS MIDWEST TIRE	NEW TIRES FOR CHIPPER	01-31-41-6211	635.17
00049		36567	18-Mar-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 3/16/14	01-31-41-6207	3,377.36
00049		36582	26-Mar-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 3/23/14	01-31-41-6207	2,980.32
00049		36599	02-Apr-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 3/30/14	01-31-41-6207	2,980.32
00127	P001871	178449	24-Mar-14	ERB EQUIPMENT COMPANY	1000 HOUR SVC ON JOHN DEERE LO	01-31-41-6211	1,554.45
00023		380470	26-Mar-14	FRED WEBER	ASPHALT FOR REPAIRS ON WINROCK	01-31-41-7305	2,700.00
00023		379128	20-Mar-14	FRED WEBER	STONE FOR REPAIRS ON WINROCK	01-31-41-7305	356.15
00023		378805	19-Mar-14	FRED WEBER	STONE FOR REPAIRS ON WINROCK	01-31-41-7305	172.20
00023		379509	21-Mar-14	FRED WEBER	BASE MATERIAL FOR WINROCK	01-31-41-7305	600.00
00023		379508	21-Mar-14	FRED WEBER	ASPHALT FOR REPAIRS ON WINROCK	01-31-41-7305	1,620.00
00023		379857	24-Mar-14	FRED WEBER	STONE FOR REPAIRS ON WINROCK	01-31-41-7305	261.44
00023		380156	25-Mar-14	FRED WEBER	STONE FOR REPAIRS ON WINROCK	01-31-41-7305	147.49
00023		381324	31-Mar-14	FRED WEBER	ASPHALT PATCH HIBLER CT/WEYBRI	01-31-41-7305	540.00
00128		S3354799.002	19-Mar-14	FROST ELECTRIC	LIGHT BULBS OLIVE/270 BRIDGE	01-31-41-6251	157.34
00128		S3354799.001	19-Mar-14	FROST ELECTRIC	LIGHT BULBS OLIVE/270 BRIDGE	01-31-41-6251	157.34



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00128		S3354577.001	18-Mar-14	FROST ELECTRIC	BALLARD LIGHTS OLIVE/270 BRIDG	01-31-41-6251	402.20
00128		S3354577.002	20-Mar-14	FROST ELECTRIC	CREDIT MEMO	01-31-41-6251	-402.20
00081		9387304174	12-Mar-14	GRAINGER	PUMP REPAIR KIT	01-31-41-6212	13.34
00081		9387304166	12-Mar-14	GRAINGER	UTILITY PUMP	01-31-41-6212	89.96
00117		1011560	19-Mar-14	HOME DEPOT	STORAGE TOTES-HOLIDAY BANNERS	01-31-41-6212	41.74
00117		7010810	13-Mar-14	HOME DEPOT	MAILBOX REPAIR ON RANDY DR.	01-31-41-7310	6.67
01134		3466349	19-Mar-14	KIMBALL MIDWEST	GREASE FITTINGS	01-31-41-6210	10.63
01134		3466349	19-Mar-14	KIMBALL MIDWEST	GREASE FITTINGS	01-31-41-6211	10.62
00156		0059318	19-Mar-14	L & C TRUCK REPAIR, INC.	PARTS TO CLEAN FUEL TANKS	01-31-41-6210	582.90
00156	P001884	59750	20-Mar-14	L & C TRUCK REPAIR, INC.	REMOVE/REPLACE RADIATOR TRK 30	01-31-41-6210	2,079.82
00627		E14-55102	11-Mar-14	MISSOURI DIVISION OF FIRE SAFETY	CERTIFICATE FEE-ELEVATOR INSP.	01-31-41-6211	25.00
00100		31231	19-Mar-14	MISSOURI PETROLEUM	TACK FOR ASPHALT	01-31-41-7305	180.00
00100		31298	31-Mar-14	MISSOURI PETROLEUM	FABRIC FOR ROAD REPAIR ON WINR	01-31-41-7305	475.00
00411		104787	14-Mar-14	N.B. WEST CONTRACTING CO.	COLD PATCH	01-31-41-7305	232.05
00786		0480709-IN	02-Apr-14	NEUMAYER EQUIPMENT COMPANY, INC.	GASBOY PROGRAMMING TRAINING	01-31-41-6212	184.05
02149		S1886588.001	17-Mar-14	PIRTEK OVERLAND	HOSE FOR ARROWBOARD	01-31-41-6211	20.60
00110		317697	31-Mar-14	RICMAR INDUSTRIES	AIR FRESHENERS FOR TRUCKS	01-31-41-6212	288.51
00747		032714	27-Mar-14	SAFELITE	REPLACE WINDSHIELD TRK 106	01-31-41-6210	240.89
00437		031414	14-Mar-14	SAFETY PLUS FIRST AID	FIRST AID KIT REFILLS	01-31-41-6271	126.80
00092		58034	31-Mar-14	ST LOUIS COUNTY	TRAFFIC SIGNAL MAINT JAN-MAR14	01-31-41-6251	2,393.59
00692		532600	14-Mar-14	ST LOUIS SAFETY, INC.	SAFETY GLASSES/GLOVES/VESTS	01-31-41-7308	413.96
00087		49966	07-Mar-14	SYSTEMAIRE	HEAT PUMP INSP.-UPSTAIRS LNGE	01-31-41-6212	313.00
00562		01-10242-0	24-Feb-12	TRAFFIC CONTROL COMPANY	HEAVY DUTY SAND BAGS	01-31-41-7311	147.50
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-31-41-6253	121.94
00178		206619	24-Mar-14	WARNER COMMUNICATIONS CORP.	BACK-UP RADIO FOR TRUCK	01-31-41-6210	99.82
00810	P001846	IV22130	13-Mar-14	WINTER EQUIPMENT COMPANY, INC.	3 EA CUTTING EDGES	01-31-41-7310	3,348.45
00810	P001846	IV22130	13-Mar-14	WINTER EQUIPMENT COMPANY, INC.	3 EA CURB GUARDS	01-31-41-7310	507.90
Sum of Invoices							31,115.46



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

HEALTH & WELFARE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00105	P001702	0346-016139062	15-Mar-14	REPUBLIC SERVICES	RESIDENTIAL SERVICE-MAR 2014	01-31-42-6214	83,382.20
00105	P001702	0346-016139062	15-Mar-14	REPUBLIC SERVICES	RECYCLING SERVICE-MAR 2014	01-31-42-6217	24,146.20
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-31-42-6253	32.30
Sum of Invoices							107,560.70



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

PARKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-7238058	25-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/25/14)	01-31-43-7308	51.98
01550		452-7212305	18-Mar-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (3/18/14)	01-31-43-7308	39.47
01550		452-7263645	01-Apr-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/1/14)	01-31-43-7308	44.72
00102		768794	14-Mar-14	BEYERS LUMBER	LUMBER FOR RAIN GARDEN SIGN	01-31-43-6212	12.16
00712		P21877	27-Mar-14	BOBCAT COMPANY	ELECTRIC KIT FOR BOBCAT	01-31-43-6211	191.76
00010		943484	19-Mar-14	BRANNEKY HARDWARE	MOUSE TRAPS FOR TAPPMeyer	01-31-43-6212	3.98
00010		943820	24-Mar-14	BRANNEKY HARDWARE	TARP FOR COMPOST-COMM. GARDEN	01-31-43-6212	30.99
00010		943967	27-Mar-14	BRANNEKY HARDWARE	BATTERIES FOR PARK BATHROOMS	01-31-43-6212	44.97
01187		1434026	12-Mar-14	CHEMSEARCH	YIELD AEROSOL FOR SHOP	01-31-43-7301	82.75
01582	P001866	MO-14007	24-Mar-14	CHILDREN'S SPECIALTIES, INC.	BENCH REPLACEMENT-L. COLLINS P	01-31-43-9503	1,155.00
01203		030614	06-Mar-14	CUSTOM HOME ELEVATORS OF ST. LOUIS, INC.	ELEVATOR INSPECTION-TAPPMeyer	01-31-43-6211	90.00
00141		107763	25-Mar-14	ELECTRO BATTERY	TRACTOR BATTERY	01-31-43-6211	77.59
00141		107764	25-Mar-14	ELECTRO BATTERY	CREDIT-JUNK RETURN	01-31-43-6211	-9.00
00128		S3354557.001	18-Mar-14	FROST ELECTRIC	RESTROOM EMERG. LITE-MILL PARK	01-31-43-6212	110.02
00081		9398740937	25-Mar-14	GRAINGER	CHAIN WRENCH	01-31-43-7302	217.92
00117		7010810	13-Mar-14	HOME DEPOT	MAILBOX REPAIR ON RANDY DR.	01-31-43-6212	6.67
00117		7012898	02-Apr-14	HOME DEPOT	CONCRETE MIX	01-31-43-7302	162.79
00117		7012898	02-Apr-14	HOME DEPOT	2 EA SPRAYERS	01-31-43-7302	39.94
00209		12044/6	24-Mar-14	KIRKWOOD MATERIAL SUPPLY	COMPOST FOR COMMUNITY GARDEN	01-31-43-7303	41.90
00110		317660	28-Mar-14	RICMAR INDUSTRIES	AIR FRESHENERS & KITS	01-31-43-6212	450.26
00492		153556	27-Mar-14	TOMASOVIC GREENHOUSE & NURSERY INC	POTTING SOIL-OLIVE/270 BASKETS	01-31-43-7303	260.00
00492		153648	02-Apr-14	TOMASOVIC GREENHOUSE & NURSERY INC	POTTING SOIL OLIVE PLANTER BSK	01-31-43-7303	260.00
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-31-43-6253	37.65
00108		S2187829.001	27-Mar-14	WHOLESALE PLUMBING SUPPLY	REPAIR ITEMS FOR PARKS	01-31-43-6212	907.15
Sum of Invoices							4,310.67



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00369		125688-13113 2014	25-Mar-14	AMERICAN PLANNING ASSOCIATION	ANNUAL DUES-W. KELLY	01-32-11-6262	360.00
00303		10516539	12-Mar-14	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE FOR P&Z	01-32-11-6260	40.60
00303		10516530	12-Mar-14	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE FOR P&Z	01-32-11-6260	45.24
00303		10516918	12-Mar-14	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE FOR P&Z	01-32-11-6260	41.76
00126		INV0206686	13-Mar-14	ROTOLITE	XEROX BOND 36" X 500 FEET	01-32-11-7304	39.36
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-32-11-6253	149.17
Sum of Invoices							676.13



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00112		43224	07-Mar-14	MPS	500 SETS APT REOCCUPANCY INSP	01-32-61-7304	138.00
00126		INV0206686	13-Mar-14	ROTOLITE	XEROX BOND 36" X 500 FEET	01-32-61-7304	39.36
01048		9721012150 GF	01-Mar-14	VERIZON WIRELESS	CELL PHONES-FEB 2014	01-32-61-6253	203.80
01048		9721271852	04-Mar-14	VERIZON WIRELESS	TABLETS FOR INSPECTORS	01-32-61-6253	50.00
						<i>Sum of Invoices</i>	<u>431.16</u>



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

4/9/2014

CAPITAL IMPROVEMENTS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02103	P001823	01459	28-Feb-14	BOND ARCHITECTS	SPACE ANALYSIS FEE-CITY HALL	02-61-71-9501-14104	3,739.80
00023		378236	17-Mar-14	FRED WEBER	STONE FOR GOLF COURSE DAM	02-61-71-9506-13107	36.81
00023		377345	12-Mar-14	FRED WEBER	STONE FOR GOLF COURSE DAM	02-61-71-9506-13107	156.15
01333	P001705	FINAL PAY-13 CONC	25-Mar-14	M & H CONCRETE	FINAL PAY FY 13 CONCRETE PROJE	02-61-71-9510-14602	50,459.04
Sum of Invoices							54,391.80
Sum of all Invoices							282,463.11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING EXECUTION OF AN ONE-YEAR EXTENSION AGREEMENT WITH ALLIED SERVICES, LLC dba REPUBLIC SERVICES OF BRIDGETON TO PROVIDE TRASH, RECYCLE, AND YARD WASTE COLLECTION SERVICES FOR SINGLE FAMILY RESIDENTIAL PROPERTIES AND CONDOMINIUMS IN THE CITY OF CREVE COEUR FOR AN ESTIMATED ANNUAL FEE OF \$1,351,660.00 FOR FISCAL YEAR ENDING JUNE 30, 2015, WITH ADDITIONAL EXTENSION AND OTHER OPTIONS.

WHEREAS, the term of the current residential solid waste collection services agreement between the City and Republic, as previously amended, expires June 30, 2014 (hereinafter the "Current Contract"); and

WHEREAS, the City has an extension option under the Current Contract; and

WHEREAS, after a public bidding process in 2013, the City's Horticultural, Environmental, and Beautification Committee and City Staff recommended selection of Republic to continue to provide such services beyond the current expiration date of the Current Contract pursuant to the terms and conditions of the Residential Solid Waste, Yard Waste, and Recyclable Waste Collection, Removal, and Disposal Bid Specifications for 2014-2019 and Republic's Alternate Proposal #1 (hereinafter the "Optional New Contract"), attached hereto as **Exhibit 1**; and

WHEREAS, the City Council has determined that it requires additional time to determine the best means of meeting the residents' needs and expectations; and

WHEREAS, due to the passage of time, it is no longer possible for Republic to implement the changes described in the Optional New Contract as of the expiration date of the Current Contract; and

WHEREAS, the City and Republic have reached agreement on an extension of the Current Contract that incorporates the option of adopting the Optional New Contract and related options available to the City; and

WHEREAS, the City and Republic have agreed that such extension is mutually beneficial;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The agreement between Allied Services, LLC dba Republic Services of Bridgeton and the City of Creve Coeur regarding provision of trash, recycle, and yard waste collection and hauling services for the residents of Creve Coeur attached hereto as **Exhibit 1** for an estimated annual cost of \$1,351,660.00 for the fiscal year ending June 30, 2015 is hereby approved. The City Administrator is authorized to execute the agreement and the City Clerk is authorized to attest thereto. The agreement as executed shall be in the form attached hereto as **Exhibit 1** subject to final changes consistent with the provisions and intent of this Ordinance, and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. 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 Ordinance, the matters herein authorized, and the rights and duties of the City under the agreement.

BILL NO. 5480

ORDINANCE NO. _____

Section 2. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2014.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

**SECOND AMENDMENT TO RESIDENTIAL SOLID WASTE COLLECTION
SERVICES AGREEMENT**

SECOND AMENDMENT made on the _____ day of _____, 2014, by and between the City of Creve Coeur (hereinafter “City”), and Allied Services LLC dba Republic Services of Bridgeton (hereinafter “Republic”).

WHEREAS, the term of the current residential solid waste collection services agreement between the City and Republic, as previously amended, expires June 30, 2014 (hereinafter the “Current Contract”); and

WHEREAS, the City has an extension option under the Current Contract; and

WHEREAS, after a public bidding process in 2013, the City’s Horticultural, Environmental, and Beautification Committee and City Staff recommended selection of Republic to continue to provide such services beyond the current expiration date of the Current Contract pursuant to the terms and conditions of the Residential Solid Waste, Yard Waste, and Recyclable Waste Collection, Removal, and Disposal Bid Specifications for 2014-2019 and Republic’s Alternate Proposal #1 (hereinafter the “Optional New Contract”), attached hereto as **Exhibit 1**; and

WHEREAS, the City Council has determined that it requires additional time to determine the best means of meeting the residents’ needs and expectations; and

WHEREAS, due to the passage of time, it is no longer possible for Republic to implement the changes described in the Optional New Contract as of the expiration date of the Current Contract; and

WHEREAS, the City and Republic have reached agreement on an extension of the Current Contract that incorporates the option of adopting the Optional New Contract and related

options available to the City; and

WHEREAS, the City and Republic have agreed that such extension is mutually beneficial;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. The Current Contract between the parties, as hereby amended, shall be extended as of July 1, 2014 for one year, ending June 30, 2015. The City shall have the option to extend the Current Contract for an additional year, to June 30, 2016, on these same terms and conditions, and an additional option to extend the Current Contract for an additional year, to June 30, 2017, on these same terms and conditions. Should the City elect to exercise its option(s) under this section, it shall give written notice thereof to Republic no later than May 1 immediately prior to the impending expiration date.

2. Contract fees under the Current Contract, as extended, shall not be increased pursuant to any adjustment included therein, but rather shall only be subject to increase as follows: (a) in connection with the extension to June 30, 2015, by the percentage increase, if any, in the cost of living between June 2013 and June 2014, as determined by the St. Louis Consumer Price Index for All Urban Consumers, published by the Bureau of Labor Statistics of the U.S. Department of Labor; (b) a similar increase in connection with an extension to June 30, 2016, based on the percentage increase, if any, from June 2014 to June 2015; (c) a similar increase in connection with an extension to June 30, 2017, based on the percentage increase, if any, from June 2015 to June 2016; (d) provided, however that no such annual increase shall exceed 3%.

3. Notwithstanding the foregoing, the City shall have the additional option to adopt as a replacement agreement, the Optional New Contract, to take effect as of either July 1, 2015 or July 1, 2016. The City shall provide notice to Republic that it is exercising this additional option no later than January 1 immediately preceding the intended effective date of such new contract. Such new contract shall be dated and commence as of its effective date, shall be for a five-year term with an option for the City to extend for an additional five years, and all dates and prices in Exhibit 1 shall be adjusted accordingly, using price adjustments described therein. The parties agree that the price for optional second weekly curbside service shall be corrected to be \$15.00 per month in 2014 dollars.

4. The City also shall have the right, during any or all of the fiscal years (i.e. July to June) in the term of the Optional New Contract, to pay the once-per-week rear yard collection fee for all residents opting for such upgrade service (other than disabled residents qualifying for no charge service under the contract). The City shall provide Republic with at least 60 days advance notice of intent to make such payments and/or to discontinue making such payments. During any such period that the City makes such payments, the parties shall use a coordinated process for residents to order and discontinue such optional service. Republic shall bill the City directly. Other “a la carte” items (i.e. second weekly curbside or rear yard pickup, white goods, unlimited yard waste) shall remain payable by residents directly to Republic.

5. City shall have the right to audit Republic’s records at reasonable times at its cost; provided, however, if a discrepancy of more than five percent in amounts charged is discovered then Republic shall pay for the audit.

6. Except as expressly modified by this Second Amendment, the Current Contract shall remain in full force and effect.

7. The parties and individual signatories hereby warrant and represent they have the authority to enter into this Second Amendment.

8. This Second Amendment may be executed in counterparts, to be effective on the date that the last signature herein below required is affixed.

City of Creve Coeur, Missouri

By: _____
Mark Perkins, City Administrator

ATTEST:

Deborah Ryan, City Clerk

Allied Services LLC dba
Republic Services of Bridgeton

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: Secretary

24. The City-Contractor Agreement shall be substantially in the form attached hereto, adjusted to match to the accepted bid. Non-material changes may be discussed with the successful bidder, but absent mutual agreement the form shall be used.

ALTERNATE BID#1 PROPOSAL FORM

REIDENTIAL SOLID WASTE, YARD WASTE, AND RECYCLING WASTE COLLECTION, REMOVAL, AND DISPOSAL FOR 2014-2019 CITY OF CREVE COEUR, MISSOURI

The undersigned hereby submits the following bid to furnish the City of Creve Coeur with solid waste, recyclables, dumpster collection and yard waste collection, removal and disposal. **The actual cost increase for future years will depend on the previous year's CPI – Transportation, with a 4% cap as stated in the contract documents.**

Alternate 1

Item 1 – Solid Waste & Recycle

		<u>Monthly Cost</u>	<u>Annual Cost</u>
Single family including single unit condos,	95gl	\$13.51	\$162.12
Pick-up solid waste and recycle once per week			
(Curbside pick-up paid for by the City,	65gl	\$11.51	\$138.12
Approximately 5,520 Units)	35gl	\$10.26	\$123.12

**Option; 2X Curbside pick-up, Resident may
Pay Contractor directly for twice a week
Curbside pickup. (Upgrade price for second
Weekly curbside pickup).**

\$30.00 \$360

**Option; Single family including unit condo's
Pick-up solid waste once per week. Resident
May pay contractor directly for rear yard
Pick-up. Maximum charge per resident per
Month is fifteen dollars(\$15.00), however the
Bidder may propose a lower fee. Upgrade
Price for once a week rear yard service**

\$15.00 \$180

**Option: 2X Rear yard pick-up. Resident
May pay contractor directly for rear yard
Pick-up. Maximum charge per resident per
Month is fifteen dollars(\$15.00), however the
Bidder may propose a lower fee. Upgrade
Price for once a week rear yard service
(This fee will be fifteen dollars added to the
Fifteen dollars for the optional 1X rear yard)**

\$15.00 \$360

Alternate 1**Item II – Miscellaneous****Monthly Cost**

White Goods – metal Appliances Resident schedules pickup with Contractor and pays Contractor Directly for the service. (\$25 Max per item)

\$25.00 Per Item

**Bulky Goods – Furniture/Large Items, Resident schedules Pick-up with Contractor
Two item Limit per pick up. ~~Pickup on regular trash day.~~**

No Charge**Yard Waste –****Cost for Yard Waste Tags (Each)****\$3.00****Cost for Yard Waste Bags (Each)****\$5.00**

**Annual Unlimited yard Waste Service 1X per week
Curbside service includes a 95 gallon toter with Wheels
Lid and handle. (Service paid for by the resident).
(priced per month billed quarterly)**

\$12.00 per month

Disabled with a letter from the State of Missouri stating they are permanently disabled and being Head of the household with no more than two occupants, Will qualify for rear yard service at No Charge to the resident.

Item III – Recycle Rewards

- a. The city will receive a 50% share of the recycle commodity of the average annual market value for commingled recycle material per ton or \$10 per ton, whichever is the greater of the two.

OR

- b. Republic Services at the end of each calendar year will donate \$5,000 to the City recycle committee for them to choose how to utilize the funds.

Item IV – Sustainable Practices and Procedures;

Republic Services will utilize CNG (Natural Fuel Vehicles) in the City of Creve Coeur for the term of the contract.

******* All Toters (Containers) will be owned, warrantied and maintained by Republic Services. They will be purchased through Republics national agreement with Otto Environmental.**

Item V

Condo Dumpster Solid waste and Recycle Pick-up

Pricing will be based on the numbers supplied to this section on page BF-4, Item VI Only.

Item I; Explanation; The resident will choose the container size according to need, the city will be billed according to number of residents choosing what size container. Residents may only change the size of container before the new billing period of each contracted calendar year.

Republic Services is submitting a proposal in response to the Creve Coeur RFP for Residential Solid Waste, Yard Waste and Recyclable Waste Collection, Removal and Disposal. Section 2(g) of the Specifications reads as follows:

(g) Collection vehicles shall be equipped with RFID readers and scales on hydraulic lift arms. Toters that are supplied by the hauler for solid waste and recycling shall have RFID tags embedded into the plastic container.

The successful hauler will provide weekly collection weight reports to the city for solid waste and recycle collection in electronic form. The data collected by the RFID system shall be delivered to the city in Excel or Access program format. Data form shall include:

- **Date**
- **Tag Number**
- **Type of Collection**
- **Address**
- **Toter Size**
- **Weight of Collected Material**

Republic Services must take exception to this Section 2(g) as it is unable to comply with Section 2(g) at this time. Republic Services has used and tested RFID systems and has concerns with the reliability of the RFID systems currently available, specifically with the reader software and scanners. Additionally, the use of scales has not been integrated into any RFID systems which Republic has used or is testing.

If awarded the bid, Republic Services will revisit the provisions of this Section 2(g) during the term of the agreement with the City if Republic Services determines that the RFID process has been perfected to its satisfaction.


(Signature)

Casey Powers / General Manager
Printed Name ? Title

Republic Services / Allied Waste LLC
Company

(636) 947-5959
Telephone #

12976 St Charles Rock Road
Address

(314) 739-4911
Fax

Bridgeton, MO 63044
City, State and Zip Code

October 17, 2013
Date



CITY OF CREVE COEUR

April 24, 2014

To: Mayor and City Council

Re: Trash Contract Extension

The City's current trash and recycling contract with Republic Waste expires on July 1, 2014. The city retains the option of extending the current contract for three years, at an increase of 3% per year, requiring notification to Republic by May 1, 2014.

As proposed under Bill 5480, the extension provides for a one year extension with an option for two additional one-year extensions with Republic Waste. Annually cost increases will be equal to the Consumer Price Index for All Urban Consumers, not to exceed 3%.

Under the proposed agreement, the City retains the option of accepting the Republic proposal as submitted in the Fall of 2013, referred to as the "Optional New Contract," to begin in year two or three of the extension. Notice must be provided by January 1 if a change in service is desired for the following contract year. The Optional New Contract will run for a term of five years with an option for a five-year extension.

If the City chooses the Optional New Contract, the City will retain the option of paying the rear yard upcharge for residents desiring such service.

Sincerely,

Mark Perkins

City Administrator

CC: Jim Heines, Director of Public Works

April 16, 2014

City Council of Creve Coeur
Mark Perkins, City Administrator
300 N New Ballas Rd
Creve Coeur, MO 63141

Dear Sirs and Madams,

The Climate Action Task Force's primary goal is to reduce greenhouse gas (ghg) emissions and limit our carbon footprint. As we proceed to accomplish those goals by entering Phase 2 of the EPA's Green Power Community Challenge and consider the benefits of Energy Benchmarking, we cannot ignore the effects of refuse trucks in our community. The Climate Action Task Force is aware of the ongoing Trash Contract discussions with Republic Services and would like to take this opportunity to make the following recommendations:

One, request that Republic Services have more energy efficient trash trucks. It would be beneficial to obtain specifics of what type (gas, diesel, or natural gas) of trucks will be in service, how many, what size, and at what dates the newer trucks will begin operating. Also, knowing how many newer trucks will be introduced at any given time would provide additional information in reducing our ghg emissions.

Two, request that Republic Services institute a acceptable policy regarding the idling of said trucks, both old and new, with regard to when the trucks would be turned off to obtain a trash totter from long driveways and other idling circumstances. Most refuse trucks weigh an average of 26,000-33,000 pounds and get 4-8 mpg depending on their age. They produce a significant amount of greenhouse gases that both pollute the air and cause health concerns for many Americans. The policy should state that older trucks should have a shorter idle time. The EPA and private industries now have idle reduction technology that should be considered and utilized in negotiating the city's trash contract. This technology includes a vehicle management feature that is composed of a GPS tracking system with an idle status component.

"A recent report from the Argonne National Laboratory-Center for Transportation Research estimated that garbage trucks waste close to 27.5 million gallons of fuel per year through idling, whether they're waiting in line to drop off a load or providing a comfortable place for a driver to take a break. To help bring this number down, Waste Management, one of the biggest operators of garbage trucks in the country, has mandated an idle shutdown policy, which means all of the company's trucks with electronic engines are programmed to shut down after five minutes of idling, according to Jennifer Andrews, director of corporate communications and community relations. Additionally, with the installation of OBC GPS tracking technology, Waste Management can now review how, when and where trucks idle, which will inform them as they develop new policies on the issue." - See more at: <http://www.sustainableamerica.org/blog/solving-the-truck-idling-problem/#sthash.5MDHKGKj.dpuf> June 2013

Three, request the Republic Services enroll in the EPA's voluntary *Landfill Methane Outreach Program* (LMOP) as "landfill gas energy projects can capture methane emitted by landfills and destroy it by converting it into renewable energy....used to fuel power plants, manufacturing facilities, vehicles, homes, and more."
<http://www.epa.gov/lmop/>

We hope these recommendations will provide information to produce meaningful negotiations to benefit the residents of Creve Coeur.

Sincerely,

Judy Campbell, Lead Co-Chair
Climate Action Task Force

AN ORDINANCE AMENDING THE ADOPTED 2013-2014 GENERAL FUND, ENTERPRISE FUND AND CAPITAL FUND
BUDGETS OF THE CITY OF CREVE COEUR BY AUTHORIZING ADDITIONAL APPROPRIATIONS
AND UNAPPROPRIATIONS FROM OPERATING DEPARTMENTS

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 24, 2013 BY ORDINANCE NO. 5308, AMENDED BY ORDINANCE NO. 5331 ADOPTED ON SEPTEMBER 9, 2013, AND AMENDED BY ORDINANCE NO. 5350 ADOPTED ON FEBRUARY 10, 2014.

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE ADDITIONAL APPROPRIATIONS TO PAY FOR UNBUDGETED AND UNANTICIPATED EXPENDITURES AND TO UNAPPROPRIATE ITEMS BUDGETED BUT NOT COMPLETED IN VARIOUS CATEGORIES AS PROVIDED IN THE CITY CHARTER AND THE CITY CODE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR AS FOLLOWS:

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL, ENTERPRISE, AND CAPITAL FUNDS FOR THE 2013-2014 FISCAL YEAR AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING ADDITIONAL APPROPRIATIONS IN THE AMOUNT OF \$178,400 IN THE FOLLOWING DEPARTMENTS:

GENERAL FUND

ADMINISTRATION	\$	20,000
IT	\$	15,000
COMMUNITY SERVICES		18,850
POLICE - PATROL		7,000
TOTAL ADDITIONAL APPROPRIATIONS-GENERAL FUND	\$	<u>60,850</u>

ENTERPRISE FUND

PRO SHOP - EQUIPMENT		1,800
TOTAL ADDITIONAL APPROPRIATIONS-ENTERPRISE FUND	\$	<u>1,800</u>

CAPITAL FUND

MOSLEY ROAD DESIGN	\$	10,500
COEUR DE VILLE		20,000
MILLENNIUM PARK ARBITRAGE		85,250
TOTAL ADDITIONAL APPROPRIATIONS-CAPITAL FUND	\$	<u>115,750</u>
TOTAL ALL ADDITIONAL APPROPRIATIONS	\$	<u><u>178,400</u></u>

SECTION 2. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FOR THE 2013-2014 FISCAL YEAR AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING ADDITIONAL UNAPPROPRIATIONS IN THE AMOUNT OF \$7,000

GENERAL FUND

POLICE - PATROL	\$	7,000
TOTAL UNAPPROPRIATIONS-GENERAL FUND	\$	<u>7,000</u>
TOTAL ALL ADDITIONAL UNAPPROPRIATIONS	\$	<u><u>7,000</u></u>

AMENDED BILL NO. 5481

ORDINANCE NO. _____

SECTION 3. THE ANNUAL CAPITAL FUND BUDGET FOR THE FISCAL YEAR 2013-2014 AS ADOPTED IS HEREBY AMENDED FOR THE FOLLOWING INCREASE OR (DECREASE) IN BUDGET REVENUES.

ACCOUNT

INTEREST INCOME

\$ 80,000

SECTION 4. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2014.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: April 23, 2014

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Amendment to Bill Number 5482

Bill number 5482 to adjust the FY 2014 budget was given first reading at the March 24th city council meeting. Since that time it was determined that it was necessary to convert the remaining city computers from XP to Windows 7 for security reasons as soon as possible. The conversion was originally scheduled for the upcoming FY 2015 budget. Staff is requesting an amendment of \$15,000 to the proposed budget changes to provide appropriations from the computer conversion.

I would be happy to respond to any questions.



MEMORANDUM

DATE: March 24, 2014

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Budget Amendment for FY 2014

During the course of the budget year it is necessary to adjust the budget for unanticipated or unforeseen expenditures. Staff is requesting the following budget adjustments as a result of unanticipated or higher than anticipated expenditures. These are:

1. Administration (General Fund) – Increase Professional Services by \$20,000 to provide funding for the citizen survey which was projected to begin in FY 2015.
2. Police-Patrol (General Fund) – Move \$7,000 from Capital Equipment to Equipment Maintenance to provide funding for extended warranties for the in-car camera recording systems.
3. Mosley Road and Coeur de Ville Projects (Capital Fund) – These projects will need additional design funding for FY 2014. According to staff it is anticipated that the Coeur de Ville project both design and construction will be within current amounts included on the 5-year Capital Improvement Fund budget. This project is 80% reimbursed through a State grant. The additional appropriation amounts are \$10,500 for Mosley Road and \$20,000 for Coeur de Ville.
4. Millennium Park Arbitrage (Capital Fund) – Under IRS guidelines the City is required to reimburse the IRS for interest earned on the Reserve Fund in excess of the interest on the bonds (arbitrage). This amount is larger than anticipated due to reimbursement to the City of \$80,000 as a result of early termination of guaranteed interest agreement of the Reserve Fund. Therefore, interest revenue for the Capital Fund will also be increased by \$80,000. The amount requested for arbitrage is \$85,250.
5. Community Services (General Fund) – Additional funding is required for expenses relating to the establishment of a “Farmers Market”. This includes personnel, advertising, professional services and other costs. This additional funding totals an estimated \$18,850.
6. Pro Shop (Enterprise Fund) – Equipment costs (lease on golf carts) which were incurred in FY 2013 were not paid until FY 2014.

I would be happy to respond to any questions.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CREVE COEUR TO REZONE 8.49 ACRES OF LAND FROM “A” SINGLE-
FAMILY RESIDENTIAL DISTRICT TO “B” SINGLE-FAMILY RESIDENTIAL
DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT
(RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE
DEVELOPMENT PLAN FOR THE PROPOSED CREEKSIDE ON MASON
SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 853
NORTH MASON ROAD.**

WHEREAS, Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted an application for the rezoning of the 8.49 acres located at 853 N. Mason Road, from “A” Single Family Residential to “D” Single Family Residential with “RDD” Residential Design Development designation and the applicant revised the request to “B” Single Family Residential with RDD at the Planning and Zoning Commission meeting on April 21, 2014; and

WHEREAS, in accordance with Sections 405.280, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan (hereafter referred to as the “subdivision improvement plan”) and Preliminary Plat to the Department of Planning for the Creekside at Mason subdivision, including 16 lots on the 8.49 acres, with residential designed development (RDD); and

WHEREAS, On February 18, 2014, the Planning and Zoning Commission conducted a public hearing on the rezoning and RDD request and accompanying Preliminary Plat; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 4 to 1 vote, did not recommend approval of the rezoning, but by a 5 – 0 vote did recommend approval of the development, in the event City Council decides to approve the rezoning, on the condition that the property be developed in accordance with the Subdivision Improvement Plan and Preliminary Plat, received April 14, 2014, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions, at its meeting on April 21, 2014; and

WHEREAS, all persons who presented themselves and desiring to be heard 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 City 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 being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on April 14, 2014 and when subject to certain conditions set forth herein, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section

405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 853 North Mason Road from A Single-family Residential to "B" Single-family Residential zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Lieber Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Axle marking the Southwest corner of a tract of land described in a deed to John and Mary Duever Trustees as recorded in Deed book 16518, Page 26 of the aforesaid records; thence along the Southern line of said Duever tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 02 minutes 06 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

SECTION 2: A residential designed development (RDD) permit is hereby granted for the Creekside at Mason Subdivision, to be located on the land described in Section 1 of this ordinance, subject to the conditions contained herein.

SECTION 3: The Creekside at Mason RDD shall conform to the Site Improvement Plan, the Preliminary Plat and the Landscape Plan, received April 14, 2014, by the Department of

Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. House exterior shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source. The Zoning Administrator shall verify conformance of all exterior materials with this condition prior to the issuance a building permit for any residence.
2. Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
3. The front yard setback on lot 5 is reduced to 15 feet and the structure shall be parallel to the street.
4. The subdivision improvement plan shall include a minimum five-foot detached sidewalk along both sides of the proposed street.
5. All street lighting shall meet with 405.680; Lighting, of the Zoning Ordinance.
6. The Landscape Plan shall be in substantial conformance with the Landscape plan revised April 14, 2014 subject to the requirements of Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
7. The development of the trail shall be built to the recommended guidelines of the Americans with Disabilities Act and remain open to the public. A public access easement over the entire west portion of the common ground shall be provided. The type of construction and design of the trail shall be completed prior to the final plat approval.
8. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access for the trail and related maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area and landscaped easement areas, as approved by the City Attorney.

SECTION 4: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2014

PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2014

BILL NO. 5482

ORDINANCE NO. _____

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

From: [George Stock](#)
To: [Langdon, Paul](#)
Subject: Creekside at Mason - Pulte Homes (5220)
Date: Tuesday, April 22, 2014 4:02:09 PM

Paul, Please do not place the above project on the City Council agenda for 4/28/14, we are requesting this matter be continued to the Council meeting following 4/28/14.. Thanks, George



George M. Stock P.E.- President
STOCK AND ASSOCIATES CONSULTING ENGINEERS,INC.
257 Chesterfield Business Parkway
St. Louis, MO 63005
Ph: 636.530.9100
Fax: 636.530.9130
Email: george.stock@stockassoc.com
Web: www.stockassoc.com

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS DIFANI ESTATES ON MASON ROAD, CITY OF
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application has been submitted by Dale Bax of Bax Engineering Company, on behalf of The William R. Aldrich GST Trust-Lee Difani, for approval of a final plat of a two lot subdivision known as Difani Estates, located west of N. Mason Road and north of Mason Manor Road and Villa Hill Lane; and

WHEREAS, the final plat of the Difani Estates subdivision conforms to the preliminary plat reviewed by the Planning and Zoning Commission on September 3, 2013; and,

WHEREAS, public notice of said final plat applications was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission recommended by a vote of 5-0 for approval of the Difani Estates final plat on April 21, 2014; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: The final plat of the subdivision known as Difani Estates, described as a tract of land being part of Lot 2 of Subdivision of John Hezel Estate, In U.S. Survey 1923, Township 45 North, Range 5 East of the fifth principal meridian, City Of Creve Coeur, St. Louis County, Missouri, as Heretofore submitted on March 6, 2014 are hereby approved subject to the following conditions:

1. The recorded plat will need to be revised to include the appropriate City signatures for the Planning and Zoning Commission Chair.
2. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
3. No building permits shall be issued until applicant provides proof of recording of indentures as approved by the City Attorney.

SECTION 2: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #14-015 FOR APPROVAL OF THE FINAL PLAT FOR THE MINOR SUBDIVISION OF THE 4.87 ACRES AT 815 NORTH MASON ROAD INTO TWO LOTS

FOR THE MEETING OF: Monday, April 21, 2014

LOCATION: 815 N. Mason Road, west of N. Mason Road and north of Mason Manor Road and Villa Hill Lane. The property is zoned "A" Single Family District.

REQUEST: An application has been submitted for the approval of a final plat for the minor subdivision of the 4.87 acres into two lots (2.034 acres and 2.235 acres), referred to as Difani Estates.

ADDITIONAL INFORMATION: Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it must be approved by the Planning Commission and City Council. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

Key Issues:

- Does the lot substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

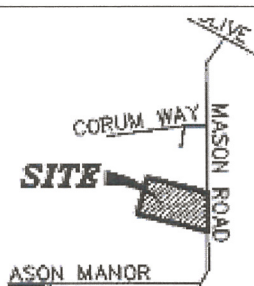
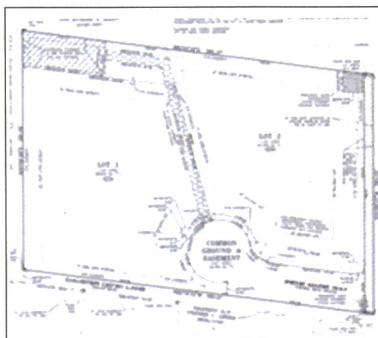
- Chapter 410: Subdivision and Development of Land

Zoning Code References

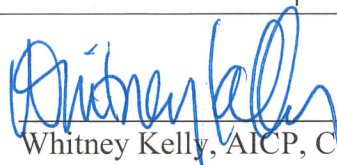
- Section 405.250: "A" Single Family Residential District

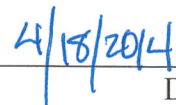
APPLICANT: Dale Bax
Bax Engineering Company
221 Point West Boulevard
St. Charles, MO 63301

PROPERTY OWNER: William A. Aldrich Trust
Lee Difani
815 North Mason Road
Creve Coeur, MO 63141



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


Date

ATTACHMENTS: Applicant's Final Plat submitted on March 6, 2014

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residence	“A” Single-family Residential	N/A
South	Single-family residences (some not yet built)	“A” Single-family Residential	Dauster Lane
East	St. Timothy’s Church	“C” Single-family Residential	Mason Road
West	Single-family residence	“A” Single-family Residential	N/A

ANALYSIS

The Planning and Zoning Commission initially reviewed the preliminary subdivision plat on September 3, 2013. The preliminary plat approved by Council indicated that Lot 1 will be 2.344 acres and Lot 2 will be 1.925 acres, and the right-of-way and common ground will be 20,357.65 square feet. The final plat shows Lot 1 to be 2.034 acres (representing a decrease of 0.31 acres) and Lot 2 to be 2.235 acres (representing an increase of 0.31 acres), and the common ground and easement to be 20,358 square feet. MSD required that the bio retention area must be within one lot instead of over a lot line, thus Lot 2 was adjusted to include this area and the property owner will be responsible for the maintenance. Both lots conform to the minimum requirements of the A Single-Family Residential zoning district. Thus, the Final Plat is substantially the same as the preliminary plat and, since final plat review is largely a ministerial act, it should be approved by the Planning Commission and City Council. The City Attorney has already reviewed and approved the indentures for the maintenance of the common ground.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Review of preliminary plats is a ministerial act that should be approved if the proposed plat conforms to all land development standards of this Chapter and those of any other applicable City regulations. This application does meet all applicable codes for the “A” Single Family Residential District. Should the Planning and Zoning Commission recommend approval of the proposed final plat, staff recommend the following condition be added:

1. The recorded plat will need to be revised to include the appropriate City signatures for the Planning and Zoning Commission Chair.
2. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, approval with additional conditions, to meet all technical requirements. The following are examples of motions for this application:

“I move to recommend approval of the final subdivision plat for Difani Estates with the conditions outlined in the staff report for the meeting of April 21, 2014.” (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

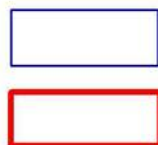
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
(CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)**

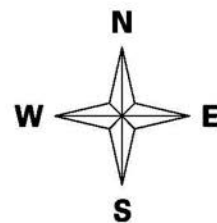
Included and attached by reference. See body of report for specific excerpts.

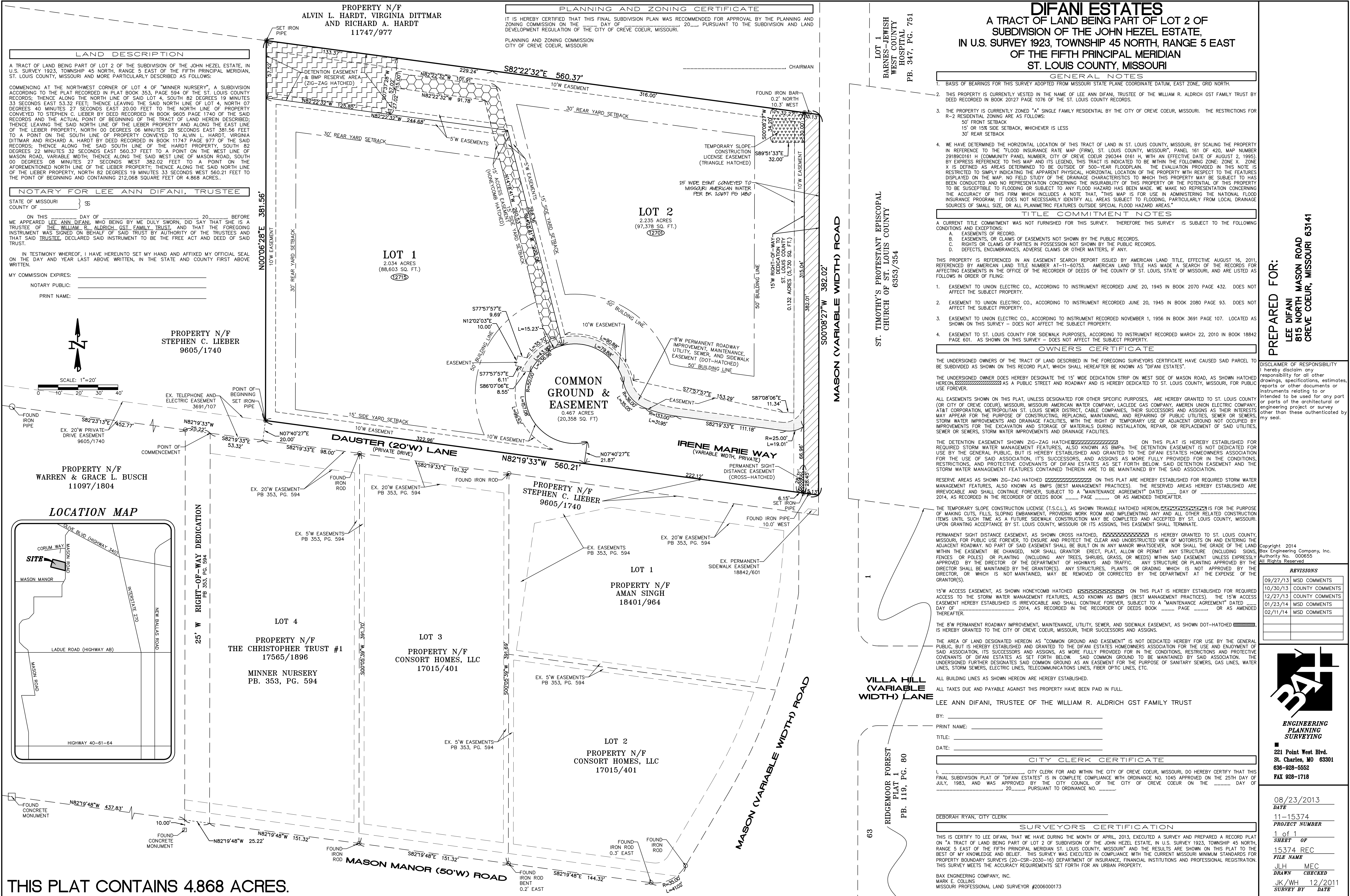
APPENDIX 4: AERIAL MAP



Property lines

815 N. Mason Road





THIS PLAT CONTAINS 4.868 ACRES.

LEGEND:			
	EX. CURB/AREA INLET		POWER POLE
	EX. DOUBLE CURB/AREA INLET		GUY WIRE
	EX. STORM SEWER MANHOLE		LIGHT STANDARD
	EX. SANITARY SEWER MANHOLE		SEPTIC TANK
	EX. PIPELINE MARKER		AC UNIT
	EX. FIBER OPTIC MARKER		CABLE TV BOX
	EX. GAS VALVE		ELECTRIC BOX
	EX. WATER VALVE		ELECTRIC TRANSFORMER
	EX. FIRE HYDRANT		TELEPHONE CABLE PEDESTAL
	FLARED END SECTION		TELEPHONE BOX
	CURB/AREA INLET		TREE
	SEWER MANHOLE		CURB INLET
	SIGN		MANHOLE
	SWALE ARROW		FLARED END SECTION
			END PIPE
			TO BE REMOVED
			TO BE REMOVED & REPLACED
			USE IN PLACE

GRADING NOTES:

1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.

2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

3. The Contractor shall notify the Soils Engineer, City of Creve Coeur, and MSD at least 48 hours in advance of the start of the grading operation.

4. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

5. A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

6. Any existing trash and debris currently on this property must be removed and disposed of off-site.

7. Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed roadways or building locations or on storm and sanitary sewer locations.

8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly doped prior to the placement of any fill. The Soils Engineer shall approve the dicing operation.

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

11. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

12. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

13. The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture content.

14. The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

15. All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.

16. No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.

17. Fill and back fill shall be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION %
Fill in building areas below footings	95 %
Fill under slabs, walks, and pavement	95 %
Fill other than building areas	90 %
Natural sub grade	90 %
Pavement sub grade	90 %
Pavement base course	90 %

Measured as a percent of the maximum dry density as determined by Standard Proctor Test (ASTM-D-698). Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

18. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

19. Limits of Disturbance: The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

CONTRACTOR'S INSURANCE (OFFSITE):

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES, FEBRUARY 2006, SECTION 10.090.

GENERAL NOTES:

1. Above ground utilities which have been located are shown on this plat. Underground water and lines have been shown based on a combination of above ground evidence in the field and approved construction plans. All other utilities are shown based on a combination of combination above ground evidence and of marks made in the field by the respective utility company or their subcontractor. Underground storm and sanitary sewer lines are shown by connecting above ground storm structures. These utilities should be verified before design or construction begins on this project.

2. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including building laterals.

3. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre construction conditions.

4. All fill, including places under proposed storm and sanitary sewer lines and paved areas within and off the road right-of-way shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test (ASTM-D-698). All tests shall be verified by a Soils Engineer concurrent with grading and back filling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction. All trench backfills in paved areas shall be granular fill.

5. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.

6. All construction and materials shall conform to the current construction standards and ordinances of City of Creve Coeur and MSD. All construction practices shall also conform to applicable OSHA Standards.

7. City of Creve Coeur, St. Louis County, and MSD shall be notified at least 48 hours prior to start of construction for coordination and inspection.

8. All sanitary sewer building connections have been designed so that the minimum vertical distances from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus the vertical distance of 2-1/2 feet. (unless otherwise noted)

9. All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8.120(7)(E).

10. All PVC sanitary sewer pipe is to be SDR-35 or equal with crushed limestone and screenings (MSD #1) stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate back fill over pipe shall consist of same size stone from springline of pipe to 6 inches above the top pipe.

11. All sanitary and storm sewer trench backfills shall be water jetted. Granular back fill will be used under pavement areas.

12. All pipes shall have positive drainage through manholes. No flat base structures are allowed.

13. Brick shall not be used on sanitary sewer manholes.

14. All PVC sanitary sewer pipe shall meet the following standards. A.S.T.M. D-3034 SDR-35 with wall thickness compression joint A.S.T.M. D-3212. An appropriate rubber seal watertop as approved by MSD shall be installed between P.V.C. pipe and masonry structures.

15. All storm and sanitary sewer structures and appurtenances to be dedicated to MSD, or to be Private Under MSD Inspection, shall conform to the Metropolitan St. Louis Sewer District, Standard Construction Specifications for Sewers and Drainage Facilities, 2009. That will include Standard Details shown therein, and shall include all subsequent changes made thereto. Some recent changes concern Pipe Field Testing and performance, and include the following:

Part 4- Pipe Sewer Construction

Section B, Pipe Field Tests, Paragraph 2, Reach Integrity Testing - delete the first sentence and the following replacement applies:

All sanitary and combined sewers shall sustain a maximum leakage limit of 100 gallons/inch of pipe diameter/mile of line/day, as required by the Missouri Department of Natural Resources Specifications.

Section B, Pipe Field Tests, Paragraph 2, Reach Integrity Testing, Subparagraph c, Infiltration/Exfiltration Testing - delete the sixth sentence, concerning leakage limits, and the following replacement applies:

The measurement of leakage shall not exceed 100 gallons/inch of pipe diameter/mile of line/day, as required by the Missouri Department of Natural Resources Specifications.

Section B, Pipe Field Tests, Paragraph 4, Manhole Testing, Subparagraph a, Vacuum Testing - after the first sentence, the following addition applies:

The vacuum test must be performed prior to backfilling around the manhole unless the contractor provides documentation from the precast manhole manufacturer stating that the manhole may be vacuum tested after backfilling has taken place. The contractor must submit this documentation prior to backfilling around any manhole.

Section B, Pipe Field Tests, Paragraph 4, Manhole Testing, Subparagraph b, Exfiltration Testing - delete the second sentence, concerning leakage limits, and the following addition applies:

For exfiltration testing, the allowable leakage limit is 100 gallons/inch of pipe diameter/mile of line/day when the average head on the test section is three feet (3') or less.

16. All sanitary sewer laterals shall be PVC and a minimum of 6 inches in diameter with a 2% minimum slope.

17. All new utilities on the site must be located underground unless otherwise allowed by St. Louis County.

18. The contractor shall prevent all storm surface water, mud and construction debris from entering the existing sanitary sewer and storm sewer systems at all times.

19. All work within St. Louis County right-of-way shall be to County standards.

20. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage Construction, if propose, shall be reviewed by the Department of Highways and Traffic for sight distance considerations and approved prior to installation or construction.

21. The developer or municipality is advised that utility companies may require compensation for relocation of their facilities within the public road right-of-way. St. Louis County shall bear no responsibility for utility relocation or adjustment costs or associated delays.

22. Provide adequate off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked into the pavement causing hazardous roadway and driveway conditions.

23. All storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.

24. The developer is required to provide adequate storm water systems in accordance with City of Creve Coeur, St. Louis County, and M.S.D. standards.

25. No slope shall exceed 3:1 maximum.

26. Additional siltation control shall be installed as required by City of Creve Coeur & St. Louis County Department of Highways & Traffic.

27. All offsite property owners shall be given notice 48 hours in advance of any work.

28. Any disturbed off site property (i.e. bushes, mailboxes, etc.) shall be replaced, in kind, at the developer's expense.

29. Right-of-way dedication shall be completed prior to the issuance of a Special Use Permit. Road improvements shall be completed prior to the issuance of an occupancy permit. The delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

30. All sediment shall be washed from all vehicles at Wash Down Station prior to leaving the site so that no sediment is tracked onto County roads.

31. Interim storm water drainage control in the form of siltation control measures shall be provided.

32. All construction shall be per most current details located in the St. Louis County Design Criteria Manual and/or the Sediment and Erosion Control Manual.

33. All Hydrants, Power Poles or other obstructions within Saint Louis County Road Right-of-Way shall have a minimum two foot setback from face of curb or edge of shoulder of the ultimate pavement section as directed by Saint Louis County Department of Highways and Traffic.

A SET OF IMPROVEMENT PLANS FOR DIFANI ESTATES A TRACT OF LAND BEING PART OF THE SUBDIVISION OF THE JOHN HEZEL ESTATE IN U.S. SURVEY 1923 TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI 63141

SHEET INDEX

1	COVER SHEET
2	DEMOLITION PLAN & EX. DRAINAGE AREA MAP
3	SITE PLAN
4	GRADING PLAN
5	DRAINAGE AREA MAP
6-7	HOUSE DOWNSPOUT DRAINAGE MAP
8	WATER QUALITY DRAINAGE MAP/DETAILS
9	PROFILES & DETAILS
10-10A	DETAILS
11-13	SWPP PLAN
14	SIGHT DISTANCE PLAN
15	ROAD PROFILE TO HOUSE

(SHEETS 6, 7, & 8 ARE NOT INCLUDED IN THE ST. LOUIS COUNTY APPROVAL.)

PRINCIPLES & STANDARDS:

1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 %). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 14 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.

7. All areas shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A	
Seeding Rates:	
Permanent:	
Tall Fescue	- 30 lbs./ac.
Smooth Brome	- 20 lbs./ac.
Combined Fescue	- 15 lbs./ac. and Brome - 10 lbs./ac.
Temporary:	
Wheat or Rye	- 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats	- 120 lbs./ac. (2.75 lbs. per 1,000 square foot)
Seeding Periods:	
Fescue or Brome	- March 1 to June 1
Wheat or Rye	- August 1 to October 1
Oats	- March 15 to November 15
Mulch Rates:	
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)	
Fertilizer Rates:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

BENCHMARK:

REFERENCE BENCHMARK: BENCHMARK 13-128 OF THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC DEPARTMENT (U.S.G.S.) ELEVATION 501.96' - "STANDARD TABLET" STAMPED 32-74 S.L.C. ALONG MASON ROAD AT BRIDGE OVER TRIBUTARY TO SMITH CREEK, 0.5 MILE SOUTH OF OLIVE STREET ROAD IN SOUTHWEST BRIDGE ABUTMENT; 15' WEST AND 2' LOWER THAN CENTERLINE OF BRIDGE.

SITE BENCHMARK: ELEV = 517.42' - TOP FOUND IRON BAR 10' WEST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY ON WESTERN RIGHT-OF-WAY LINE OF MASON ROAD.

GRADING QUANTITIES:

4,663 C.Y. CUT
4,663 C.Y. FILL (INCLUDES 8% SHRINKAGE)
BALANCED

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY, NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

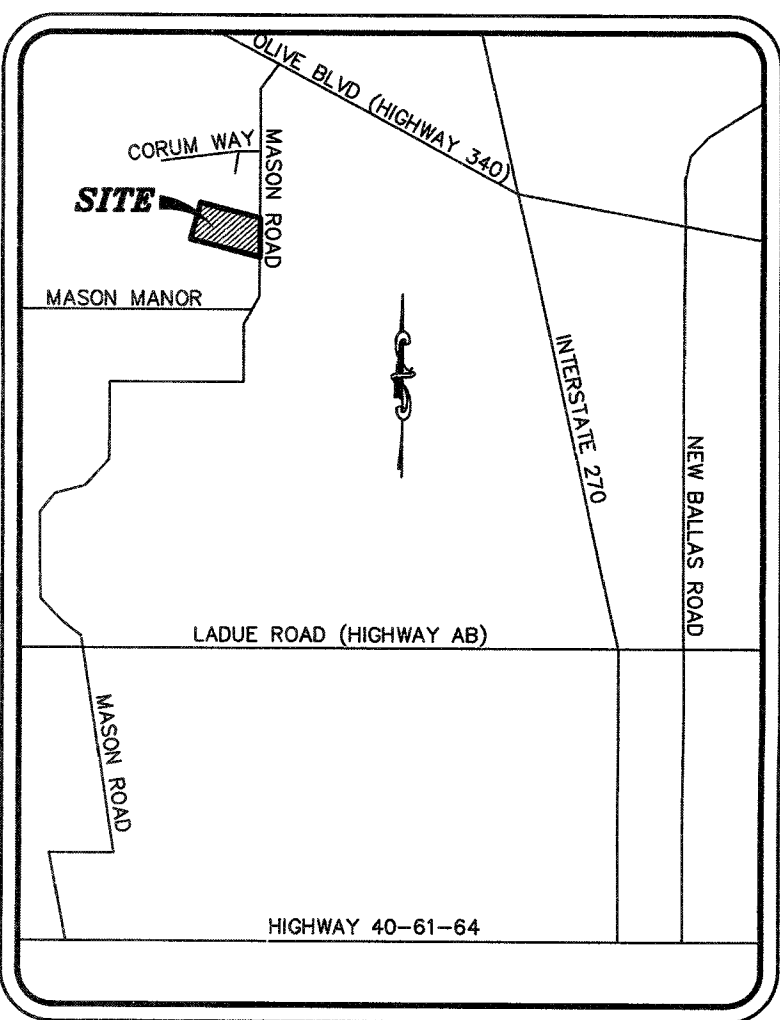
IT IS THE INTENTION OF THE ENGINEERING FOR THE EARTHWORK TO BALANCE ON-SITE. THE ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE BALANCE.

NOTE: TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

RUNOFF CALCULATIONS:

EXISTING UNDISTURBED SITE
EXISTING PERVIOUS AREA - 4.76 ACRES
EXISTING IMPERVIOUS AREA - 0.06 ACRES
EXISTING GRAVEL AREA - 0.05 ACRES
EXISTING RUNOFF:
PERVIOUS 4.76 x 1.70 = 8.09 C.F.S.
IMPERVIOUS 0.06 x 3.54 = 0.21 C.F.S.
GRAVEL 0.05 x 3.24 = 0.16 C.F.S.
TOTAL = 8.47 C.F.S.

PROPOSED DEVELOPED SITE
PROPOSED PERVIOUS AREA - 4.11 ACRES
PROPOSED IMPERVIOUS AREA - 0.76 ACRES
PROPOSED RUNOFF:
PERVIOUS 4.11 x 1.70 = 6.99 C.F.S.
IMPERVIOUS 0.76 x 3.54 = 2.69 C.F.S.
TOTAL = 9.68 C.F.S.
DIFFERENTIAL RUNOFF: 9.68 - 8.47 = 1.21 C.F.S.



LOCATION MAP

DEVELOPMENT NOTES

- AREA OF TRACT: 4.868 ACRES
- DISTURBED AREA: 3.50 ACRES
- EXISTING ZONING: "A" SINGLE FAMILY RESIDENTIAL (CITY OF CREVE COEUR)
- PROPERTY OWNER: WILLIAM R. ALDRICH TRUST 815 NORTH MASON ROAD CREVE COEUR, MISSOURI 63141
24-HOUR CONTACT: PHIL DIFANI (314) 569-3118
- PROPOSED USE: RESIDENTIAL
- THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT YARD: 50 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 30 FEET
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES.
AMEREN USE ELECTRIC COMPANY (314) 641-2406
AT&T DISTRIBUTION (314) 939-1312
LACLEDE GAS COMPANY (314) 342-0709
METROPOLITAN ST. LOUIS SEWER DISTRICT (314) 768-6200
MISSOURI AMERICAN WATER DISTRICT #2 (314) 991-3404
CHARACTER COMMUNICATIONS (877) 259-1622
MONARCH FIRE PROTECTION DISTRICT (314) 514-0900
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS, MISSOURI, CITY OF CREVE COEUR (COMMUNITY - PANEL NUMBER 29189C000H, DATED AUGUST 2, 1995), THIS TRACT LIES WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CREVE COEUR, MSD, AND ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO CITY OF CREVE COEUR, MSD, AND ST. LOUIS COUNTY STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
- SEPTIC TANKS SHALL BE ABANDONED IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009.
- ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-29408-00).

ST. LOUIS COUNTY NOTES:

- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- PRIOR TO A SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- IMPROVE MASON ROAD TO ONE-HALF OF A SIXTY (60) FOOT RIGHT-OF-WAY.
- PROVIDE A SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS ADJACENT TO MASON ROAD.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENTS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- PROVIDE SIDEWALK TERMINATIONS ON COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.
- A SEPARATE SPECIAL USE PERMIT IS REQUIRED FOR ALL UTILITY RELATED WORK. CONTACT JAMES HAYES AT 314-615-8515.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY SHALL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

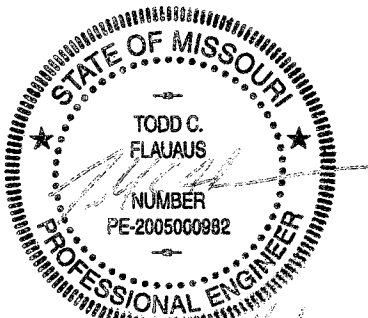
ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

A SET OF IMPROVEMENT PLANS FOR
DIFANI ESTATES

PREPARED FOR:

IRENE M. ALDRICH
815 NORTH MASON ROAD
CREVE COEUR, MISSOURI 63141

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

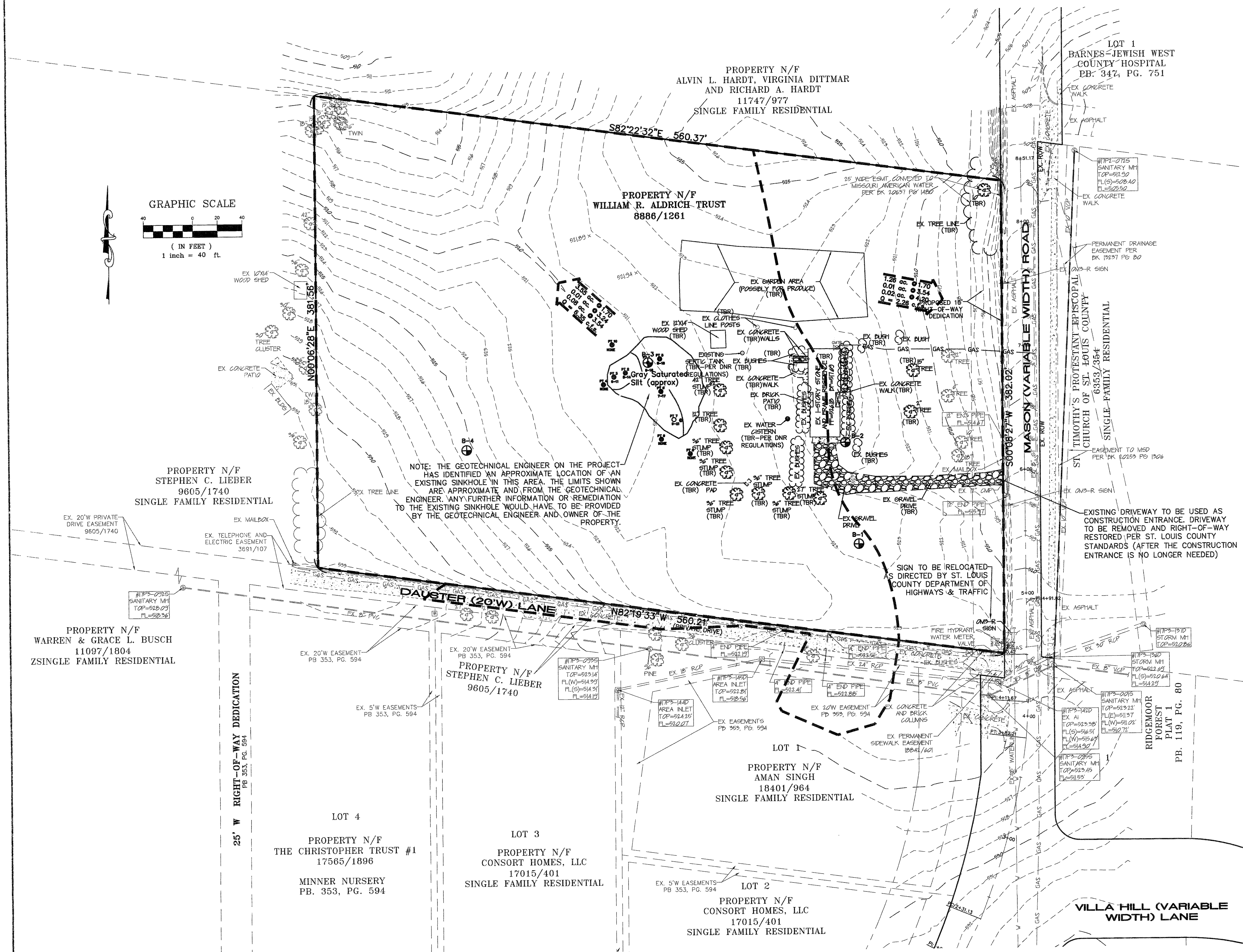


Todd C. Flatau
CIVIL ENGINEER
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Authority No. 000655
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REVISIONS	
06/01/12	MSD COMMENTS
08/14/12	MSD COMMENTS
02/05/13	CLIENT COMMENTS
04/05/13	CLIENT COMMENTS
08/14/13	CLIENT COMMENTS
10/17/13	COMMENTS
11/27/13	COMMENTS
01/10/14	MSD COMMENTS

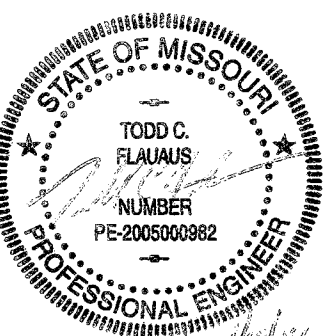


ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718



NATURAL RESOURCES

NATURAL RESOURCE	DETAILS
WETLANDS	THERE ARE NO KNOWN AREAS CONTAINING WETLANDS WITHIN THE LIMITS OF THE SITE.
STREAMS AND FLOODPLAINS	THERE ARE NO STREAMS OR FLOOD PLAIN WITHIN THE LIMITS OF THE SITE.
KARST TOPOGRAPHY	THE SITE CONTAINS A KNOWN SINK HOLES
EXISTING TOPOGRAPHY	THE EXISTING TOPOGRAPHY IS SHOWN ON THE ADJACENT MAP. THERE IS A SMALL SECTION OF THE DITCH ALONG MASON ROAD IN THE NORTHEAST AREA OF THE SITE WHICH HAS SLOPES STEEPER THAN 20%. THE MAJORITY OF THE STORMWATER TRAVELS OVERLAND TO THE NORTHWEST. THE REMAINING AREA DISCHARGE IN THE DITCH OFFSITE ALONG MASON ROAD.
PONDS	THERE ARE NO PONDS WITHIN THE LIMITS OF THE SITE.
VEGETATED COVER	THE MAJORITY OF THE NON-DEVELOPED SITE IS GRASS COVERED WITH A FEW TREES LOCATED ON THE ADJACENT MAP.
EXISTING PROPERTY USE	THE EXISTING SITE USE IS RESIDENTIAL.
SURROUNDING PROPERTY USE	THE ADJACENT PROPERTIES ARE RESIDENTIAL WITH THE EXCEPTION OF THE PROPERTY TO THE EAST ACROSS MASON ROAD WHICH IS A CHURCH.
SOIL TYPE	THE SITE IS COMPRISED OF HYDROLOGIC SOIL TYPE C.



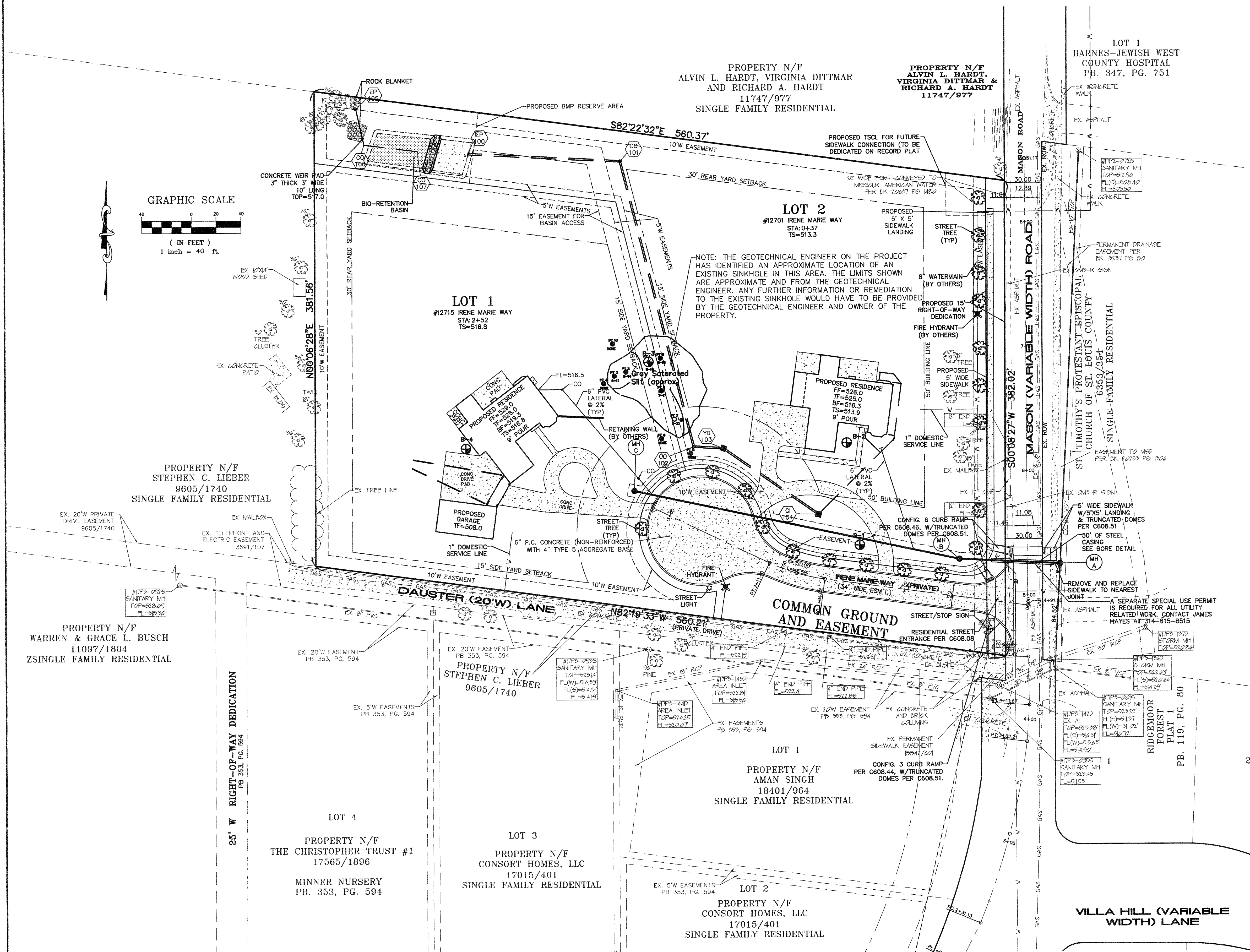
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ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

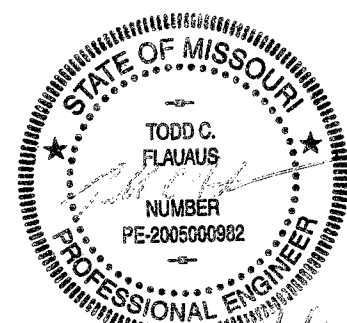
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

SITE PLAN
DIFANI ESTATES
11-15374 02-06-2012



**BACKFLOW PREVENTION
REQUIRED FOR THE
SANITARY LATERAL ON
EACH LOT**



ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

GRADING PLAN

DIFANI ESTATES

11-15374

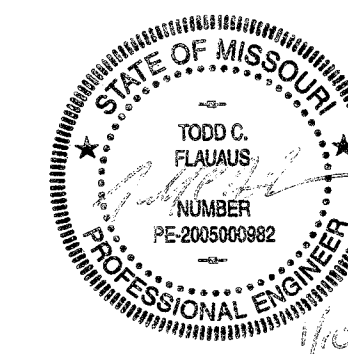
02-06-2012

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SIDEWALK TYPICAL SECTION DETAIL
ALONG MASON ROAD
NOT TO SCALE

THE 100 YEAR 20 MINUTE OVERLAND FLOW PATH HIGH WATER WAS
CALCULATED ASSUMING THE STORM SEWER WAS 100% BLOCKED. THE
MOST RESTRICTIVE AREA OF THE FLOW PATH IS SHOWN AT STATION
A-A.

100 YR HIGH WATER = 521.79
LOT 1 LOW SILL = 526.0
LOT 2 LOW SILL = 523.0



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ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED
APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE
PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF
THE IMPROVEMENTS.

4

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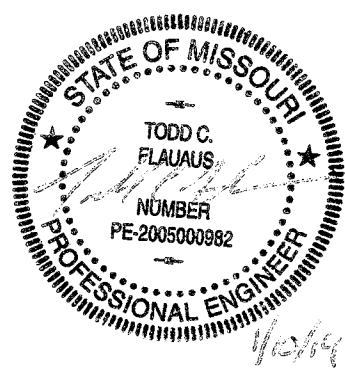
06/01/12	MSD COMMENTS
08/14/12	MSD COMMENTS
02/05/13	CLIENT COMMENTS
04/05/13	CLIENT COMMENTS
08/14/13	CLIENT COMMENTS
10/17/13	COMMENTS
11/27/13	COMMENTS
01/10/14	MSD COMMENTS

DRAINAGE AREA MAP

DIFANI ESTATES

11-15374

02-06-2012



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06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

WATER QUALITY DRAINAGE MAP - HOUSE LOT 1

DIFANI ESTATES

11-15374

02-06-2012

30' REAR YARD

GRAPHIC SCALE

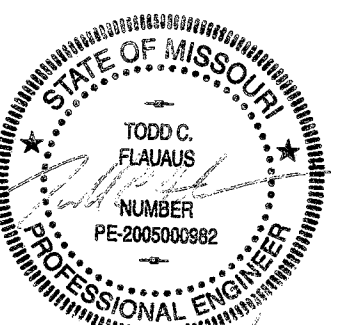
(IN FEET)
1 inch = 10 ft.

TOTAL NUMBER OF
DOWNSPOUTS = 22

FLOW PATH FOR ROOF DRAINS.
ALL DRAINAGE PATHS ARE 75'
THROUGH THE GRASS AREAS
(TYP)

RETAINING WALL

ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3



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06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

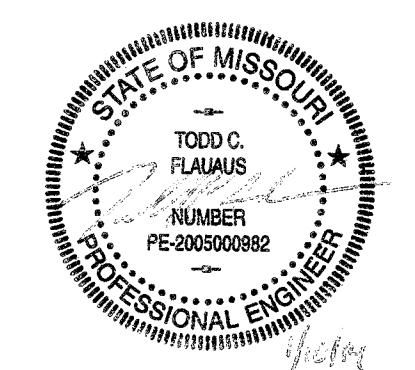
WATER QUALITY DRAINAGE MAP - HOUSE LOT 2
DIFANI ESTATES
11-15374 02-06-2012



GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

TOTAL NUMBER OF
DOWNSPOUTS = 15

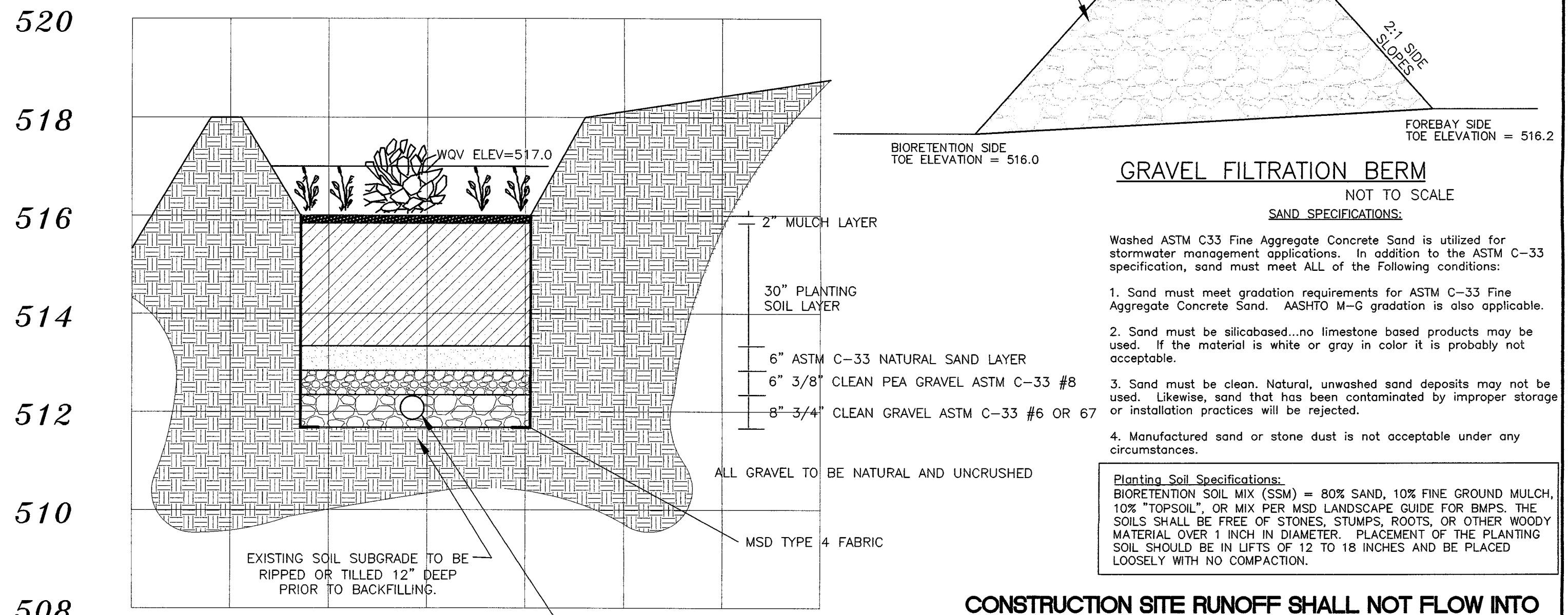
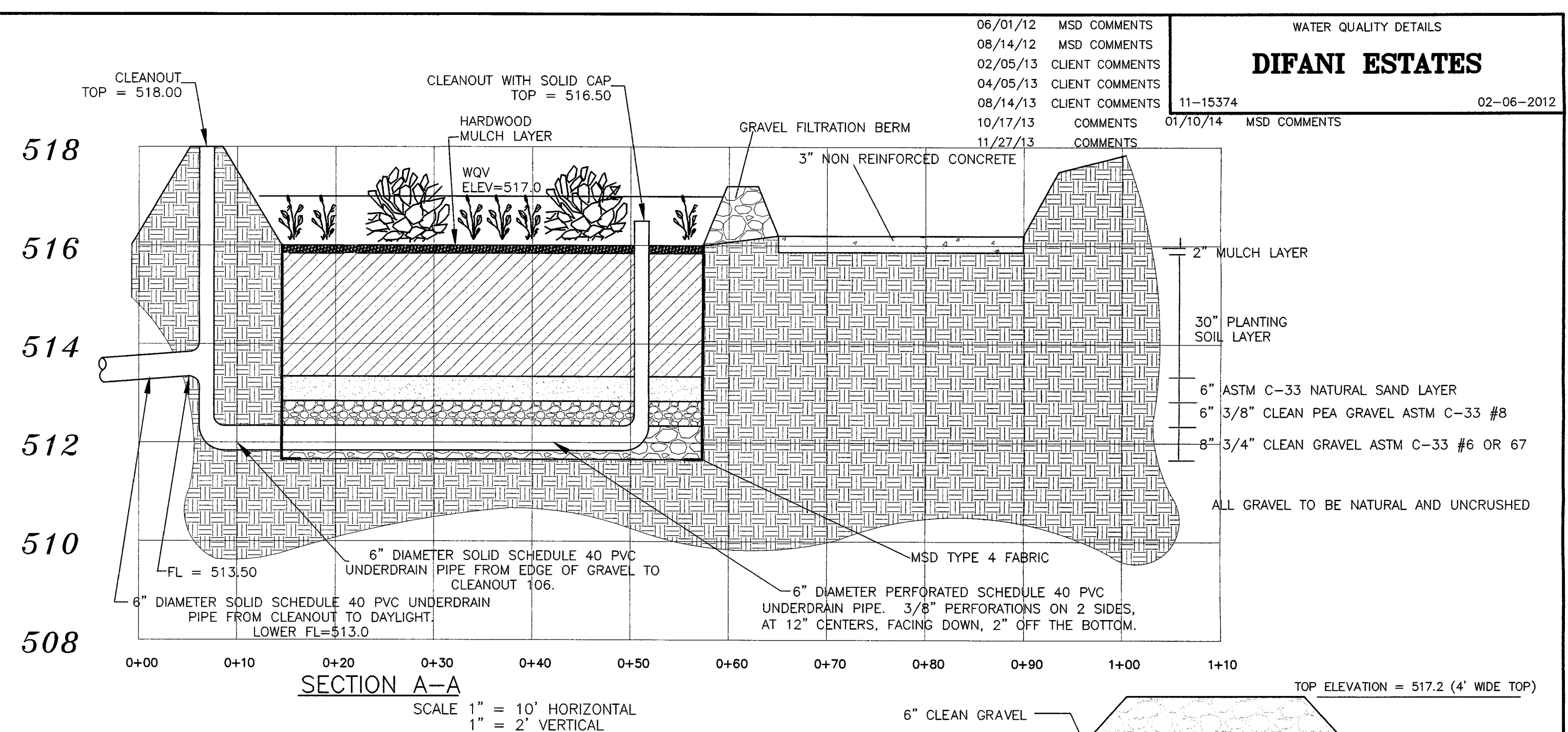
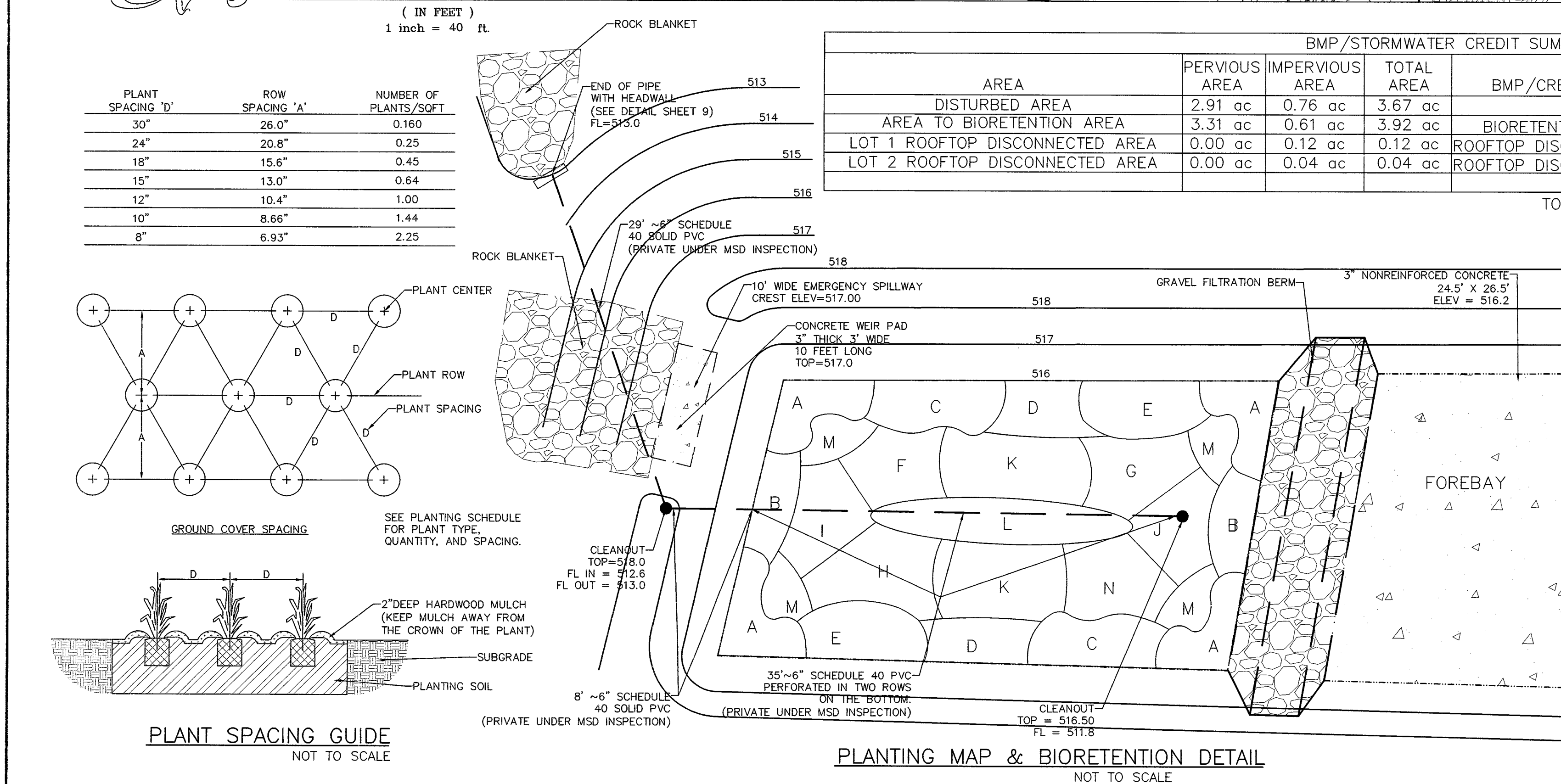
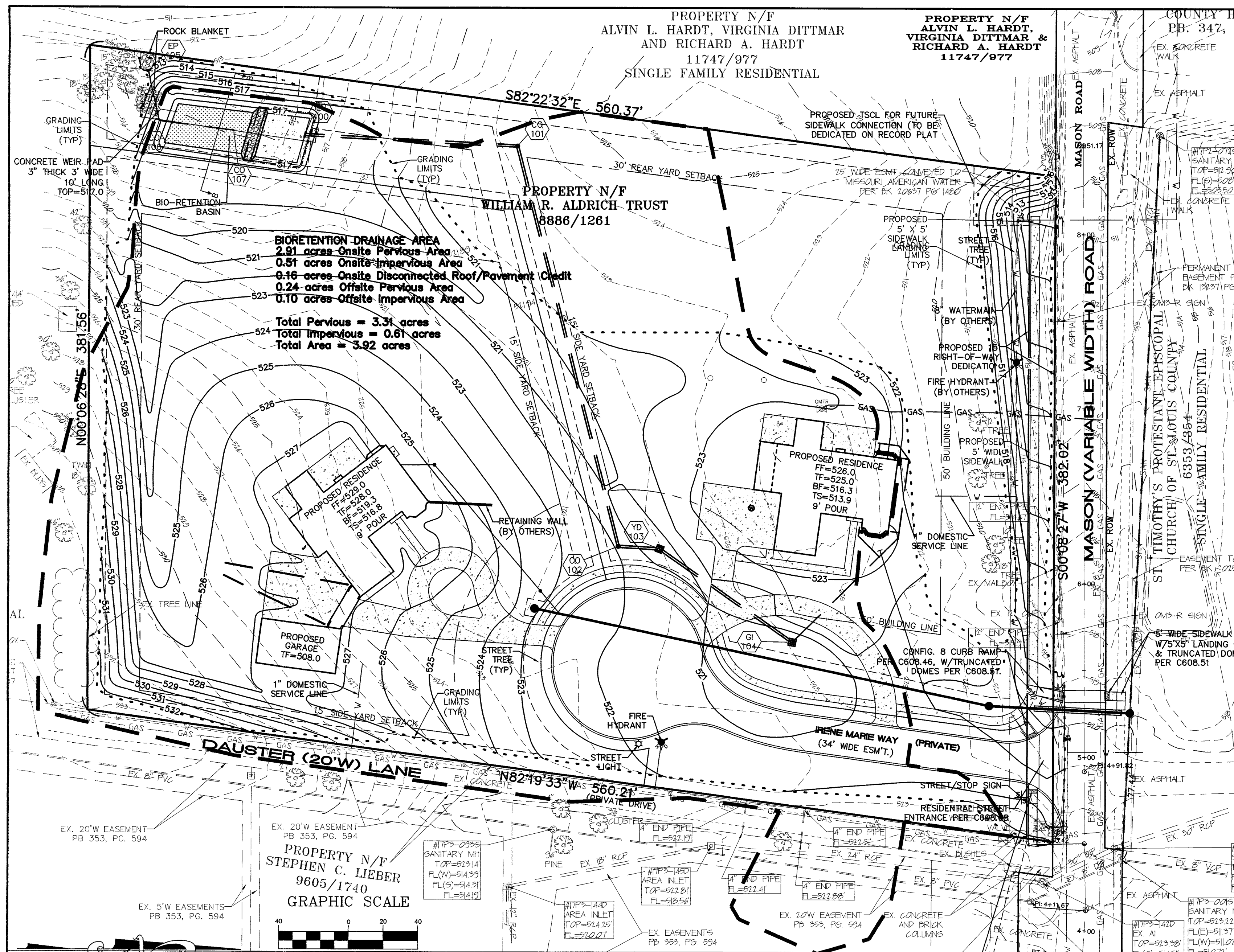
25' WIDE ESMT
MISSOURI AVE
PER BK 2



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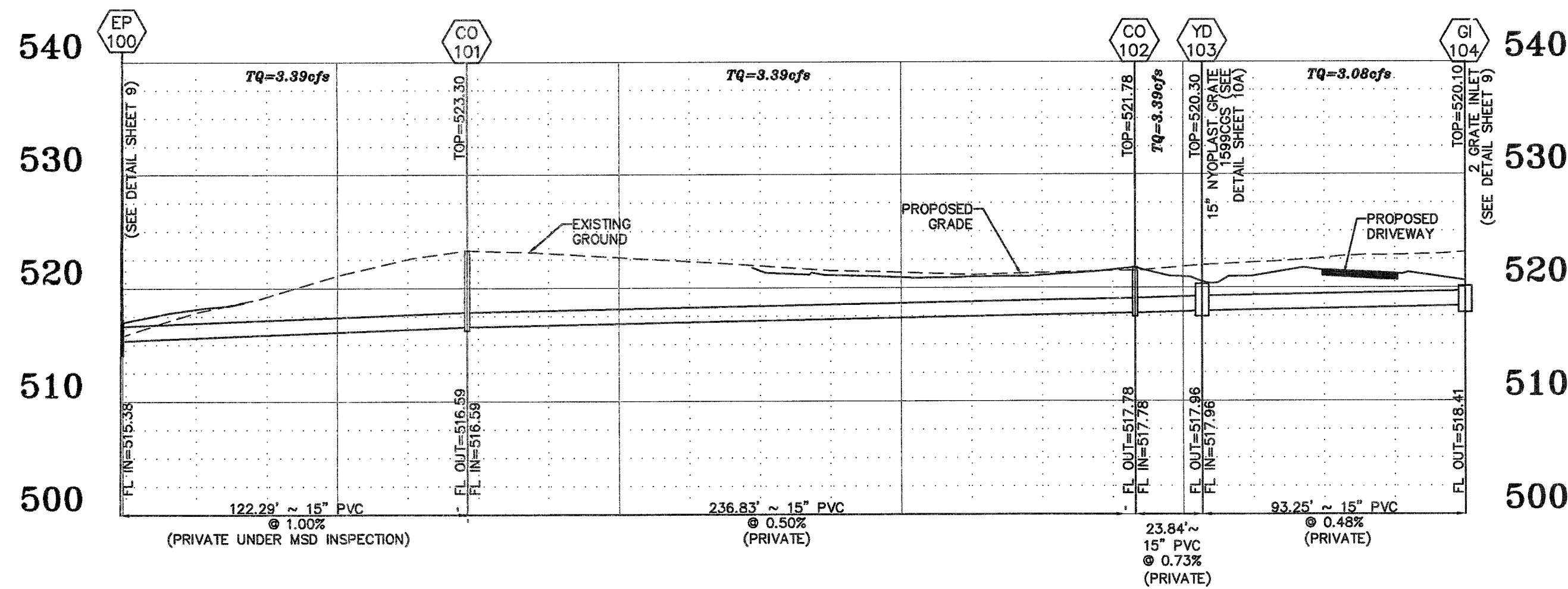


CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BIORETENTION AREAS. ALL STORMWATER FLOW TO SAND FILTERS AND BIORETENTION AREAS SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD DEDICATION INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.

ENGINEER APPROVED SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR THE BIORETENTION SOIL AND MATERIALS FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF THE BMP STRUCTURES. MSD CONTACT: BRIAN DUNN (314) 335-2072

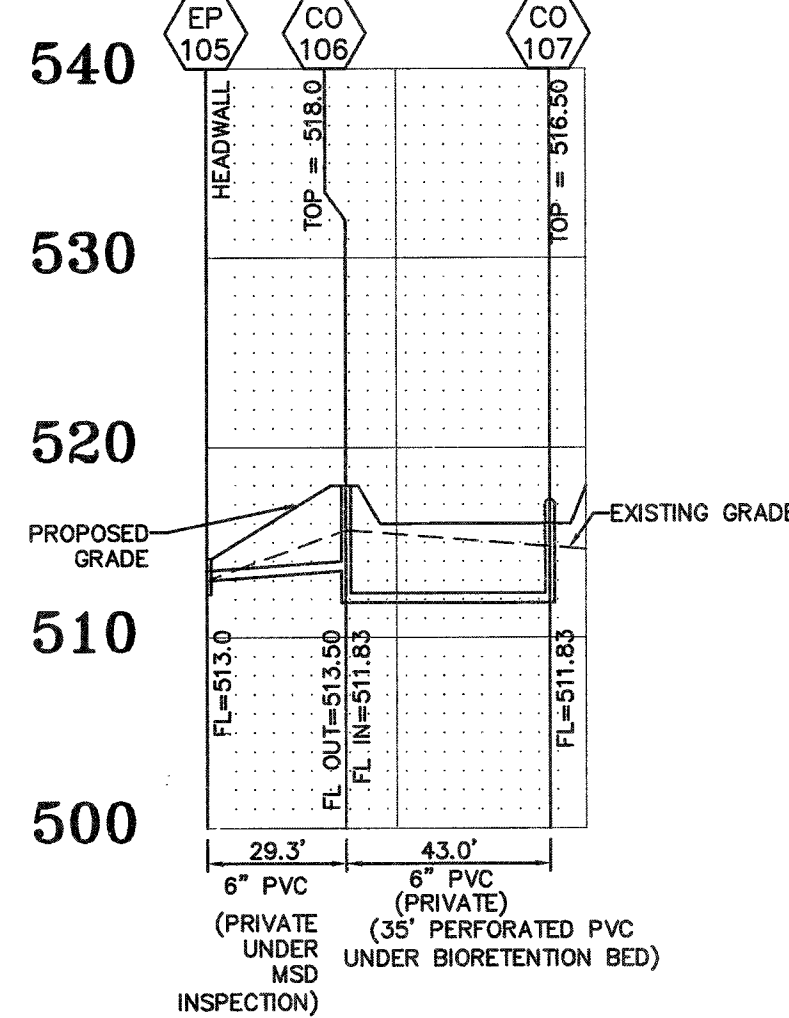
SEE PLANTING, WATER AND MULCH REQUIREMENTS FOR STORMWATER BMPs ON SHEET 10A.

ITEM	LATIN NAME	COMMON NAME	TOTAL NUMBER	SPACING
A	Carex grayi	Bur sedge	60	18"
B	Carex vulpinoidea	Fox sedge	30	18"
C	Chasmanthium latifolium	River oats	40	18"
D	Carex proserpinacoides	Tall sedge	30	18"
E	Carex shortiana	Short's sedge	40	18"
F	Sporobolus heterolepis	Prairie dropseed	25	18"
G	Pycnanthemum tenuifolium	Slender mountain mint	25	18"
H	Ratibida pinnata	Yellow/Grey coneflower	25	18"
I	Solidago rugosa	Rough-leaved goldenrod	25	18"
J	Solidago speciosa	Showy goldenrod	25	18"
K	Echinacea pallida	Pale purple coneflower	60	18"
L	Echinacea purpurea	Purple coneflower	30	18"
M	Eupatorium coelestinum	Mist flower; wild ageratum	30	18"
N	Eryngium yuccifolium	Rattlesnake master	20	18"

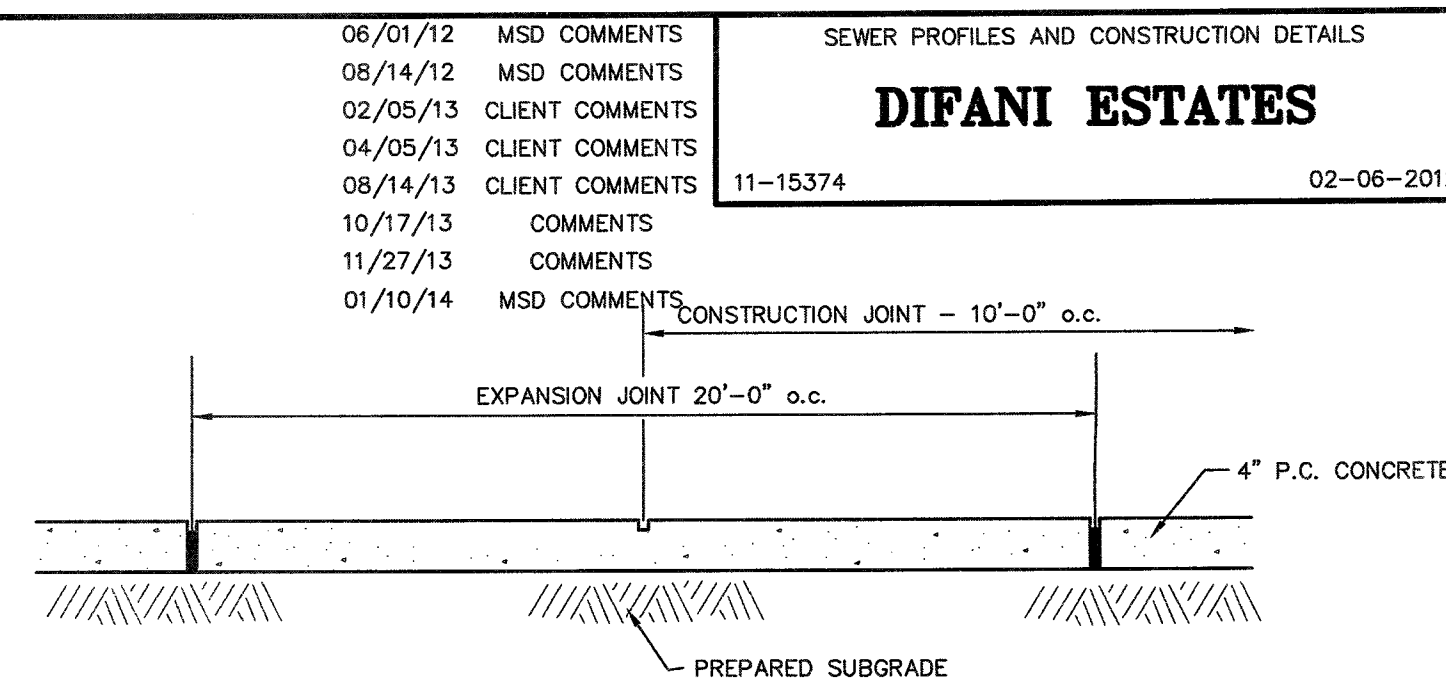


STORM SEWER PROFILE

SCALES:
HORIZ. 1"=40'
VERT. 1"=10'



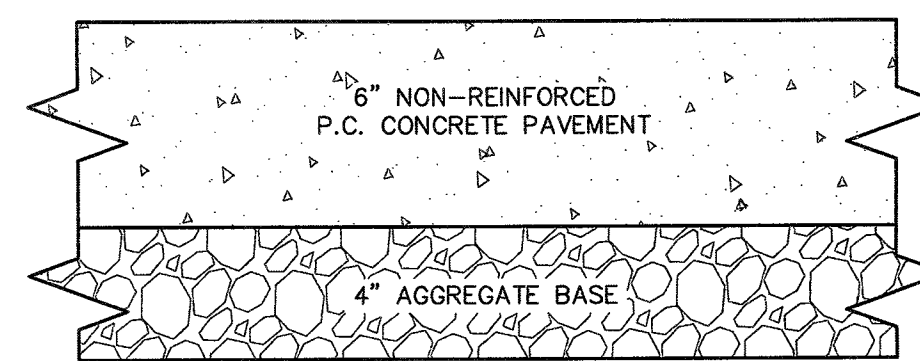
HEADWALL/TOEWALL DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL

NOT TO SCALE

(NOT FOR USE IN ST. LOUIS COUNTY R/W)



CONCRETE PAVEMENT DETAIL

NOT TO SCALE

(NOT FOR USE IN ST. LOUIS COUNTY R/W)

R/W PROJECT NAME : DIFANI ESTATES
R/W PROJECT NO. : 11-15374
DESIGN DATE : 10/17/2013

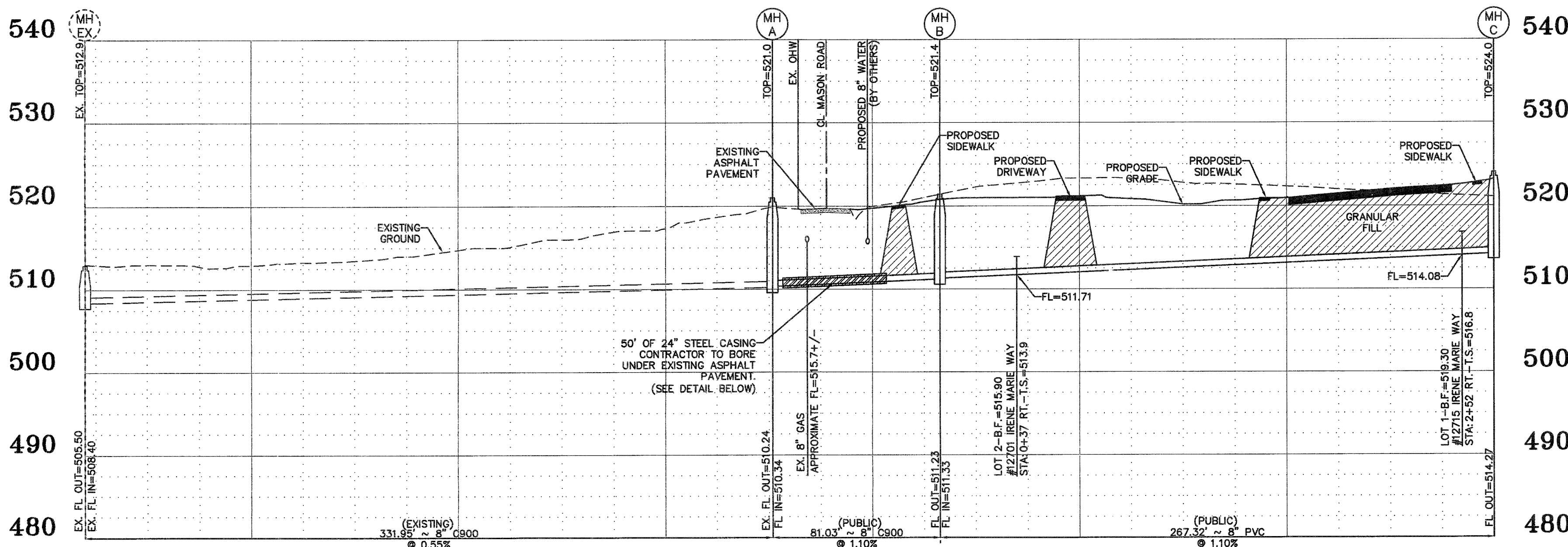
FILENAME: 15374

STORM 15 YEAR HYDRAULICS

FREEBOARD

UPP STR	LOW STR	L DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYD GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR LOSS	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	LINE NUMBER	REMARKS
YD104	YD103	89	15	518.41	517.96	0.51	520.10	0.59	519.51	519.21	0.0230	0.20	2.51	0.10	0.10	0.00	0.00	0.00	1.27	2.62	3.08	3.08	4.60	1	
YD103	CO102	35	15	517.96	517.78	0.52	520.30	1.14	519.16	519.03	0.0280	0.10	2.76	0.12	0.03	0.00	0.00	0.00	0.15	2.60	0.31	3.39	4.66	2	
CO102	CO101	239	15	517.78	516.59	0.50	522.25	3.67	518.58*	517.84	0.0280	0.66	2.76	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.39	4.56	3	
CO101	EP100	115	15	516.59	516.20	0.34	522.98	5.21	517.77	517.45	0.0280	0.32	2.76	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.39	3.77	4	HW=517.45

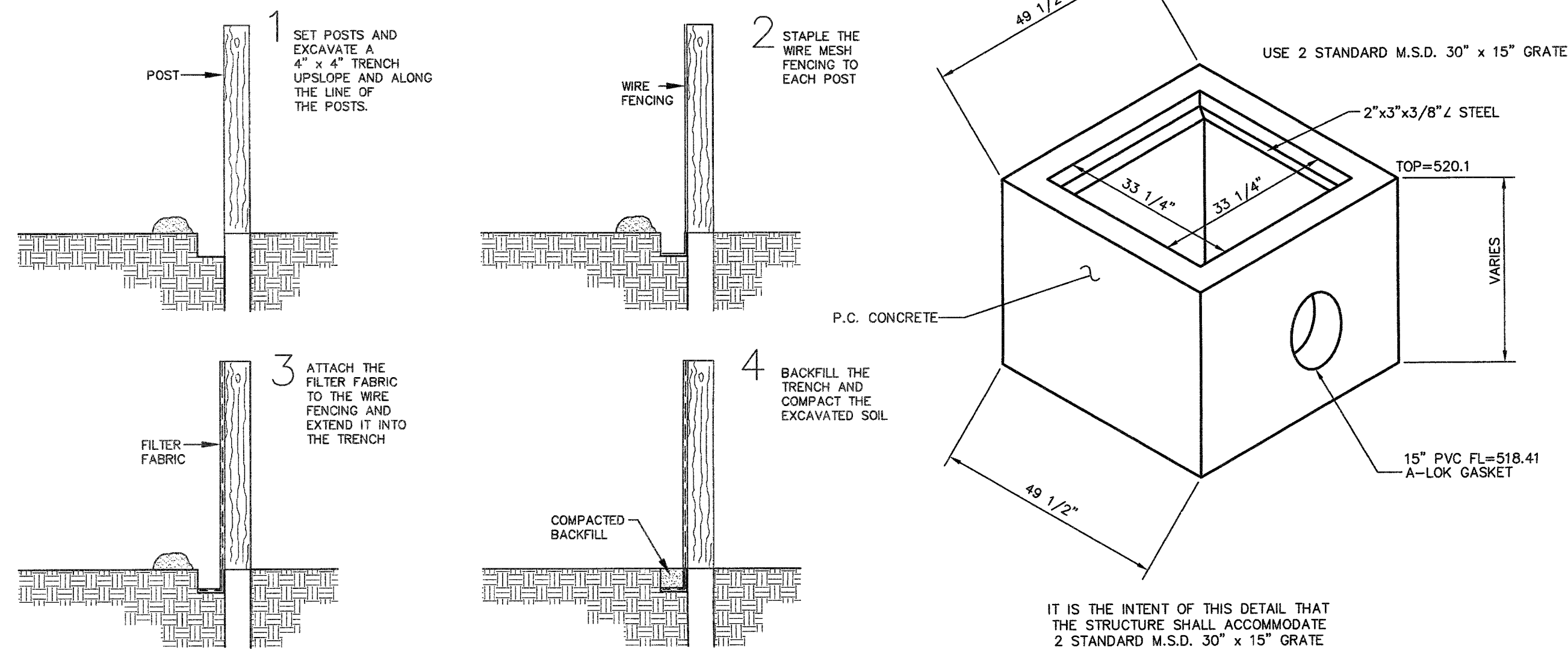
* INDICATES CRITICAL DEPTH



SANITARY SEWER PROFILE

SCALES:
HORIZ. 1"=40'
VERT. 1"=10'

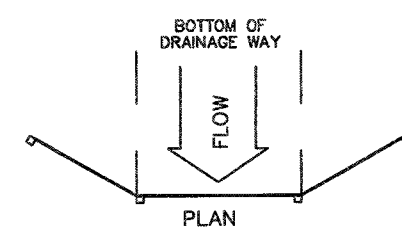
(NOT INCLUDED IN ST. LOUIS COUNTY APPROVAL)



GI 104 DETAIL

NOT TO SCALE

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.

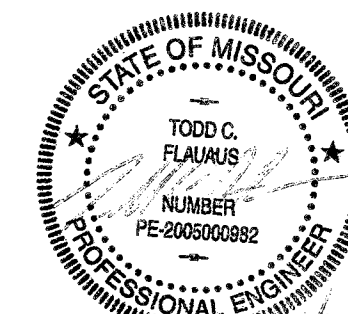


SILTATION FENCE DETAIL

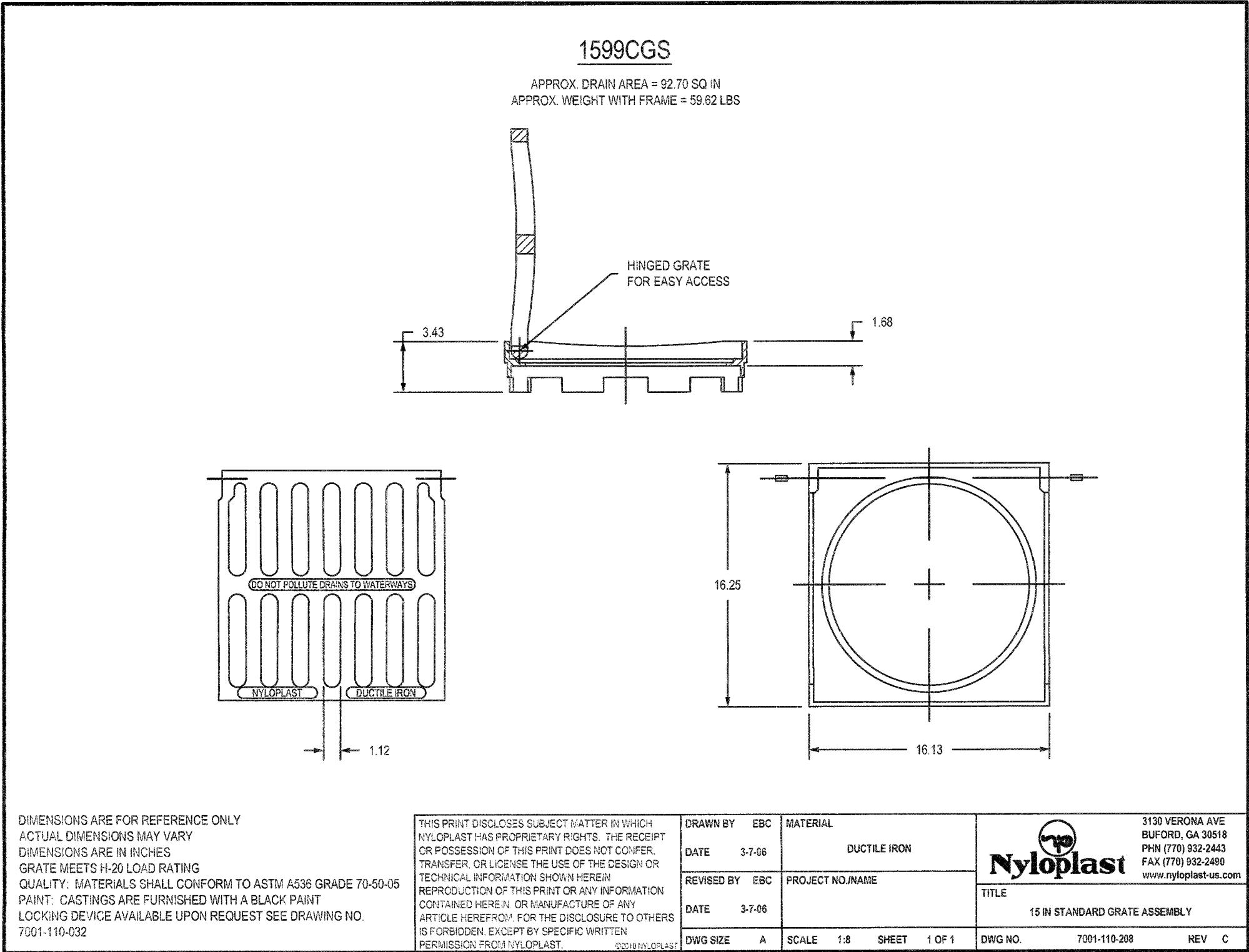
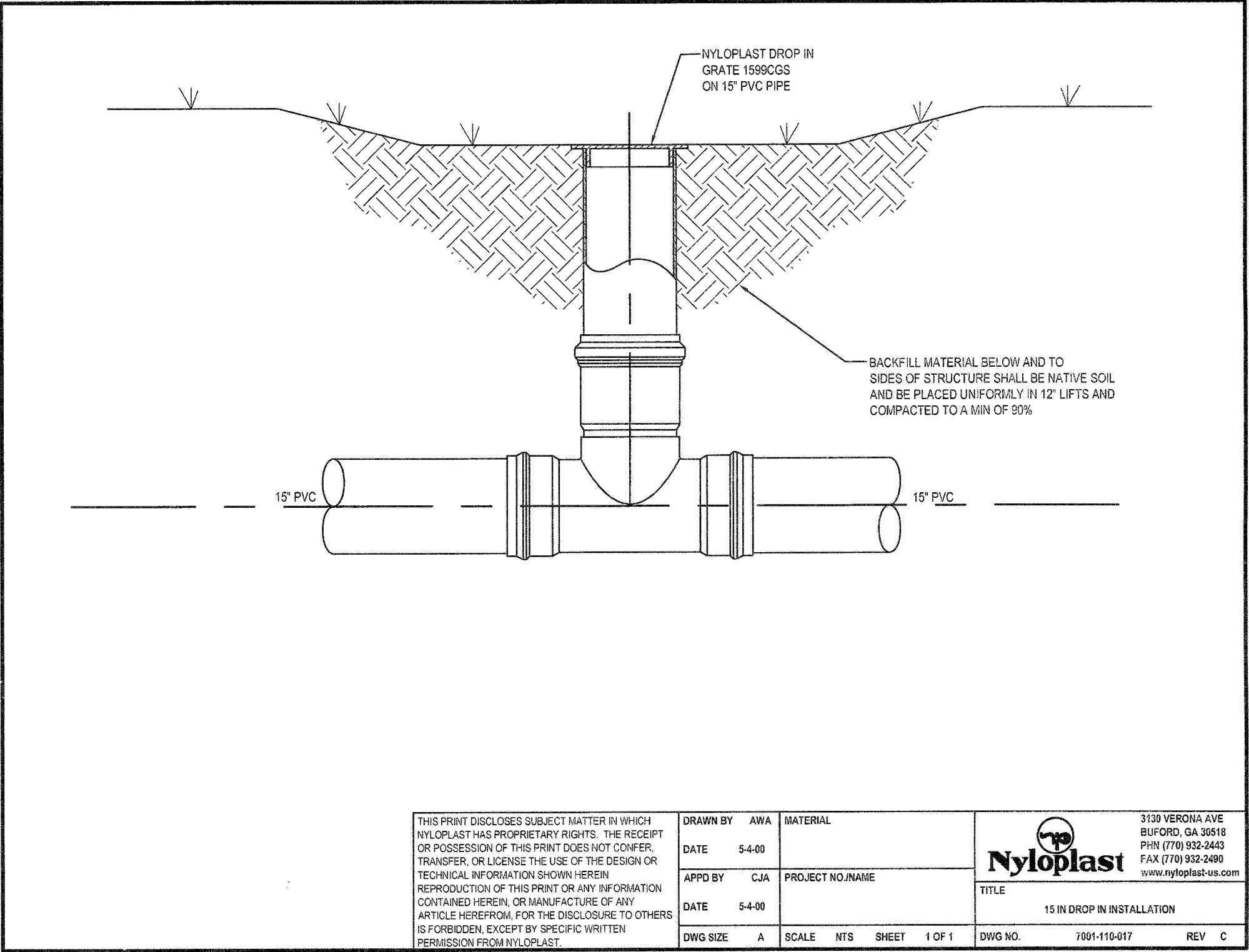
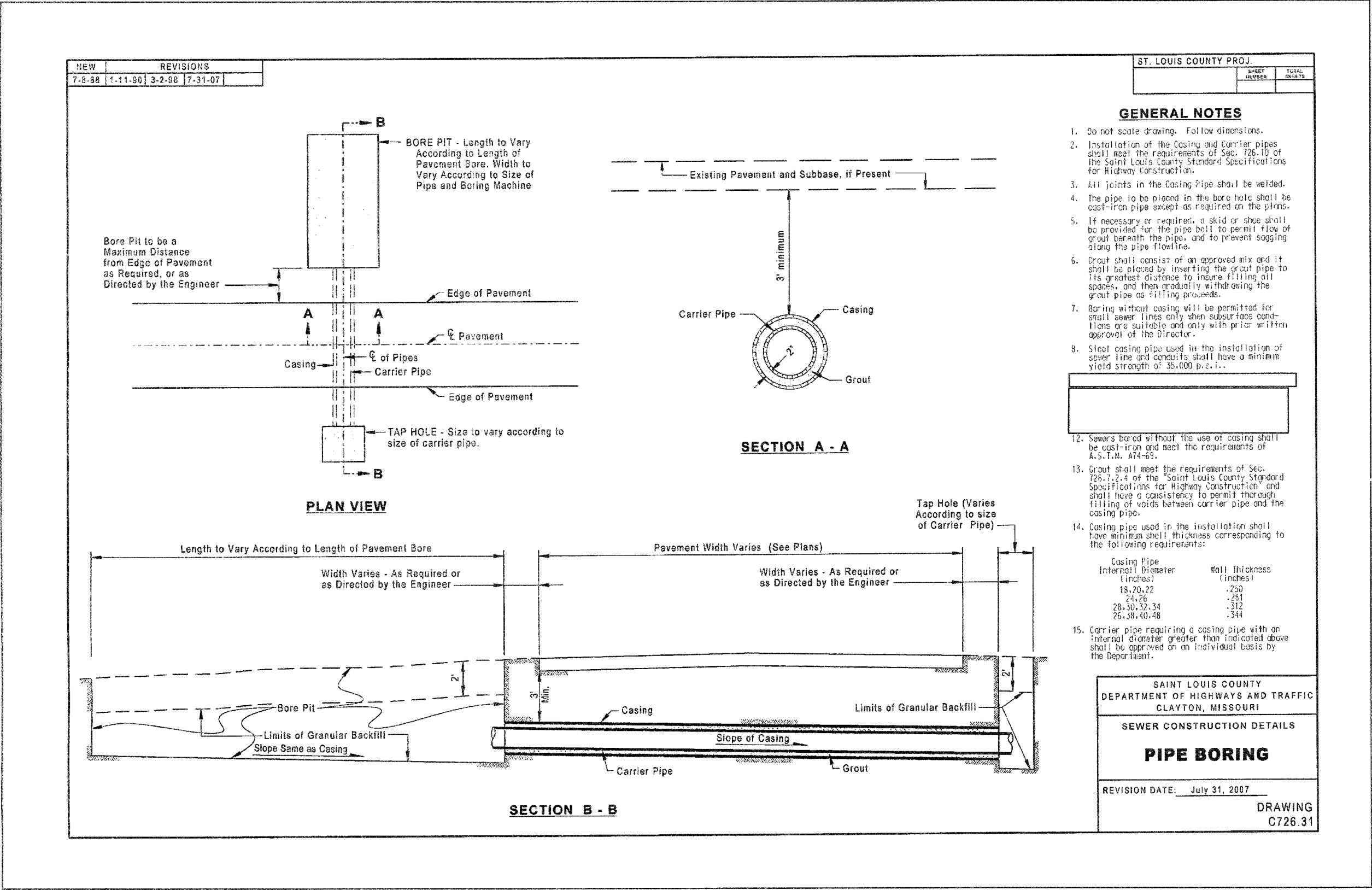
(NOT FOR USE IN ST. LOUIS COUNTY R/W)

ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
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MSD Landscape Guide to Stormwater Best Management Practices

Planting, Water and Mulch Requirements for Stormwater BMPs

Table 3: Planting, Water and Mulch Requirements

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth****
No ability to water after	Late Feb. – April only	2.25" x 3.75" or larger	Water each plug immediately		1.5 for plugs
Manual watering with standard sprinkler	Late Feb. – Early June Sept. – October	4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. – Early Oct.	2.25" x 3.75" (plug) or larger in spring 4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts

*This water amount includes natural rainfall. If you get a 1/4 inch of natural rain then you will need to add a 1/4 inch of water to meet the 1 inch requirement.

**Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.

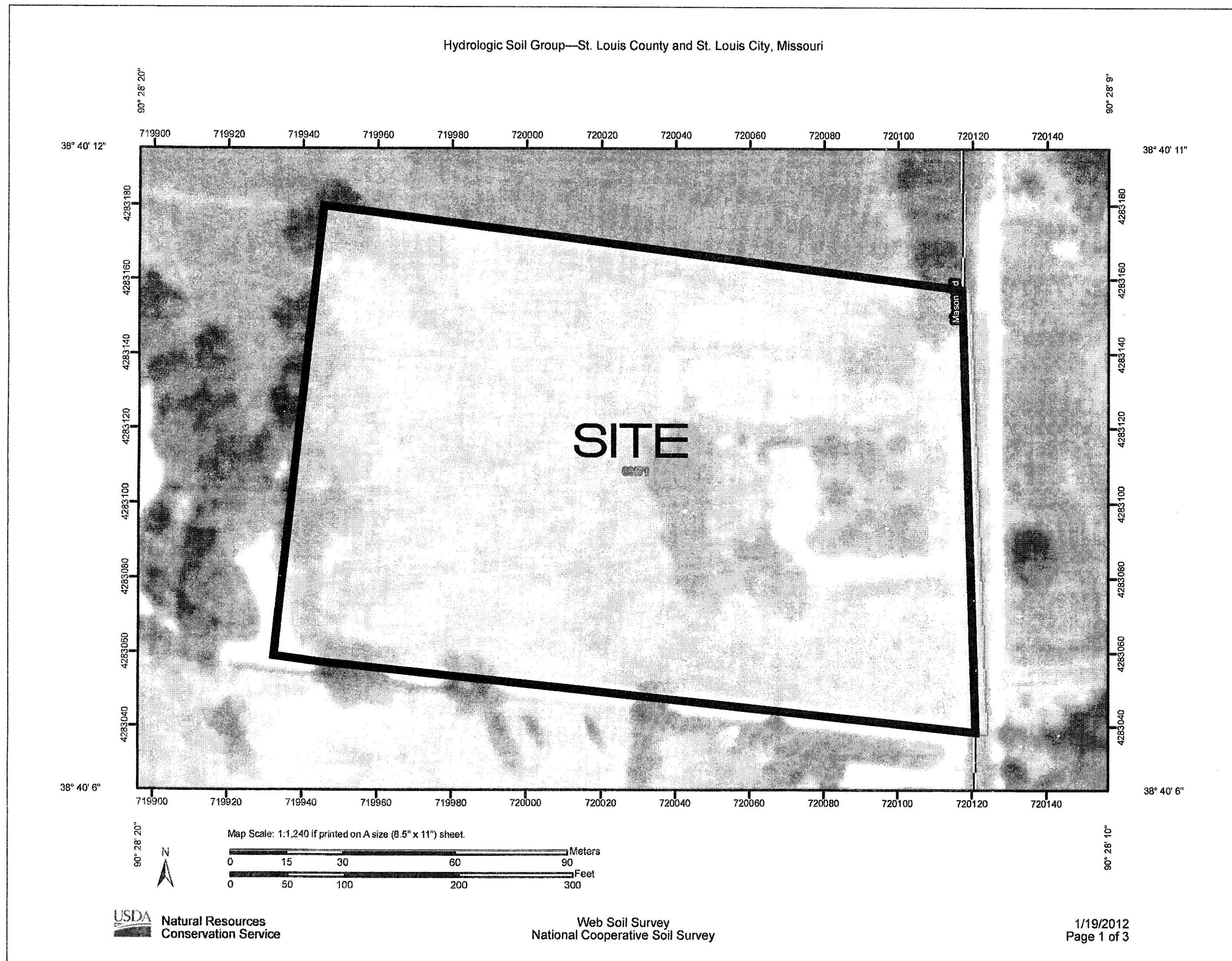
***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.

****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at a depth of 3 inches.

ENGINEERS SEAL DOES NOT APPLY
TO DETAILS ON THIS SHEET

ST. LOUIS COUNTY HT# 2011
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Hydrologic Soil Group—St. Louis County and St. Louis City, Missouri

Hydrologic Soil Group

Hydrologic Soil Group—Summary by Map Unit — St. Louis County and St. Louis City, Missouri (MO189)				
Map unit symbol	Map unit name	Rating	Acre in AOI	Percent of AOI
60171	Mentro silt loam, karst, 2 to 14 percent slopes	C	5.4	100.0%
Totals for Area of Interest			5.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

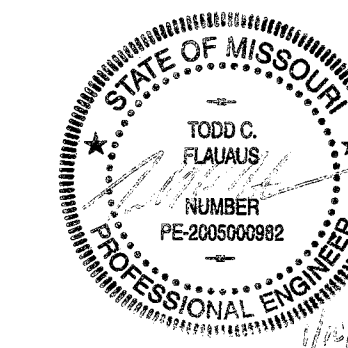
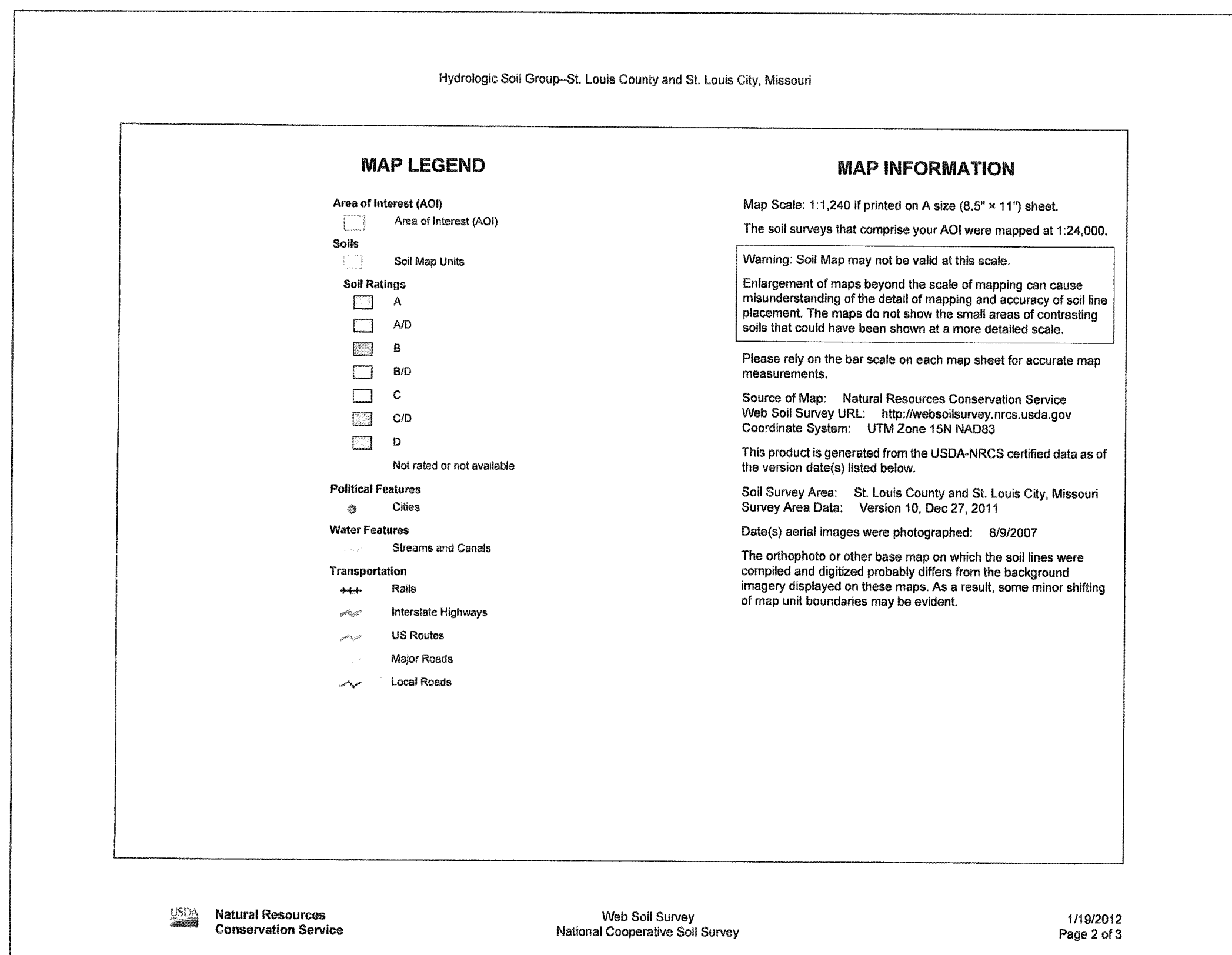
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/19/2012
Page 3 of 3



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SWPPP NOTE:
ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE SWPPP, AND ANY PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE ST. LOUIS COUNTY LAND DISTURBANCE CODE AND THE APPROVED SWPPP AT THE SITE OF THE PERMITTED ACTIVITY.

STORM WATER POLLUTION PREVENTION PLAN

- A. PURPOSE:
The purpose of the Storm Water Pollution Prevention Plan (SWPPP) shall meet the following objectives:
- Prevent erosion where construction activities shall occur.
 - Prevent pollutants from mixing with storm water.

- B. PROJECT DESCRIPTION:
The project is located in the Missouri River watershed in St. Louis County, Missouri. The project is approximately 4.87 acres with 2.15 acres being disturbed.

The project activities consist of clearing and excavating the site and constructing a Sanitary Sewer line. The site will be protected with the various erosion protection measures listed below:

- Silt Fences:** All storm water inlet structures shall be protected with silt fences. These fences will be constructed using straw bales in a circular pattern around any inlet device.
The entire perimeter of the project that allows storm water to exit will also have silt fences installed. These fences shall be composed of either straw bales or a fabric material. Details of these devices are depicted on the interim grading plans prepared by Bax Engineering Company, Inc. and attached.
- Revegetation:** The site will consist of varying ground slopes upon completion of the grading activities and the slopes prone to erosion will be seeded and strawed to stabilize the slope and prevent erosion. Refer to the specifications for proper seeding rates and type of seeding.

- C. MAINTENANCE AND INSPECTION:
Regular Maintenance: Weekly inspections of the project will include: (a) The repair of any sediment (silt) fence and/or staked straw bale barriers not well shaped or out of place; (b) The removal of any accumulated trash and/or debris; and (c) The removal of any externally deposited waste materials.

Periodic Inspections: Following each rain of more than one inch in 24 hours, the site will be inspected, and any necessary maintenance will be provided for a period of one year following the completion of the above remediation measures.

The field inspections will be conducted in a systematic manner to minimize the possibility of any significant feature being overlooked. Particular attention will be given to detecting evidence of erosion, slope instability, undue settlement, displacement, and tilting. The field inspection will include appropriate features and items, including potential hazards to human life or property.

The condition of the slopes and vegetative cover will be evaluated and examined for erosion.

Measures will be taken to promote the growth of vegetation and repair of damage caused by erosion and sedimentation. The inspection will also provide recommendations for measures that need to be undertaken immediately, based on the experience and judgment of the inspector. Necessary follow up inspections will be made as necessary to verify that any maintenance, alteration, or repair measures are accomplished by methods acceptable by standard engineering practice.

SPILL AND SITE POLLUTION:

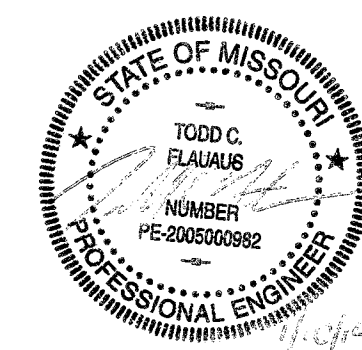
SHOULD AN ACCIDENTAL SPILL OCCUR REFER TO MATERIAL SAFETY DATA SHEETS. ANY SPILLS OF HAZARDOUS MATERIALS IN QUANTITIES IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (800-424-8802) AND MISSOURI DEPARTMENT OF NATURAL RESOURCES (573-634-2436). REPORTABLE SPILLS FOR PETROLEUM PRODUCTS IS GREATER THAN 50 GALLONS. ALL OTHER REPORTABLE HAZARDOUS MATERIALS AND THEIR QUANTITIES MAY BE FOUND NOT ON THE WEB SITE AT [HTTP://WWW.DNR.MO.GOV](http://www.dnr.mo.gov) OR THE LOCAL NUMBER IS 573-840-9750. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES OR THREATENS A SEWER, LAKE, CREEK, STREAM, RIVER, GROUNDWATER, WETLANDS, OR AREA LIKE A ROAD DITCH, THAT DRAINS INTO THE ABOVE.

AN EMERGENCY SPILL KIT IS REQUIRED TO BE ONSITE.

RUNOFF CALCULATIONS:

EXISTING UNDISTURBED SITE
EXISTING PERVIOUS AREA - 4.76 ACRES
EXISTING IMPERVIOUS AREA - 0.06 ACRES
EXISTING GRAVEL AREA - 0.05 ACRES
EXISTING RUNOFF:
PERVIOUS $4.76 \times 1.70 = 8.09$ C.F.S.
IMPERVIOUS $0.06 \times 3.54 = 0.21$ C.F.S.
GRAVEL $0.05 \times 3.24 = 0.16$ C.F.S.
TOTAL = 8.47 C.F.S.

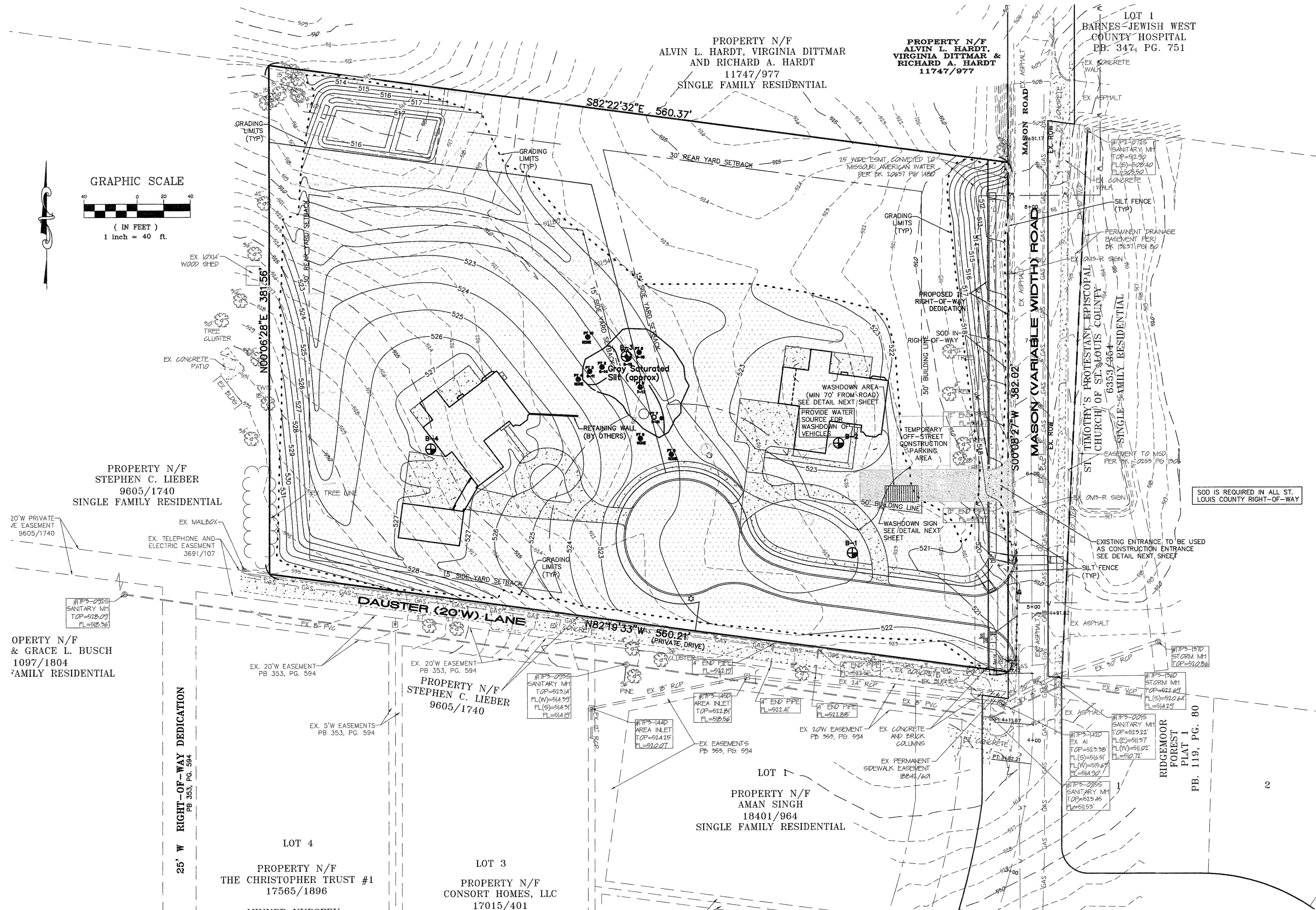
PROPOSED DEVELOPED SITE
PROPOSED PERVIOUS AREA - 4.11 ACRES
PROPOSED IMPERVIOUS AREA - 0.78 ACRES
PROPOSED RUNOFF:
PERVIOUS $4.11 \times 1.70 = 6.99$ C.F.S.
IMPERVIOUS $0.78 \times 3.54 = 2.69$ C.F.S.
TOTAL = 9.68 C.F.S.
DIFFERENTIAL RUNOFF: $9.68 - 8.47 = 1.21$ C.F.S.



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EPA NOTE:

THE FOLLOWING ARE NON-STORM WATER DISCHARGES THAT ARE ALLOWED BY THE EPA PROVIDED IT HAS BEEN DETERMINED BY THE PERMITTEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MSD. IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON-STORM WATER DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS.

- WATER LINE FLUSHING
- LANDSCAPE IRRIGATION
- DIVERTED STREAM FLOWS
- RISING GROUND WATERS
- UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20))
- UNCONTAMINATED PUMPED GROUND WATER
- DISCHARGE FROM POTABLE WATER SOURCES
- FOUNDATION DRAINS
- AIR CONDITIONING CONDENSATION
- IRRIGATION WATER, SPRINGS
- WATER FROM CRAWL SPACE PUMPS
- FOOTING DRAINS
- LAWN WATERING
- INDIVIDUAL RESIDENT CAR WASHING
- FLOWS FROM RIPARIAN HABITATS AND WETLANDS
- DE-CHLORINATED SWIMMING POOL DISCHARGES
- STREET WASH WATER
- RESIDENTIAL BUILDING WASH WATERS, WITHOUT DETERGENTS.

DISCHARGES OR FLOWS FROM FIRE FIGHTING ACTIVITIES OCCUR DURING EMERGENCY SITUATIONS. THE PERMITTEE IS NOT EXPECTED TO EVALUATE FIRE FIGHTING DISCHARGES WITH REGARD TO POLLUTANT CONTRIBUTIONS. THEREFORE, THESE DISCHARGES ARE AUTHORIZED AS ALLOWABLE NON-STORM WATER DISCHARGES, UNLESS IDENTIFIED, BY EPA, AS SIGNIFICANT SOURCES OF POLLUTANTS TO WATERS OF THE U.S.

SWPPP CERTIFICATION:

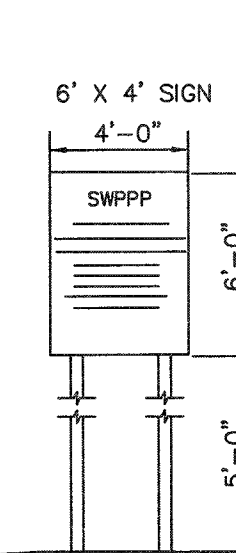
I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE APPROVAL OF THE LOCAL GOVERNING AGENCY. ADDITIONALLY, THIS PLAN HAS BEEN PREPARED TO SUBSTANTIALLY COMPLY WITH THE GENERAL PERMIT REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNATURE: _____ DATE: _____

CONSTRUCTION SCHEDULE (CONTRACTOR TO UPDATE SCHEDULE)

SEPT. 3-8, 2013	MOBILIZATION ONSITE, INSTALL SILT FENCING AND CONSTRUCTION ENTRY
SEPT. 9-13, 2013	SITE GRADING AND BIO-RETENTION GRADING
SEPT. 16-20, 2013	INSTALLATION OF UTILITIES
SEPT. 16-20, 2013	INSTALLATION OF BIO-RETENTION AREA
SEPT. 23, 2013	START CONSTRUCTION OF HOMES
SEPT. 23-27, 2013	INSTALLATION OF PAVEMENT
SEPT. 30-OCT. 4, 2013	FINAL GRADING AND FINAL SEEDING & SOODING

SWPPP
IRENE ALDRICH
815 N. MASON RD
CREVE COEUR
MO 63141
PLEASE CONTACT
PHIL DIFANI
314-569-3118
TO VIEW THE SWPPP
FOR THIS SITE



6' BY 4' PLYWOOD PAINTED WHITE WITH BLACK LETTERING TO INDICATE WHERE THE STORM WATER POLLUTION PREVENTION PLAN IS LOCATED.

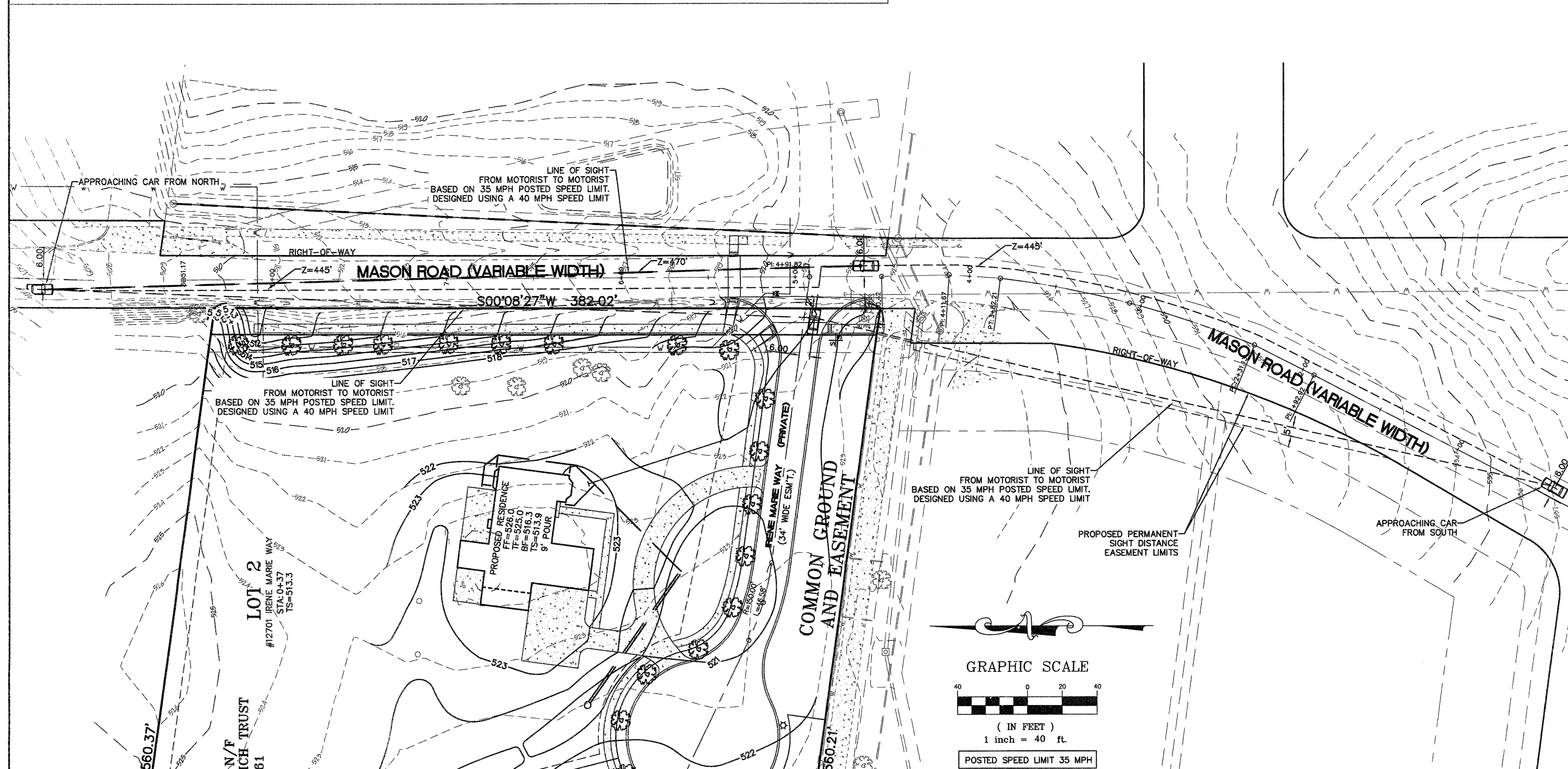
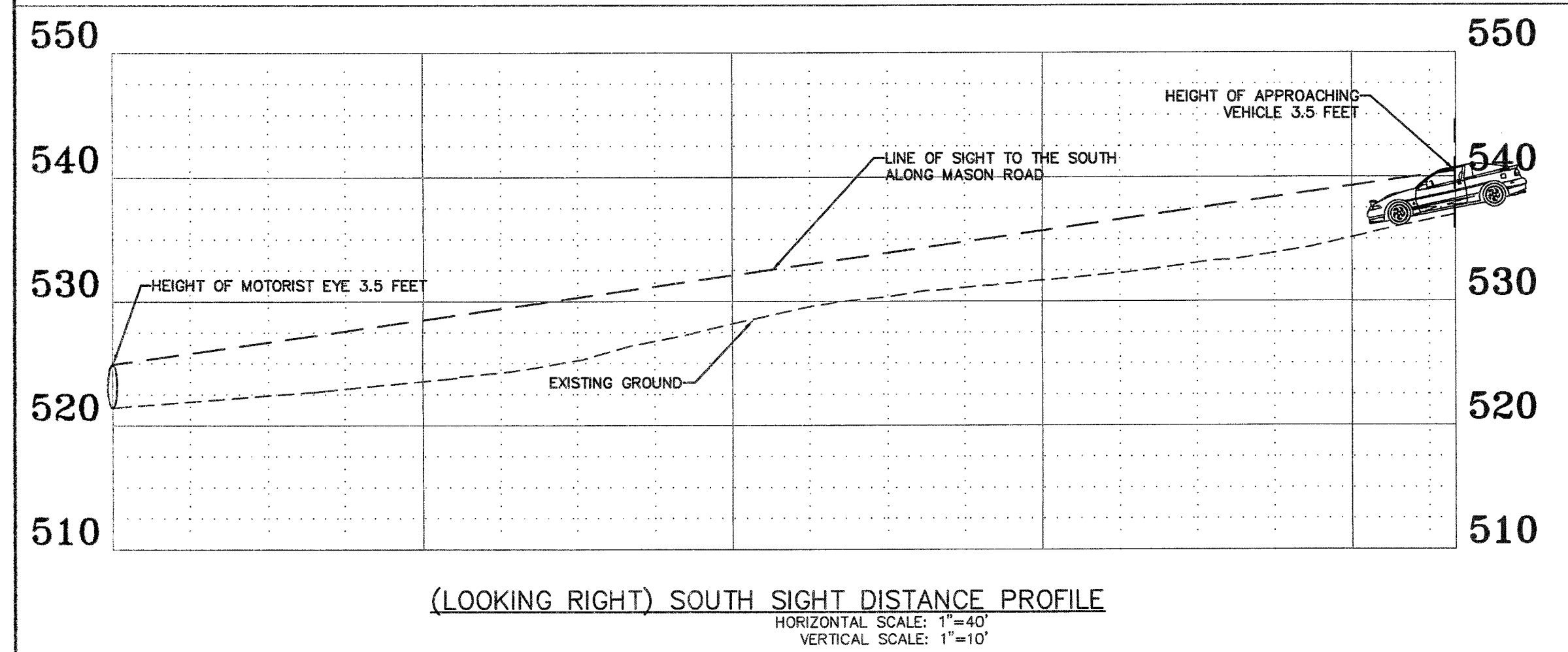
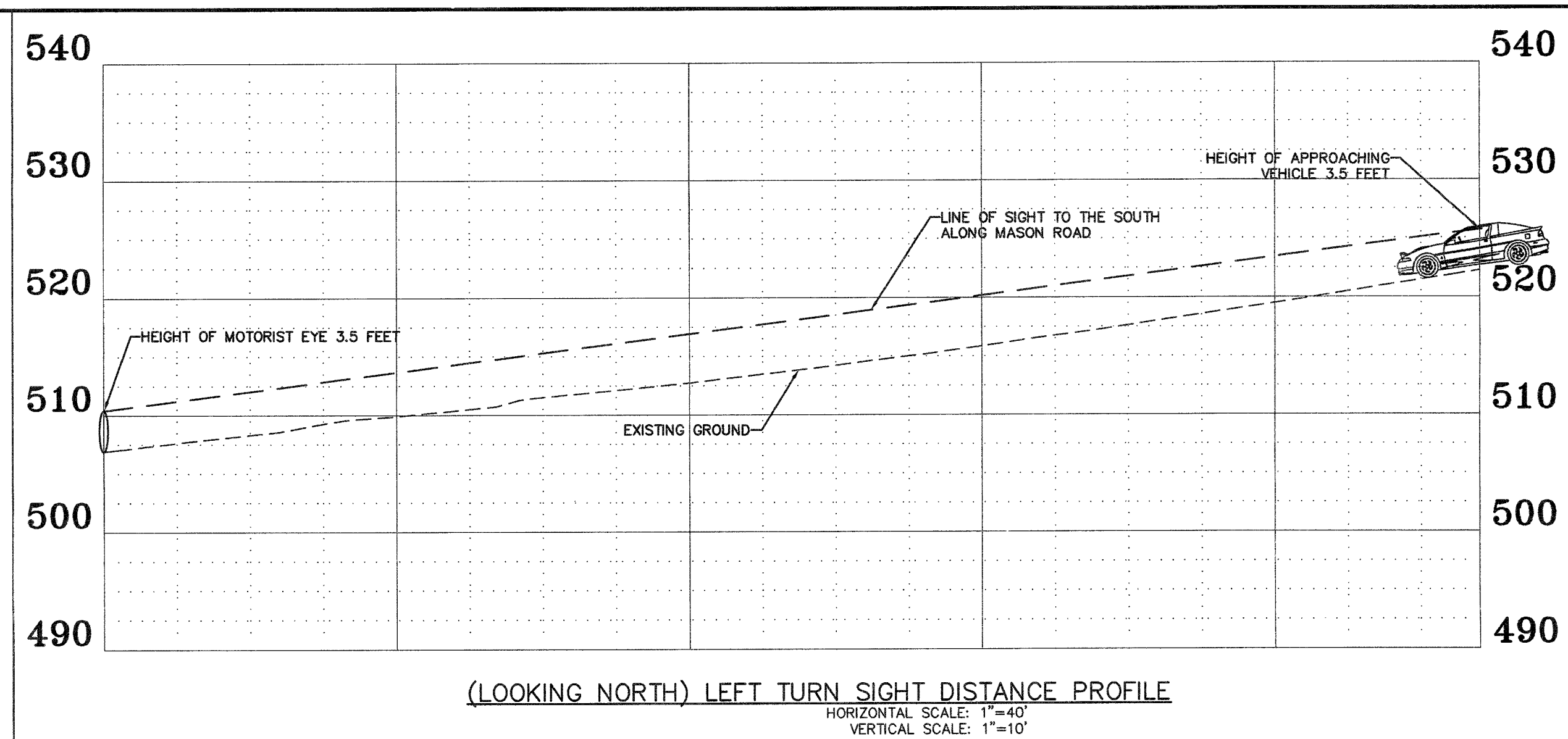
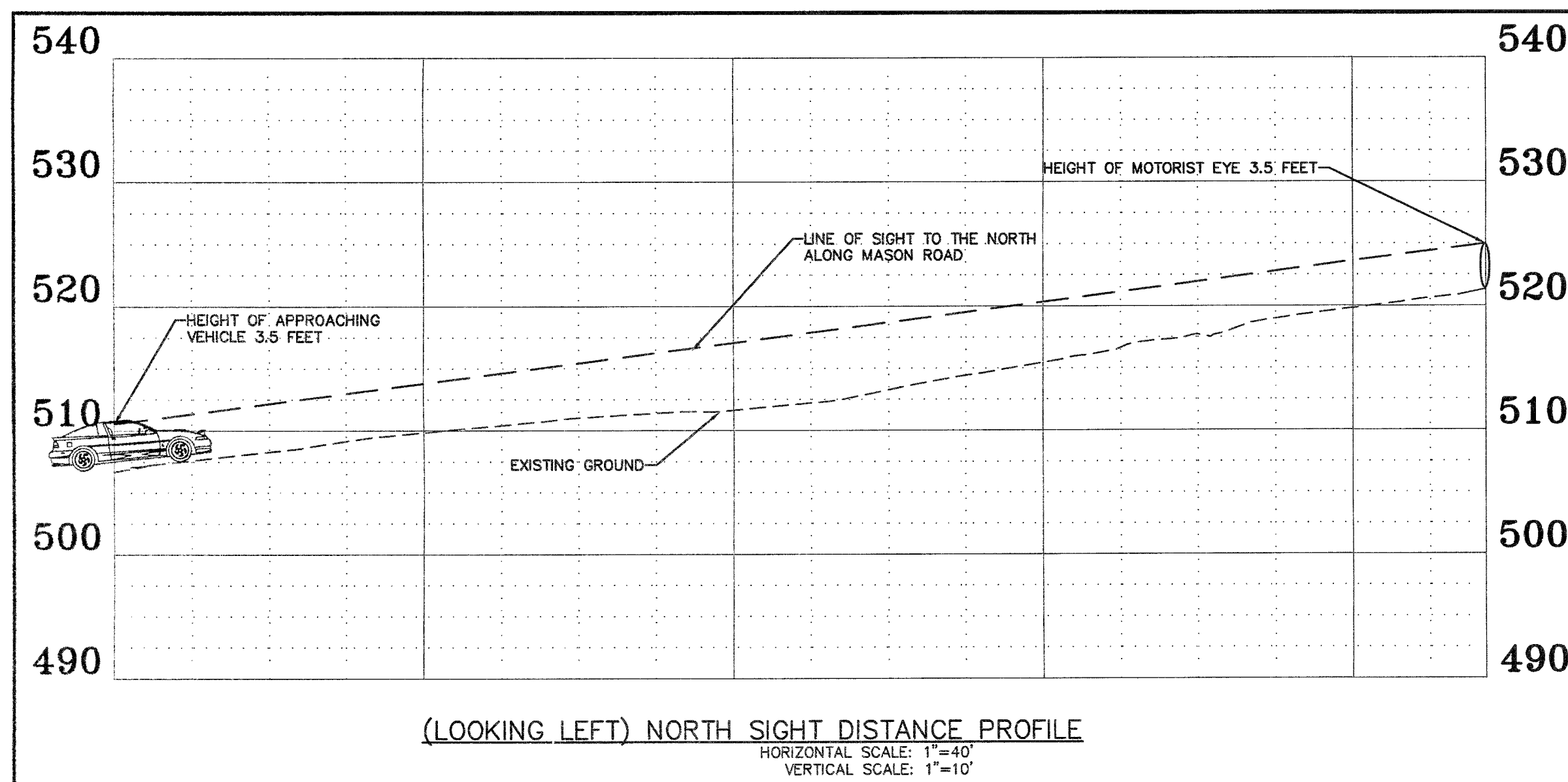
PROVIDE THE FOLLOWING IN 4" LETTERING SWPPP

IRENE ALDRICH
815 N. MASON RD
CREVE COEUR
MO 63141

PLEASE CONTACT
PHIL DIFANI
314-569-3118
TO VIEW THE SWPPP
FOR THIS SITE

SWPPP PUBLIC NOTICE SIGNAGE

NOT TO SCALE
PROVIDE SIGN AT LOCATION AS SHOWN ON PLANS.



06/01/12 MSD COMMENTS
 08/14/12 MSD COMMENTS
 02/05/13 CLIENT COMMENTS
 04/05/13 CLIENT COMMENTS
 08/14/13 CLIENT COMMENTS
 10/17/13 COMMENTS
 11/27/13 COMMENTS
 01/10/14 MSD COMMENTS

SIGHT DISTANCE PROFILE
DIFANI ESTATES
 11-15374 02-06-2012

NEW 9-15-05 12-9-06 4-15-07 3-4-08

REVISIONS

SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

Design Speed of the Roadway (M.P.H.)	Sight Distance for Left Turn From Major Road (ft.)	Sight Distance for Left Turn From Minor Road (ft.)	Sight Distance for Right Turn Only Intersections (ft.)
15	170'	180'	190'
20	225'	240'	250'
25	280'	300'	320'
30	335'	360'	390'
35	390'	420'	460'
40	445'	480'	530'
45	500'	540'	600'
50	555'	600'	670'
55	610'	660'	740'
60	665'	715'	800'
65	720'	775'	860'
70	775'	835'	920'

GENERAL NOTES

- Do not scale drawing. Follow dimensions.
- Sight distance design criteria shall be based upon the number of lanes of the ultimate roadway.
- On existing roadways the design speed shall be the 85th percentile speed of motorists on the roadway as established by radar studies or 5 m.p.h. greater than the posted speed limit, whichever is greater.
- On new roadways the design speed shall be 5 m.p.h. greater than the anticipated posted speed limit.
- If "W" is greater than 3 lanes sight distance data shall be increased by extrapolating from values on the chart.
- If "W" includes a median, sight distance data shall be increased by interpolating between values shown on the chart.
- Height of motorist eye in stopped vehicle = 3.50 ft. Height of the object = 3.50 ft.
- Sight distance requirements shall be satisfied looking left and right for a motorist in each exit lane of a side street or driveway.
- Sight distance requirements for left turning motorist on the through roadway attempting to enter a side street or driveway are measured from a vehicle stopped condition.
- All sight distances assume grades of 3 percent or less. If greater see AASHTO Geometric Design of Highways and Streets.
- Sight distance should be met for signalized intersection.

SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC CLAYTON, MISSOURI

SIGHT DISTANCE AT INTERSECTIONS

REVISION DATE: March 4, 2008

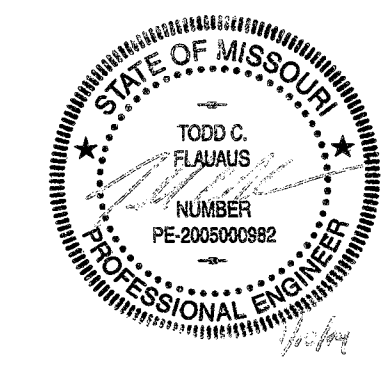
DRAWING 40.25-1

TYPICAL PROFILE ALONG LINE OF SIGHT TO THE LEFT

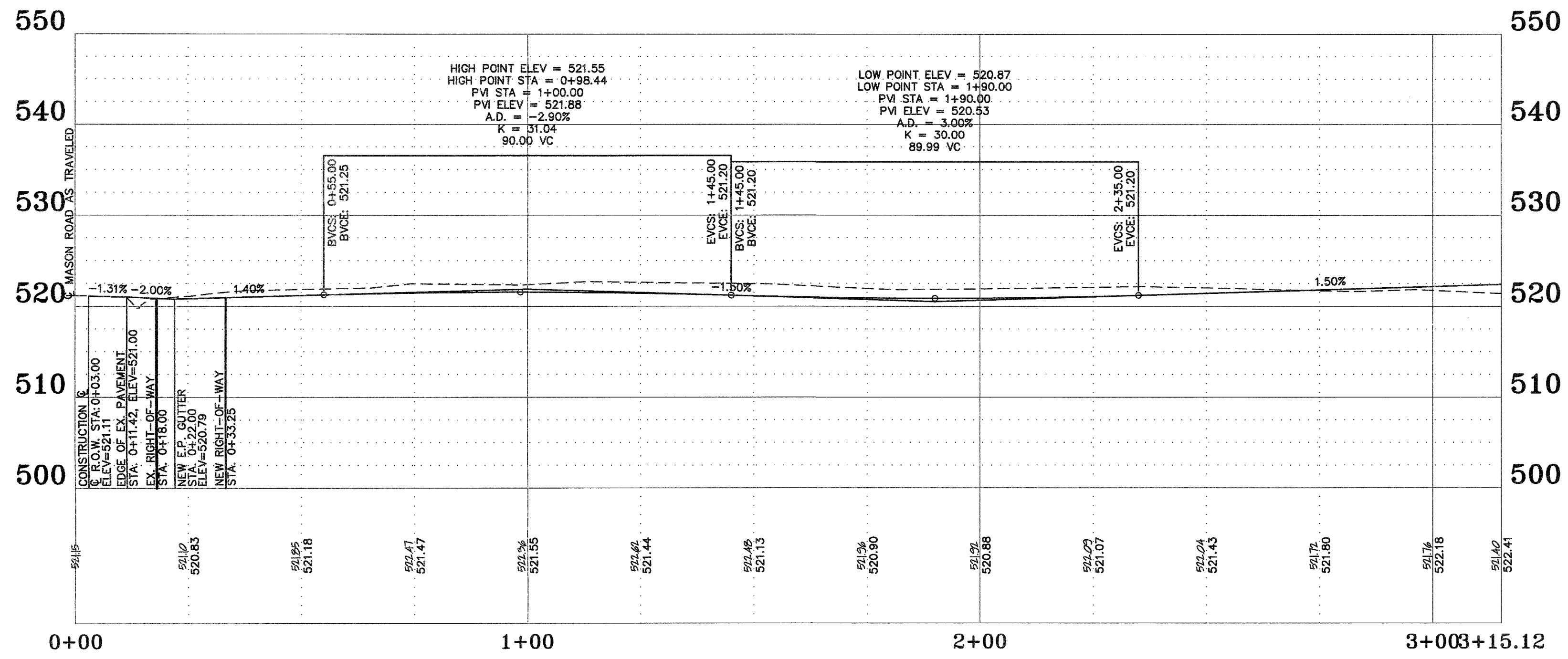
This diagram shows a cross-section of the road with a vehicle on the left and a motorist on the right. It labels the 'Height of Vehicle', 'Height of Motorist eye', 'Required Line of Sight', and 'Acceptable Grade'. It also shows the 'Line of sight for left turning motorist entering side street or driveway (See Note 9)'.

ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

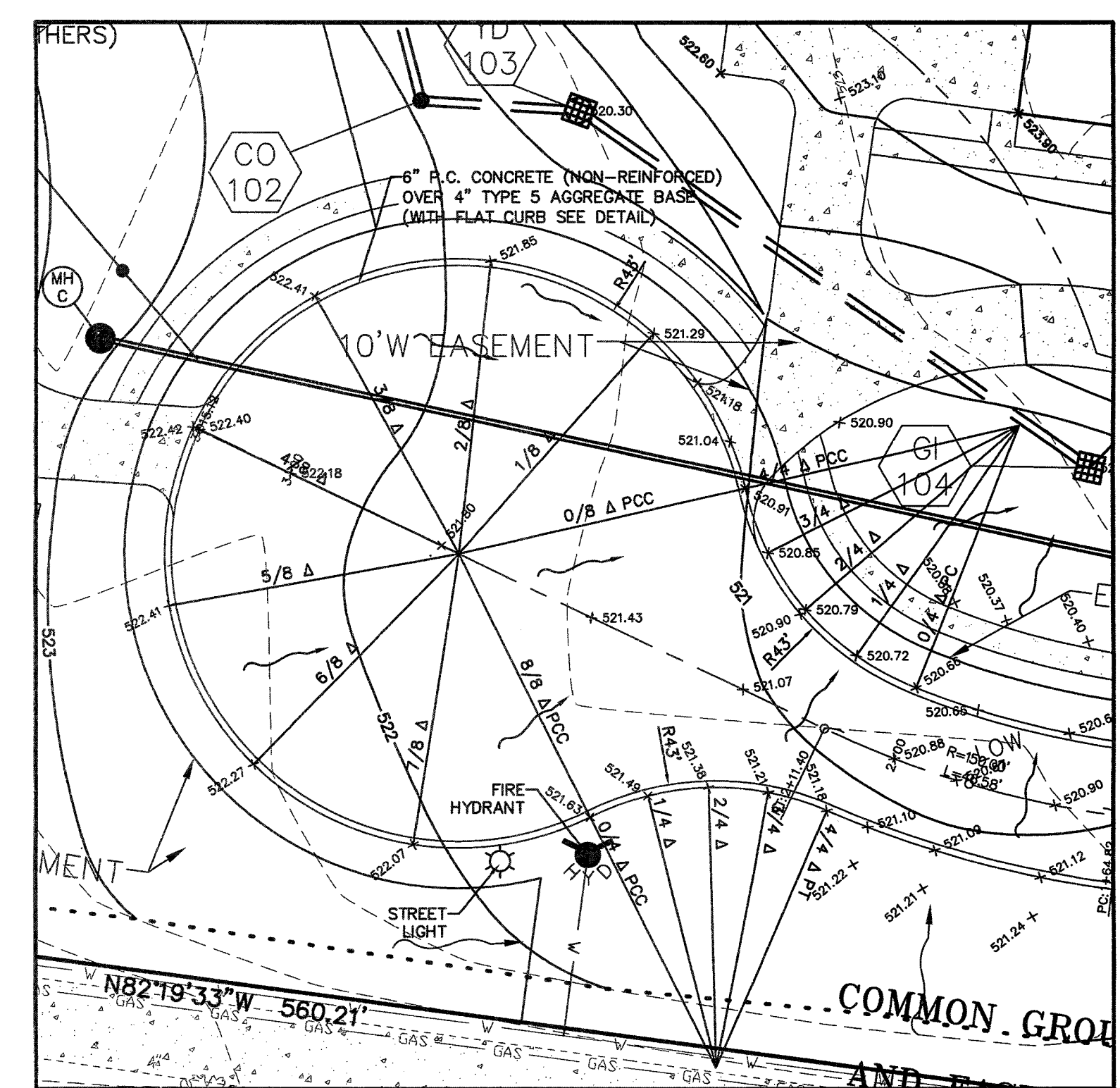
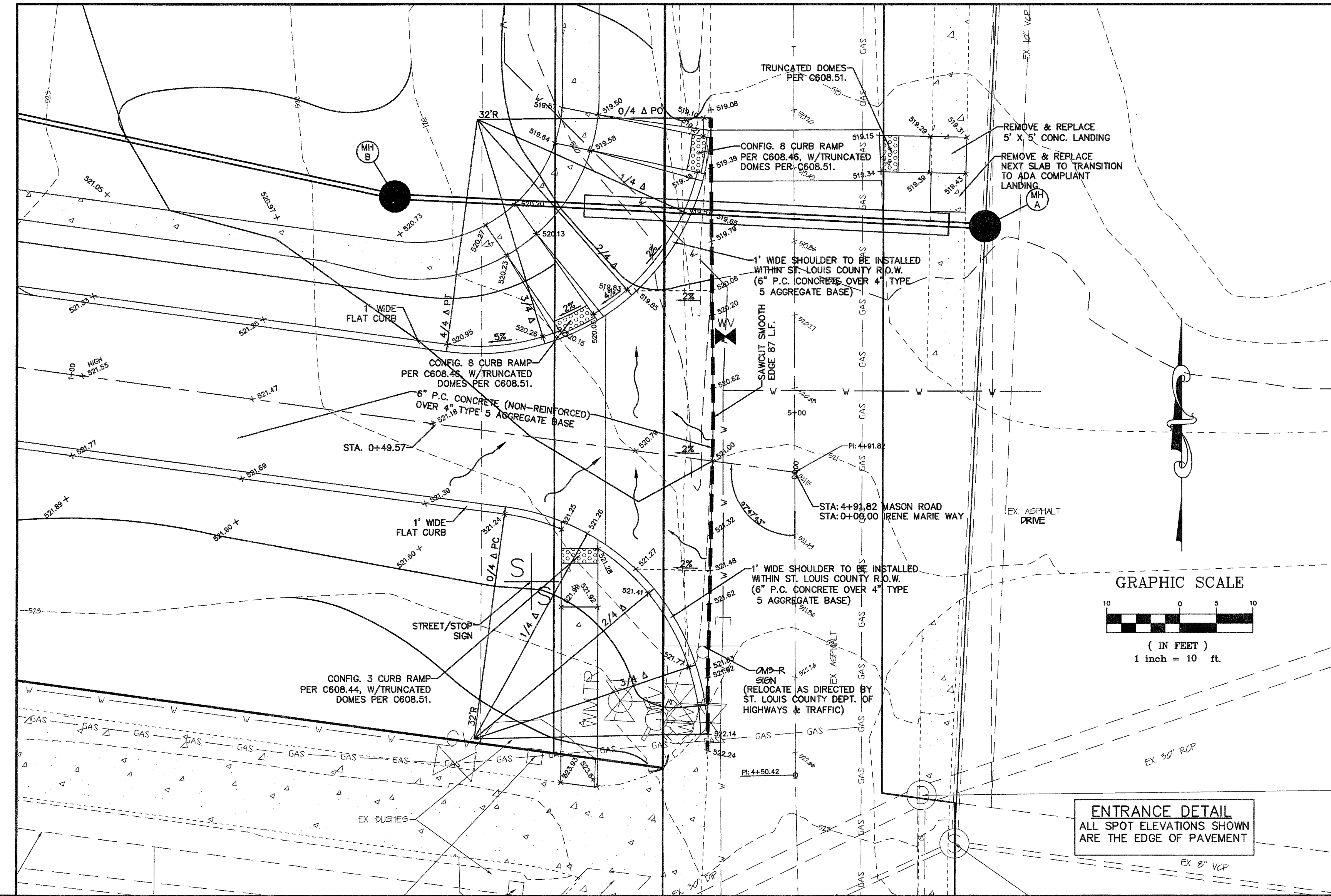
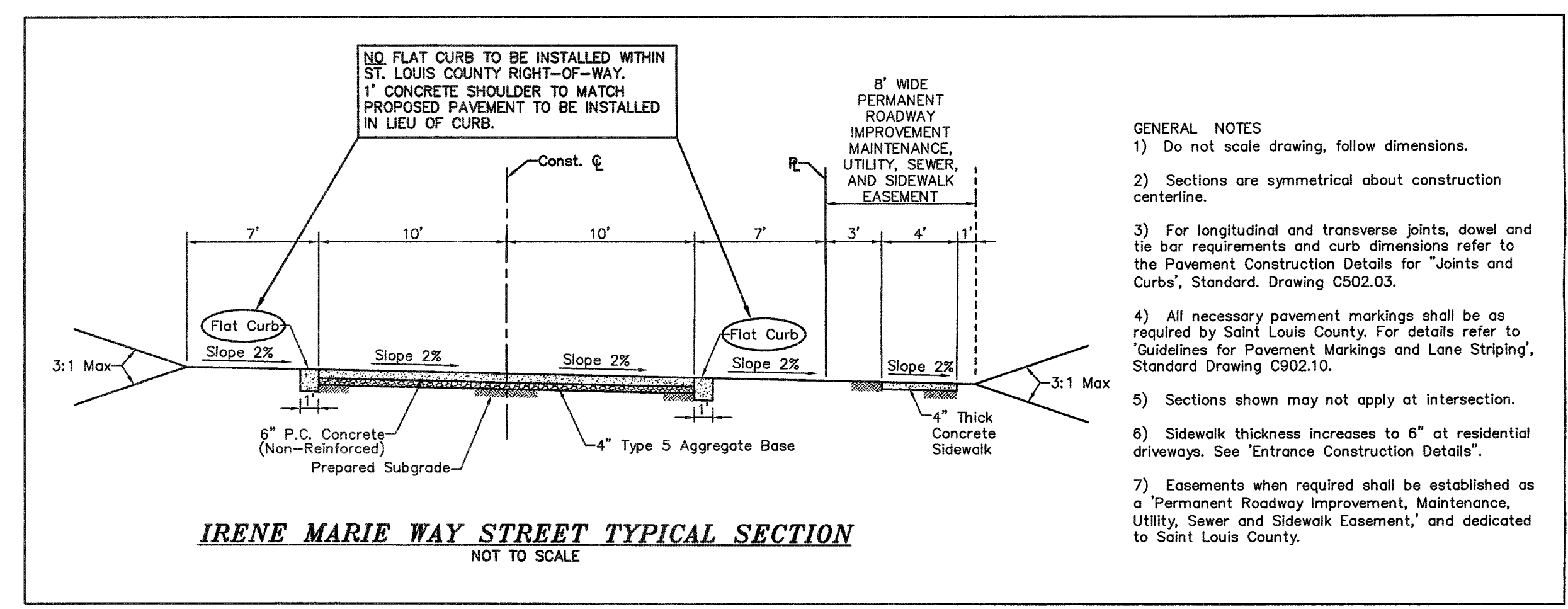


Todd C. Flaurus
 CIVIL ENGINEER
 2005000982
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 Box Engineering Company, Inc.
 Authority No. C00555
 All Rights Reserved



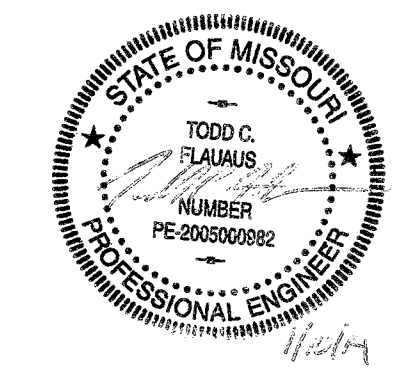
**IRENE MARIE WAY
STREET PROFILE**

SCALES:
HORIZ. 1"=20'
VERT. 1"=10'



**ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3**

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.



Todd C. Flourens
CIVIL ENGINEER
2005000982
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Authority No. 000655
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**AN ORDINANCE REPEALING ORDINANCE NUMBER 4088 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CREVE COEUR CORPORATE CENTER
CAMPUS LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application has been submitted by Colleen Haddad of Cassidy Turley, Inc., for an amendment to the Master Sign Plan for Creve Coeur Corporate Center to adjust the maximum sign area for all attached wall signs, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new building signage; and

WHEREAS, the original Master Signage Plan for the Creve Coeur Corporate Center was approved by Ordinance Number 4088 in June 11, 2007; and

WHEREAS, the City revised the Article VIII Sign Regulations on October 22, 2012, including how the gross sign area was measured.

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 31, 2014, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of said public hearing had previously been 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, Planning and Zoning Commission reviewed and by a 7-0 vote recommended approval of the subject amendments at its meeting on Monday, March 31, 2014; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard 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 City 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 being fully informed finds that approving the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

Section 1: Ordinance Number 4088 is hereby repealed.

Section 2: A new Master Sign Plan, attached hereto as Exhibit 1, is authorized for the Creve Coeur Corporate Center that includes the buildings addressed as 600, 622, 701, and 721 Emerson Road as defined within the Master Sign Plan.

Section 3: Such approval of the Master Signage Plan for the Creve Coeur Corporate Center shall be restricted to the following conditions:

1. The applicant shall submit sign permit applications for all new signs referred to in the Master Sign Plan that currently does not possess a sign permit
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

Section 4: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Master Signage Plan



Creve Coeur Center

600-721 Emerson Road
Creve Coeur, MO 63141

Last Updated February, 2014

Creve Coeur Center

This facility comprises of four (4) mid-rise buildings totaling 589,196 square feet of office space, plus two (2) mid-rise covered parking garages. All of the office buildings face Emerson Road, having the following street addresses: 600, 622, 701, and 721. The western elevations of buildings 701 and 721 have direct exposure to I-270. These buildings, however, are not continuous to each other. Buildings 600 and 622 occupy 7.4 acres and buildings 701 and 721 occupy 5.4 acres for a total of 12.8 acres.

Signage Plan

Building Monument Signage

Currently there are four (4) existing building monument signs. Each monument sign is 60” high, 72” wide and 8” deep, with accommodation for up to six (6) tenant names. All meet current zoning requirements. These signs are adequate for the foreseeable future and no further monument signs are requested. There are multiple small directional signs throughout the property that generally fall outside of zoning requirements, such as entrance, exit, no parking, etc. All monument signs are to be internally illuminated. See Attachment #1 for all pictures of Building Monument Signage.

Building 701 currently has Kiefer Bonfanti & Co., LLP, LDI Integrated Pharmacy Services, CRB Engineers-Architects-Builders, and Preferred Resources, Inc. There are three (3) available spaces.

Building 721 currently has Drury Development, Drury Hotels, Cassidy Turley, and The Cornerstone Insurance Group. There are three (3) available spaces.

Building 600 currently has Krilogy Financial, CSC, and Isle of Capri Casinos, Inc. There are three (4) available spaces.

Building 622 currently has ICL North America, leidos, Hastings & Chivetta Associates, Perficient, 8760 Engineering, LLC, and Oakwood Systems Group. There is one (1) available space.

Exterior Building Signage

The City of Creve Coeur allows two (2) wall signs per building, each sign not to exceed 150 square feet. The square feet shall be measured by taking the length of the sign area and multiplying it by the width of the sign area (Length x Width). Currently there are five (5) wall mounted tenant identity signs. All exterior building signs are to be internally illuminated. See Attachments #2 through #5 for pictures of all Exterior Building Signage.

Building 600 currently has zero (0) exterior signs installed. The front west facing sign has been leased to EMC Corporation and their signage approval is pending. A rendering is included in the pictures below.

Building 622 currently has one (1) exterior sign installed belonging to ICL Performance Products.

Building 701 currently has two (2) exterior signs installed belonging to LDI Integrated Pharmacy Services and CRB Engineers.

Building 721 currently has one (1) exterior sign installed belonging to Drury Hotels, Inc. The south building sign is leased to Drury Development.

Parking Garage Exterior Signage

The City of Creve Coeur allows one (1) wall sign to be installed on the parking garage between 701 and 721. This sign is not to exceed 150 square feet. All parking garage wall signs are to be internally illuminated. See Attachment #6 for the picture of the Parking Garage Exterior Signage

Parking Garage currently has one (1) sign installed belonging to Cassidy Turley.

Attachment #1 Building Monument Signage

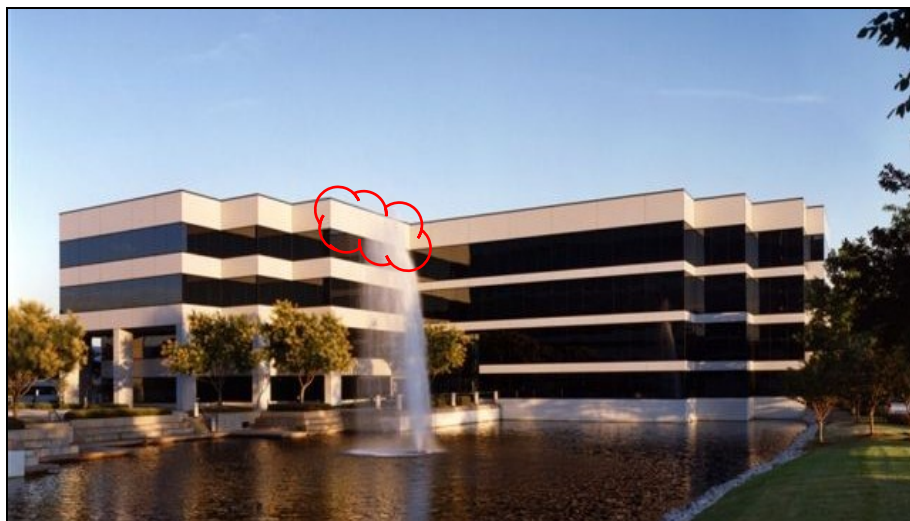


Attachment #2

600 Exterior Signage Locations



West facing elevation in the center.

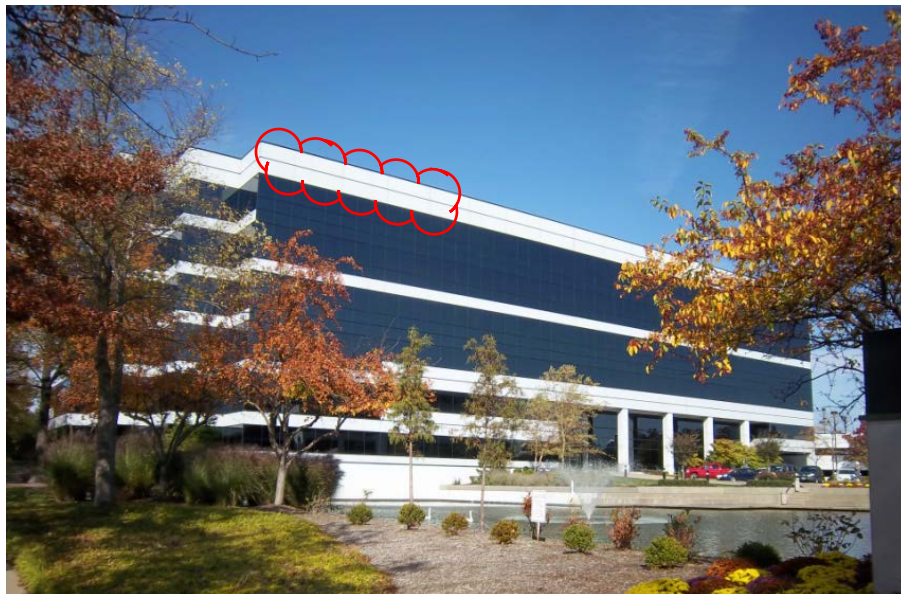


Rear West facing elevation on West side closest to the building.

Attachment #3 622 Exterior Signage Locations



West facing elevation in the center.



South facing elevation on West side.

Attachment #4 701 Exterior Signage Locations



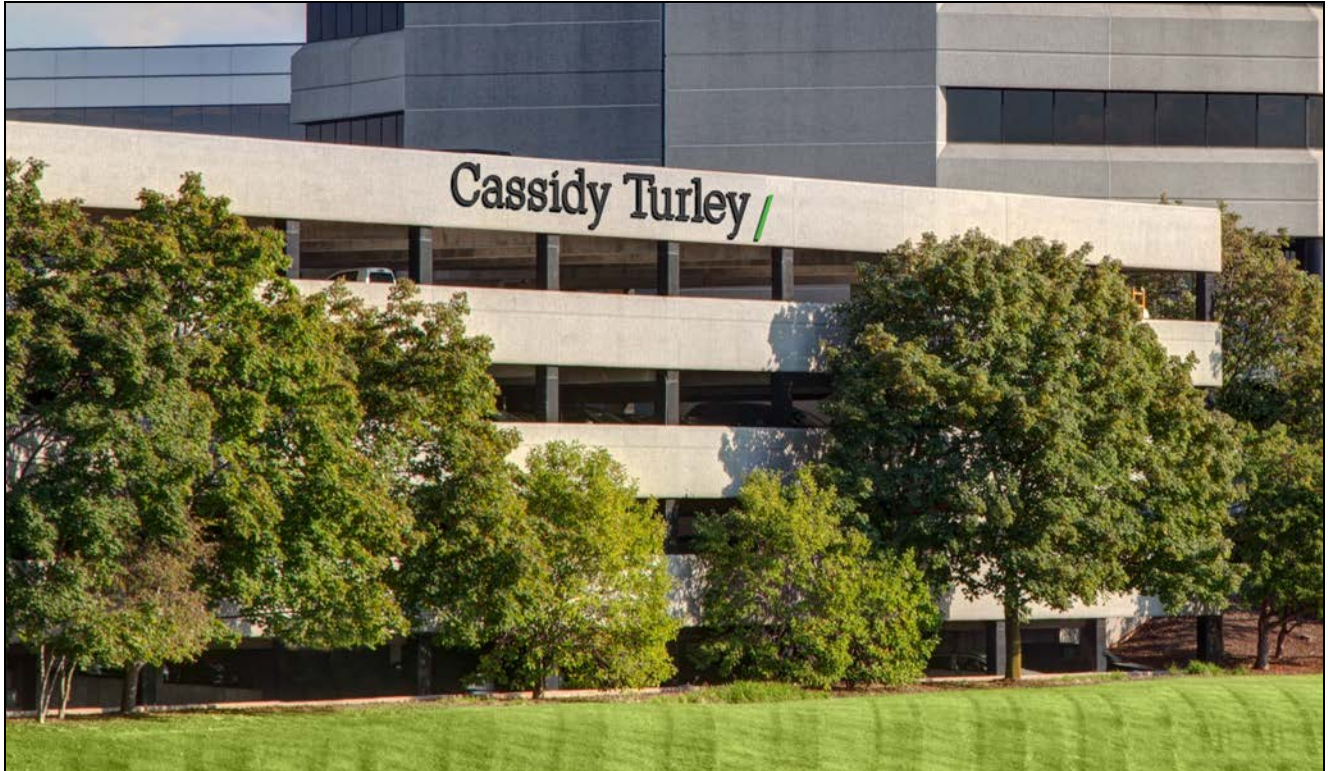
West facing elevation on North and South sides.

Attachment #5 721 Exterior Signage Locations



West facing elevation on North and South sides.

Attachment #6
Exterior Garage Signage Location



West facing elevation in the Center.

EXHIBIT A

DESCRIPTION OF LAND

TRACT I - Phases I and II:

A tract of land being CREVE COEUR CORPORATE CENTER, a subdivision according to the plat thereof recorded in Plat Book 238 Page 47 of the St. Louis County Records, in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the East right-of-way line of Interstate Highway I-270 (formerly I-244), being the Southwest corner of property conveyed to Sir Lion of Creve Coeur, Inc. by deed recorded in Book 6383 Page 1075 of the St. Louis County Records; thence Eastwardly along the South line of Sir Lion of Creve Coeur, Inc. property South 89 degrees 16 minutes 00 seconds East 205.26 feet to the West line of Emerson Avenue 50 feet wide; thence Southwardly along said West line of Emerson Avenue, 50 feet wide, South 0 degrees 09 minutes 00 seconds West 938.67 feet to a point; thence North 89 degrees 14 minutes 10 seconds West 245.18 feet along the North line of Emerson Terrace, a subdivision according to the plat thereof recorded in Plat Book 38 Page 37 of the St. Louis County Records to a point; thence North 02 degrees 21 minutes 36 seconds West 500.10 feet to a point on aforesaid East right-of-way line of Interstate I-270 (formerly I-244); thence Northwardly along said East right-of-way line North 04 degrees 50 minutes 05 seconds East 261.96 feet and North 12 degrees 59 minutes 10 seconds East 181.96 feet to the point of beginning.

TRACT II - Phases III and IV:

A tract of land being part of Lot 15 of LAKE HOUSE FARM SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 9 Page 74 of the St. Louis City (former County) Records, part of Lot 9 of STUDDT'S HOME PLACE, a subdivision according to the plat thereof recorded in Plat Book 7 Page 38 of the St. Louis County Records, and part of Lot 1 and part of Lot 2 of SINCO HILLS, a subdivision according to the plat thereof recorded in Plat Book 91 Page 30 of the St. Louis County Records, in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the South line of property conveyed to George W. Jacob and Donald G. Jacob by deed recorded in Book 7268 Page 1692 of the St. Louis County Records with the West line of Decker Lane, as widened, by Road Dedication Plat recorded in Plat Book 283 Page 82 of the St. Louis County Records; thence along said West line of Decker Lane South 00 degrees 12 minutes 17 seconds West 543.02 feet to the Eastern prolongation of the South line of said Lot 1 of SINCO HILLS; thence along said prolongation North 89 degrees 44 minutes 02 seconds West 7.03 feet to a point; thence South 01 degree 05 minutes 58 seconds West 15.15 feet to a point in the North

Loan No.526381:11

line of Old Ballas Road Extension, 50 feet wide; thence along said North line of Ballas Road Extension the following courses and distances: along a curve to the left whose radius point bears South 23 degrees 18 minutes 01 second East 229.99 feet from the last mentioned point, a distance of 29.13 feet, South 59 degrees 26 minutes 35 seconds West 40.39 feet, along a curve to the right whose radius point bears North 30 degrees 33 minutes 25 seconds West 290.88 feet from the last mentioned point, a distance of 240.77 feet, and North 73 degrees 07 minutes 51 seconds West 250.99 feet to the East line of Emerson Avenue, as widened, by said Road Dedication Plat; thence along said East line of Emerson Avenue North 00 degrees 13 minutes 00 seconds East 542.12 feet to a point in the South line of property conveyed to Bernard H. Wenneman and wife by deed recorded in Book 2216 Page 78 of the St. Louis County Records; thence along said South lines of Wenneman and Jacob properties North 89 degrees 29 minutes 38 seconds East 540.45 feet to the point of beginning.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #14-006 APPROVAL OF AN AMENDMENT TO THE MASTER SIGN PLAN FOR CREVE COEUR CORPORATE CENTER

FOR THE MEETING OF: Monday, March 31st, 2014

LOCATION: 600, 622, 701, and 721 Emerson Road. The property is zoned "CB" Core Business.

REQUEST: An application has been submitted by Colleen Haddad of Cassidy Turley, Inc., for an amendment to the Master Sign Plan for Creve Coeur Corporate Center to adjust the maximum sign area for all attached wall signs based upon the revised sign code adopted last year. The original master sign plan for the Corporate Center was approved by Ordinance No. 4088 in 2007.

ADDITIONAL INFORMATION: The City's Sign Regulations provides that corporate campuses with three or more buildings, and with a minimum tract area of 10 acres, may seek approval of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Comp. Plan References

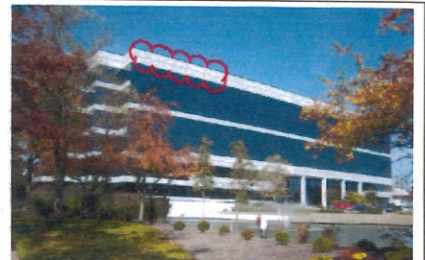
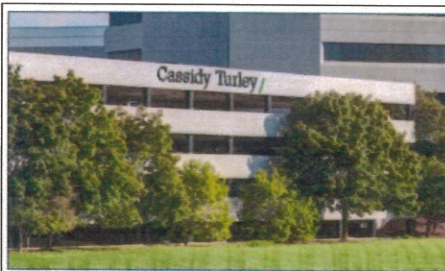
- Central Business District Action Area
- Design Guidelines (2002)

Zoning Code References

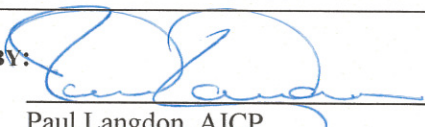
- Section 405.370: "CB" Core Business District
- Section 405.950(J) Master Signs Plans

APPLICANT: Colleen Haddad
Cassidy Turley, Inc.
600 Emerson Road, Suite 111
Creve Coeur, MO 63141

PROPERTY OWNER: I&G Direct Real Estate 18, L.P.
600 Emerson Road, Suite 111
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP
Community Development Director


Date

ATTACHMENTS: Applicants Materials received February 6, 2014
Draft Ordinance
Ordinance No. 4088

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The current Creve Coeur Corporate Center campus received approval for a Master Sign Plan in 2007 that allowed for two 100 square-foot signs on the buildings. At that time, the City measured the gross sign area as a single rectangle around the extreme limits of the sign, and in the case of individual letter signs only 2/3rds of this area was calculated as the sign area. Thus the 100 square-foot sign, would actually be approximately 150 square feet. However, this distinction was not specifically addressed in the prior plan. When the City adopted the new sign regulations on October 22, 2012, they revised how the City calculated the total gross sign area, per the following:

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual letter sign, only two thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

In order to maintain the same actual sign sizes are previously allowed, the applicant is seeking to revise the Master Sign Plan for the Creve Coeur Corporate Center to allow for two, 150 square foot-signs for each building, and specifically provide how the gross sign area is measured, should there be any future changes in the sign regulations. All of the ground signs are existing and consistent with the prior plan. The only change is how the sign area is defined for the wall sign. The signs already on the building were approved under the prior ordinance. Page three of the Applicant's proposed Master Sign Plan provided for the specific regulations for each of the buildings, as follows:

Exterior Building Signage

The City of Creve Coeur allows two (2) wall signs per building, each sign not to exceed 150 square feet. The square feet shall be measured by taking the length of the sign area and multiplying it by the width of the sign area (Length x Width). Currently there are five (5) wall mounted tenant identity signs. All exterior building signs are to be internally illuminated. See Attachments #2 through #5 for pictures of all Exterior Building Signage.

Building 600 currently has zero (0) exterior signs installed. The front west facing sign has been leased to EMC Corporation and their signage approval is pending. A rendering is included in the pictures below.

Building 622 currently has one (1) exterior sign installed belonging to ICL Performance Products.

Building 701 currently has two (2) exterior signs installed belonging to LDI Integrated Pharmacy Services and CRB Engineers.

Building 721 currently has one (1) exterior sign installed belonging to Drury Hotels, Inc. The south building sign is leased to Drury Development.

Because the prior ordinance for the master sign plan references outdated sections of the Code, Staff recommends a repeal and replacement with a new ordinance.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except to recommend that the City ensure that non-residential development is compatible with adjacent residential development (page 23). Both the East and West Olive Corridor Action Areas include a goal to tighten sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. They also recommend improving the City's existing sign regulations to increase the consistency and compatibility of signage. (pages 55 & 62). However this is not listed within the Central Business District Action Area, as the intensity of the development is greater and thus the degree of signage could be greater through the use of the Master Sign Plan process.

The Design Guidelines offer further direction in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17). The change in sign area would have no perceivable difference to the public in general, as it would be consistent with the prior plan. All of the other signs are pre-existing. The need for the change is a technical clarification that was brought about when the new Sign Regulations were adopted. In order to approve the two signs on the building, a revision to the prior plan was required.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner. As most of the signs are pre-existing and can be presumed to meet these goals, and that the only change is to how the sign area is measured for each of the office building signs, the intent of the Code has been met.

ACTION

If the Commission members wish to accept the proposed plan, they should vote on a motion to recommend approval of the proposed master sign plan amendment, subject to any modifying conditions supported by a separate motion and vote. An appropriate motion for this purpose is:

“I move to recommend approval of the Master Sign Plan for Creve Coeur Corporate Center campus as submitted with Application #14-006, subject to the conditions in the draft ordinance as presented on March 31, 2014.”
(Conditions must be added by separate prior motion.)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



- Legend
-  Subject Properties
 -  Property Lines



Attachment #1 Building Monument Signage



BILL NUMBER 5083

ORDINANCE NUMBER 4088

AN ORDINANCE APPROVING A MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR THE CREVE COEUR CENTER CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD, EAST AND WEST OF EMERSON ROAD AND ZONED "CB" CORE BUSINESS DISTRICT

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by The Designery Shop for approval of a Master Signage Plan for the Creve Coeur Center campus;

WHEREAS, The boundaries of the Master Signage Plan will be for Creve Coeur Center campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the request for a Master Signage Plan on May 7, 2007;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Tuesday, May 29, 2007, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan amendment as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on May 12, 2007 in the St. Louis Countian and on the week of May 14, 2007 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, 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 three times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: The Master Signage Plan for the Creve Coeur Center campus, as submitted by The Designery Shop, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the Creve Coeur Center campus and identified as the area on the Master Signage Plan.

SECTION 2: Such approval of the Master Signage Plan for the Creve Coeur Center campus shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit application(s) for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This Ordinance shall become effective upon adoption by the City Council and the signing hereof by the Mayor pursuant to the provisions of Section 3.11(g) of the Charter.

Adopted this 11th day of June, 2007.



DAVID KREUTER
PRESIDENT OF CITY COUNCIL

Adopted this 11th day of June, 2007.



HAROLD DIELMANN
MAYOR

Attest:



LAVERNE COLLINS, CMC
CITY CLERK



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 31, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, March 31, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. NEW BUSINESS

A. PUBLIC HEARING

Application #14-006: Approval of an amendment to the Master Sign Plan for Creve Coeur Corporate Center.

Applicant/Agent: Colleen Haddad
 Cassidy Turley, Inc.
 600 Emerson Road, Suite 111
 Creve Coeur, MO 63141

Property Owner: I&G Direct Real Estate 18, L.P.
 600 Emerson Road, Suite 111
 Creve Coeur, MO 63141

Mr. Paul Langdon, Director of Community Development, showed a picture of Creve Coeur Corporate Center and said that all the signs were approved in a master sign plan, but not all signs allowed by the plan have been installed. Mr. Langdon explained when they were going to install the latest one they ran into the change in how we measure sign area and when there are office projects like this, and there are buildings where some tenants have been leased up with promissory signage area and then find out the code does not allow for the larger size they thought they were getting, it creates an issue and that is what led to this request. Mr. Langdon explained the request, stating there is no new sign

locations, no new design criteria, and the look of the signs will not change to the public eye.

Mr. Rovak asked that the rationale that was just presented gets on the record in this approval, specifically so it does not appear that a new precedent is set. Mr. Langdon clarified that this ordinance only affects the master sign plan, and it would not affect any other properties, it is unique to this site.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Howard motioned to recommend approval of the Master Sign Plan for Creve Coeur Corporate Center campus as submitted with Application #14-006, subject to the conditions in the draft ordinance as presented on March 31, 2014. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Faron – aye
Chair - aye

Mr. Howard – aye
Mr. Rovak – aye

Dr. Barton – aye
Mr. Pullium – aye

3. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 10:40 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 100-FOOT TALL MONOPOLE COMMUNICATIONS TOWER
LOCATED AT THE LADUE EARLY CHILDHOOD DEVELOPMENT CENTER AT
10900 LADUE ROAD**

WHEREAS, under Section 405.210, Table A, all communication towers (NAICS 517210) in the "A" Single-Family Residential Zoning District require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Brick Storts of CIS Communications, LLC, for a conditional use permit for a one hundred-(100-)foot high monopole cell phone tower to be located at the Ladue School District Early Childhood Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 21, 2014, beginning at 7:00 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 21, 2014; 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. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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 community facilities or 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 4 hereof for the location and operation of a monopole cell phone tower to be located at 10900 Ladue

Road, in the "A" Single Family Residential zoning district, within the Ladue Early Childhood Development Center, whose legal description is as follows:

PROPERTY DESCRIPTION: LEASE AREA AND ACCESS/UTILITY EASEMENT

A 45 foot by 45 foot Lease Area and a 20 foot wide Access/Utility Easement, situated in the Southeast 114 of Section 11, Township 5 North Range 5 East, in St. Louis County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet to the POINT OF BEGINNING; thence South 60°50'01" West, a distance of 45.00 feet; thence North 29°09'59" West, a distance of 45.00 feet; thence North 60°50'01" East, a distance of 45.00 feet; thence South 29°09'59" East, a distance of 45.00 feet to the POINT OF BEGINNING. Containing 2,025 square feet.

AND a 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet; thence South 60°50'01" West, a distance of 55.00 feet to the POINT OF BEGINNING of said centerline; thence North 29°09'59" West, a distance of 22.50 feet to a point hereinafter referred to as POINT "A"; thence continuing North 29°09'59" West, a distance of 22.50 feet to the POINT OF TERMINATION; thence BEGINNING at aforementioned POINT "A"; thence South 60°50'01" West, a distance of 26.86 feet; thence North 60°10'30" West, a distance of 109.50 feet; thence North 58°59'54" East, a distance of 185.31 feet; thence North 00°05'32" West, a distance of 78.81 feet; thence North 37°05'18" East, a distance of 35.40 feet; thence North 60°51'59" East, a distance of 246.34 feet; thence North 01°00'09" West, a distance of 550.87 feet to the South Right of Way line of LADUE ROAD as it presently exists and the POINT OF TERMINATION.

Section 3: 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 one hundred- (100-)foot high monopole cell phone tower to be located at the Ladue School District Early Childhood Center, within the property addressed as 10900 Ladue Road, as described above.
2. The tower shall be a light grey color. Equivalent colors may be approved by the Zoning Administrator.
3. The accessory equipment yard at the base of the tower shall encompass an area not exceeding forty-five (45) feet by forty-five (45) feet and shall be enclosed by a six (6) foot high privacy fence. The fence shall be a color consistent with the tower or of natural wood material from a renewable source to meet with the City's Design Guidelines.
4. All wired services to the tower shall be installed underground.
5. 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.

6. 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.
7. 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.
8. 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 4: 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 3 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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

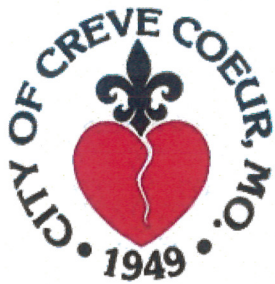
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #14-014 FOR A CONDITIONAL USE PERMIT FOR COMMUNICATION TOWER AT 10900 LADUE ROAD

FOR THE MEETING OF: Monday, April 21, 2014

LOCATION: 10900 Ladue Road at the Ladue Early Childhood Development Center. The property is zoned A Single Family Residential District.

REQUEST: Brick Storts of CIS Communications, LLC, has submitted a request for a conditional use permit for a one hundred- (100-)foot high cell phone monopole tower to be located at the Ladue School District Early Childhood Center.

ADDITIONAL INFORMATION: All communication towers (NAICS 517210) are permitted as a conditional use with review and approval by the City Council upon the recommendation Planning and Zoning Commission. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A", where the Ladue School District Early Childhood Center is located on 30 acres. The location of the tower will be approximately 326 feet from the east property line and 313 feet from the west property line.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comprehensive Plan References

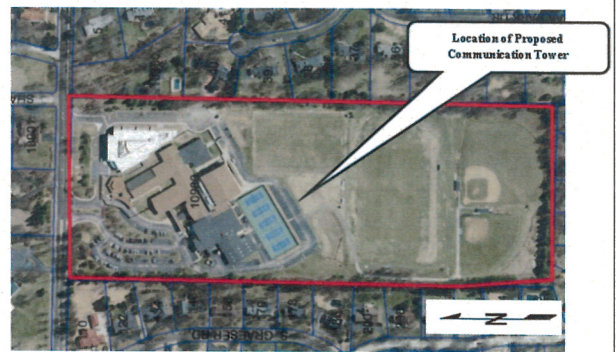
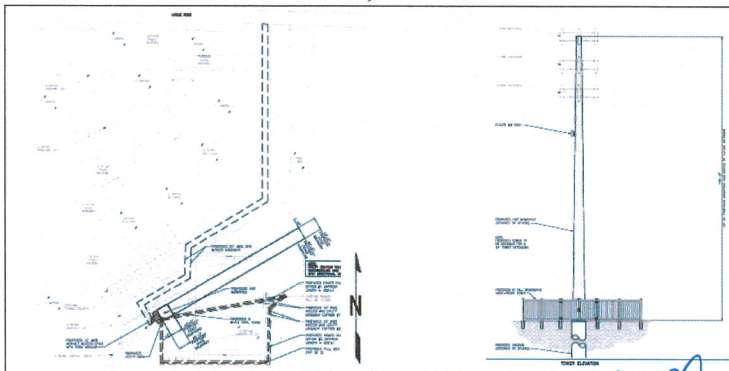
- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.250: "A" Single Family Residential
- Section 405.470 Conditional Uses

APPLICANT: CIS Communications, LLC
749 Old Ballas Road
St. Louis, MO 63141

PROPERTY OWNER: City of Ladue School District
9701 Conway Road
Ladue, MO 63124



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP

4/18/2014

Date

ATTACHMENTS: Applicant's Materials submitted March 6, 2014 and March 16, 2014
Draft Ordinance

DISCUSSION

The Applicant, on behalf of CIS Communications and AT&T is proposing a 100-foot tall cell tower just south of the tennis courts at the Ladue School District Early Childhood Center, approximately 914 feet south of Ladue Road. The Applicant is proposing that a 6-foot tall, sight-proof, white-vinyl fence be placed around the base of the facility to enclose the accessory equipment within an area measuring 45-feet by 45-feet.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	A Single Family Residential	Ladue Road
South	Residential	A Single Family Residential with RDD Designation	NA
East	Residential	A Single Family Residential	NA
West	Residential	A Single Family Residential with RDD Designation	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan doesn't provide direction for communication towers, except to protect residential areas from encroachment of non-residential uses. As the location is already within an institutional use and such towers are necessary to provide service in any zoning district, this recommendation would seem to be met.

ZONING REVIEW

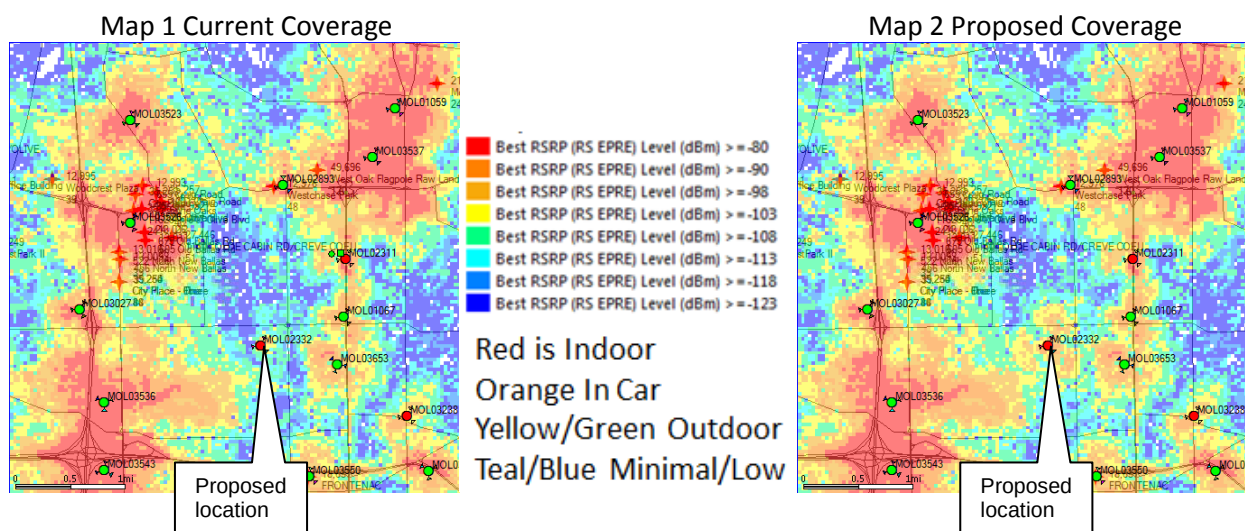
Cell towers are a conditional use within all zoning districts of the City. Below are the specific requirements for locating a facility in the City.

SECTION 405.470: CONDITIONAL USES

6. *Communication towers--(NAICS 517210) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).*
 - a. *A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.*
 - b. *A communication tower shall not be located on parcels of less than five (5) acres in size within the "A", "B", "C", "D" and "AR" Districts.*
 - c. *The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.*
 - d. *Communication tower operators of any tower approved after the effective date of this Chapter shall provide for the co-location of other communications providers on their tower for reasonable compensation and shall make adequate space available for public safety communication antennas.*
 - e. *Prior to approval of a communication tower by the City Council, the applicant shall document efforts to locate the proposed antenna on an existing communication tower within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower is not feasible.*
 - f. *The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.*
 - g. *All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements*

- constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
- h. In addition to the requirements of Section 405.1080, the site plan for the communication tower shall include the following information:
 - (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.
 - i. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations.
 - j. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
 - k. A communication tower shall not be located closer than fifty (50) feet to any street right-of-way.
 - l. The provisions of Section 405.620 shall not apply to communication towers.

The location of the tower is within the center of the property and, as indicated earlier, meets with the minimum distance requirements from any residence and street right-of-way (313 feet from the west property line, which is the closest residence to the proposed tower, and 914 feet from Ladue Road). The Applicant has indicated that currently there is minimal to low coverage in this area, and that the proposed tower location will increase the coverage and capacity of device usage enabling the residents and travelers in the area to use their wireless devices for voice and data usage. The Applicant has also indicated that other communications providers are already seeking to co-locate on this proposed facility to meet the needs of their customers as well, thus meeting with the intent of the Zoning Code. Below is a copy of the propagation map indicating location of existing facilities and coverage in the area where the red coverage indicate excellent or indoor level coverage, orange is good/in car coverage, yellow to green is fair/outdoor coverage and blue is poor to minimal coverage:



Screening

A point of review for the conditional use permit is that the tower shall provide effective screening to blend in with the natural setting. However, such attempts in other areas often do just the opposite. Masking the structure to look like something it is not only highlights the facility more, particularly when it is fifty feet taller than any tree in the area. Staff has included a condition of the ordinance that the tower shall be a light grey color so that it blends in with the sky. The location of the facility is well within the middle of the property, where landscaping is already provided around the perimeter along the east and west property lines. The school buildings will block the base of the structure from view. Therefore, Staff has not included additional landscaping around the proposed fence, as it will be largely lost to anyone other than those already on the property. However, Staff does recommend that the sight proof fence should be a grey color similar to the tower, or a natural wood material from a renewable source to be consistent with prior Planning and Zoning Commission action and the City's Design Guidelines, where natural, traditional materials are encouraged.

Public Comment

Staff has received several comments and/or questions related to electromagnetic radiation emanating from the tower and if an environmental impact study for the property has been completed. It is important to note that Federal Communication Commission rules prohibit cities from requiring such studies and basing their decision on such concerns in reviewing location proposals. The Planning and Zoning Commission is limited in its review to the requirements listed above as part of the Zoning Code requirements.

RECOMMENDATION

Based on the above analysis, the requested conditional use permit meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should 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 Application #14-014 for a conditional use permit for a communications tower located at 10900 Ladue Road, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of April 21, 2014" (conditions 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.

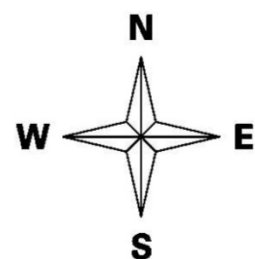
APPENDIX 3: AERIAL PHOTO



Property lines



10900 Ladue Road,
Ladue Early Childhood Development Center



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04/18/2014
	Description: View looking west from the approximate location of the cell tower.
	Description: View looking east from the approximate location of the cell tower.
	Description: View looking south from the approximate location of the cell tower.



city
of

CREVE COEUR

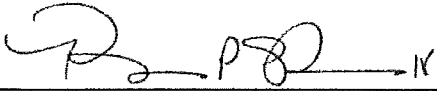
PLANNING DIVISION

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>
Name CIS COMMUNICATIONS, LLC	BRICK P. STORTS IV Name CIS COMMUNICATIONS, LLC
Company (If Applicable) 749 OLD BALLAS ROAD	Company (If Applicable) 749 OLD BALLAS ROAD
Address ST. LOUIS, MO 63141	Address ST. LOUIS, MO 63141
Telephone # 314-569-2275	Telephone # 314-503-5555
Fax # 314-983-9681	Fax # 314-983-9681
Email: brick@ciscomm.com	Email: brick@ciscomm.com
 Applicant's Signature	 Applicant's Representative's Signature

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
10900 LADUE ROAD Address CREVE COEUR, MO 63141 Address LADUE SCHOOL DISTRICT EARLY Development Name (if any) CHILDHOOD CENTER "A" - SINGLE FAMILY RESIDENTIAL Current Zoning	Jason Buckner Name CITY OF LADUE SCHOOL DISTRICT Company (If Applicable) 9701 CONWAY ROAD Address LADUE, MO 63124 Address Telephone # 314-994-3500 Fax # Email: MNOONAN@LADUESCHOOLS.NET
Prior CUP Approvals (if known)	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: SEE ATTACHED

Gross Floor Area – Existing and Proposed: N/A

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: N/A

Hours of Operation: N/A

Current or Most Recent Use of the Property: INSTITUTIONAL

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	☒ Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☐ Floor plan	☐ Other items as requested by staff
☒ Electronic copies of all materials	

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

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only	
☐ All Sections Complete	Received By: _____
☐ All Documents, incl. e-Copies	Date: _____
☐ Fees Paid	

Paul Langdon, AICP, Planning Director
Whitney Kelly, AICP, City Planner
Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

GENERAL DESCRIPTION OF BUSINESS AND REQUESTED USE

CIS Communications, LLC has entered into a long term lease agreement with The Ladue School District to develop a 100' monopole communication tower at the rear of the Ladue Early Childhood Center as shown on the submitted site plan. This site will be utilized by AT&T Wireless to provide wireless phone and data communication to the surrounding area. T-Mobile Communications has also indicated their desire to utilize the site for their wireless and data transmissions. The self-supported pole is designed for multi-carrier use so other carriers may also collocate on the structure. CIS Communications, LLC maintains the communication site and coordinates all collocation activities with the carrier/user. This is an unmanned facility with a 45' x 43' sight proof fenced compound at the pole's base where AT&T equipment shelter will be located. The site is generally visited by a wireless communication technician once a month. CIS Communications, LLC obtains all required FCC and FAA approvals for the site location.

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

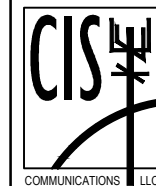
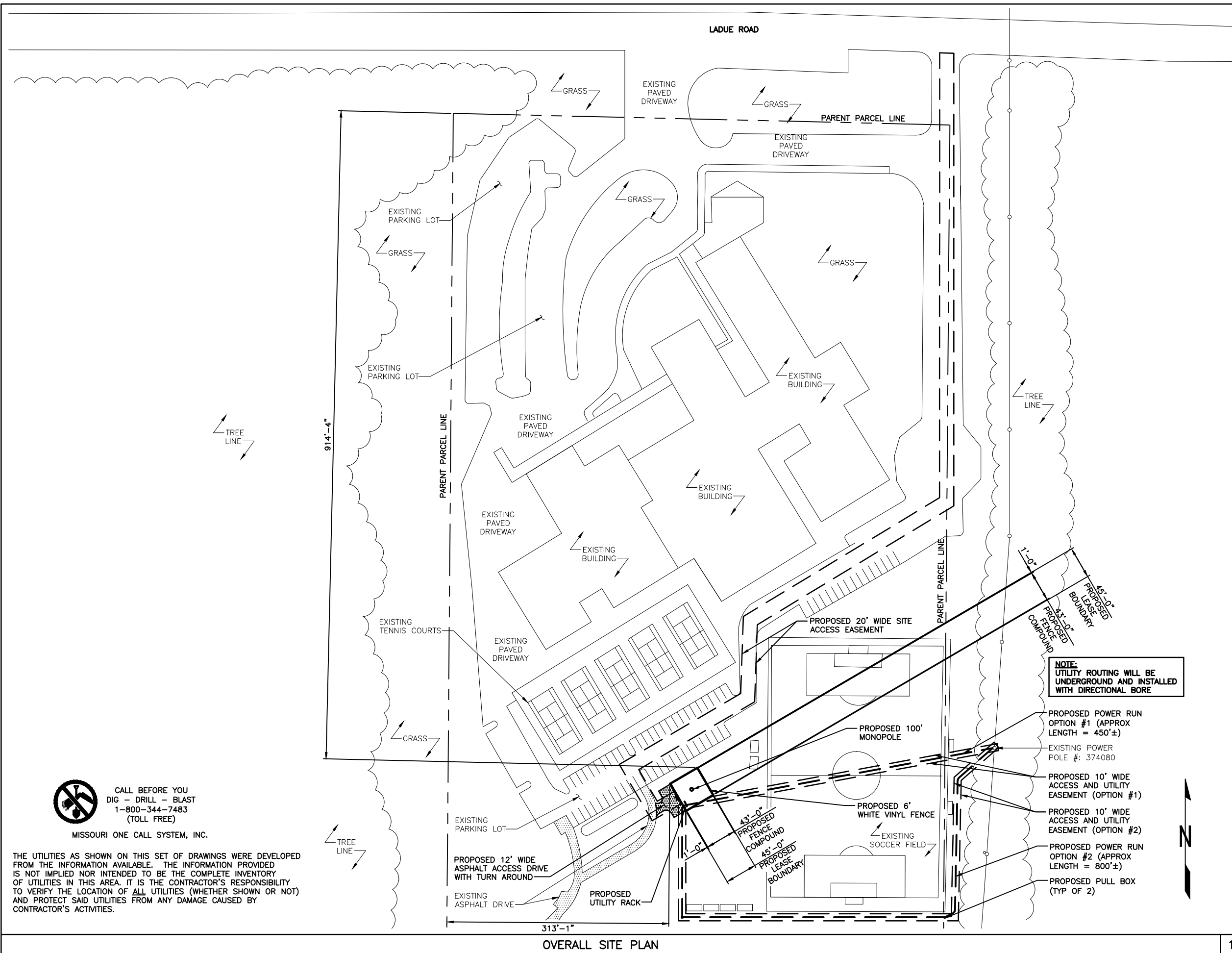
RATIONALE

CIS Communications, LLC has worked with the Ladue School District to locate this communication site on the Ladue Early Childhood Center Campus due the poor wireless communication coverage in the area. The large institutional property offers a location that offers the best distance from surrounding residential property the residents of which will be the primary users and beneficiaries of this location. Both CIS Communications, LLC, AT&T Wireless and T-Mobile have been contacted by their customers in this area indicating that they desire improved coverage and data connectivity in their homes. The type communication sites are commonplace and required so that the carrier can deliver the coverage the customer expects. Smart phone usage is continually growing and public usage is showing no signs of slowing. The Ladue School District also realizes how important excellent communications are on their campus and is also looking forward to the development of this site.

The Monopole design is a self-support structure and is found in every type of zoning district throughout the metro area. The equipment area at the base will have a sight proof fence. The location south of the tennis courts and parking area is well placed in the center of the School's property. Overall this site should be relatively innocuous to the area as its design will blend well with the institutional setting.

From a public safety and welfare standpoint this site will improve coverage to the general public significantly. This is vital for residents to contact police, fire and medical. Also many systems are utilizing wireless systems for operation of camera systems, home security and fire alarms as well as household medical monitoring systems. Overall the majority of residents understand the need for these type sites and understand the need to have them located in their communities. The carrier's systems simply do not function properly without them.

This communication site proposal and the collocation design of this site offers the best method of enabling AT&T and T-Mobile to improve their coverage to the area.



CIS
COMMUNICATIONS, LLC.
749 OLD BALLAS
CREVE COEUR, MISSOURI 63141
PHONE: (314) 569-2275
FAX: (314) 983-9681



721 Emerson Road, Suite 475
St. Louis, Missouri 63141
Phone: 314-993-1010 Fax: 913-438-7777

DESIGNER: FG

LEAD EE: TMS

LEAD CE/SE: MLO

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	02/22/11	ISSUED FOR REVIEW	FG
B	02/22/11	REVISED PER CLIENT COMMENTS	FG
C	11/07/11	REVISED UTILITIES	DMG
D	10/23/13	REVISED SITE NAME	FG
E	02/17/14	REVISED TOWER HEIGHT	DMG
F	02/26/14	REVISED TOWER ANTENNA PLATFORMS	FG

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STATE OF MISSOURI
CERTIFICATE OF AUTHORIZATION #001640
RESPONSIBLE ENGINEERS:
KMW KEVIN VANMAELE E-21561 STRUCTURAL/CIVIL
MLO MICHAEL L. OWENS E-29058 STRUCTURAL/CIVIL
REJ ROBERT E. JENSEN E-28974 STRUCTURAL
SDK SHELTON KEISLING E-27323 ELECTRICAL
TMS TERRANCE M. SUPER E-18521 ELECTRICAL

SITE NAME
LADUE SCHOOL
DISTRICT EARLY
CHILDHOOD CENTER

SITE NUMBER

CIS-MO-035

SITE ADDRESS

10900 LADUE ROAD
SAINT LOUIS, MISSOURI 63141

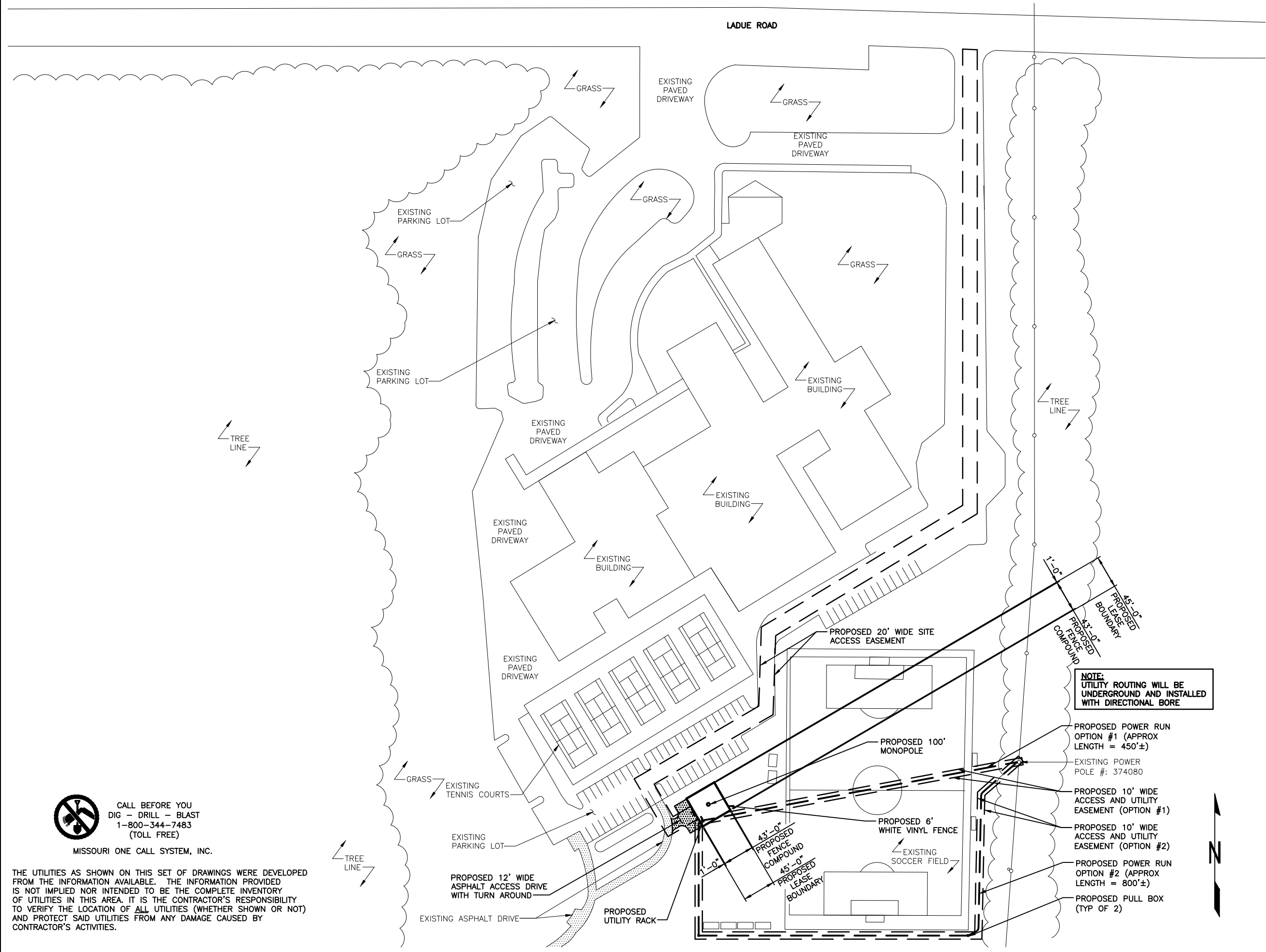
SHEET TITLE

SITE PLAN
(LEASE EXHIBIT)

SHEET NUMBER

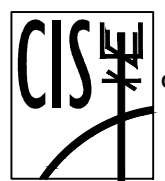
A-1

1




CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.



CIS
COMMUNICATIONS, LLC.
749 OLD BALLAS
CREVE COEUR, MISSOURI 63141
PHONE: (314) 569-2275
FAX: (314) 983-9681



SSC
721 Emerson Road, Suite 475
St. Louis, Missouri 63141
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STATE OF MISSOURI
CERTIFICATE OF AUTHORIZATION #001640
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KMW KEVIN VANMAELE E-21561 STRUCTURAL/CIVIL
MLO MICHAEL L. OWENS E-29058 STRUCTURAL/CIVIL
REJ ROBERT E. JENSEN E-28974 STRUCTURAL
SDK SHELTON KEISLING E-27323 ELECTRICAL
TMS TERRANCE M. SUPER E-18521 ELECTRICAL

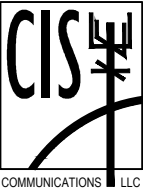
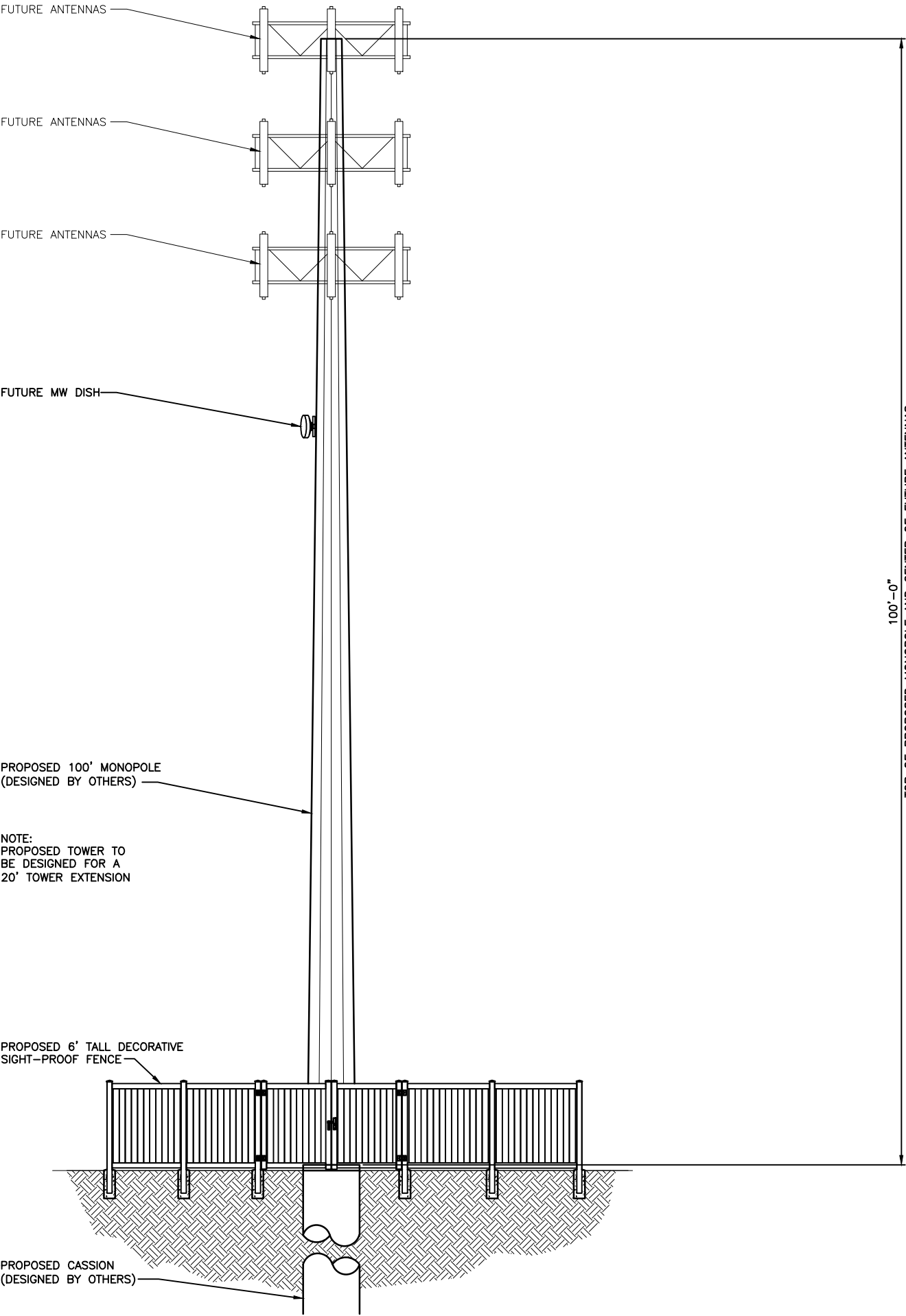
SITE NAME
**LADUE SCHOOL
DISTRICT EARLY
CHILDHOOD CENTER**

SITE NUMBER
CIS-MO-035

SITE ADDRESS
**10900 LADUE ROAD
SAINT LOUIS, MISSOURI 63141**

SHEET TITLE
**SITE PLAN
(LEASE EXHIBIT)**

SHEET NUMBER
A-1



CIS COMMUNICATIONS, LLC.
749 OLD BALLAS
CREVE COEUR, MISSOURI 63141
PHONE: (314) 569-2275
FAX: (314) 963-9681



721 Emerson Road, Suite 475
St. Louis, Missouri 63141
Phone: 314-993-1010 Fax: 913-438-7777

DESIGNER: FG

LEAD EE: TMS

LEAD CE/SE: MLO

SUBMITTALS

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STATE OF MISSOURI
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RESPONSIBLE ENGINEERS:
KMW KEVIN VANMAELE E-21561 STRUCTURAL/CIVIL
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REJ ROBERT E. JENSEN E-28974 STRUCTURAL
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TMS TERRANCE M. SUPER E-18521 ELECTRICAL

SITE NAME
**LADUE SCHOOL
DISTRICT EARLY
CHILDHOOD CENTER**

SITE NUMBER

CIS-MO-035

SITE ADDRESS

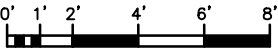
**10900 LADUE ROAD
SAINT LOUIS, MISSOURI 63141**

SHEET TITLE

**TOWER ELEVATION
(LEASE EXHIBIT)**

SHEET NUMBER

A-2



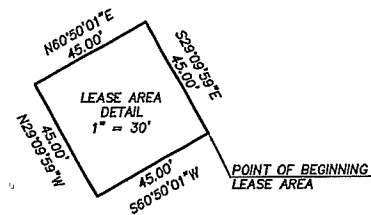
LADUE SCHOOL DISTRICT
EARLY CHILDHOOD CENTER
PART OF SEC. 11, T. 5N, R. 5E,
IN ST. LOUIS COUNTY, MISSOURI

Fnd. "4" Out
in Concrete
Fnd. 3/4" Bar

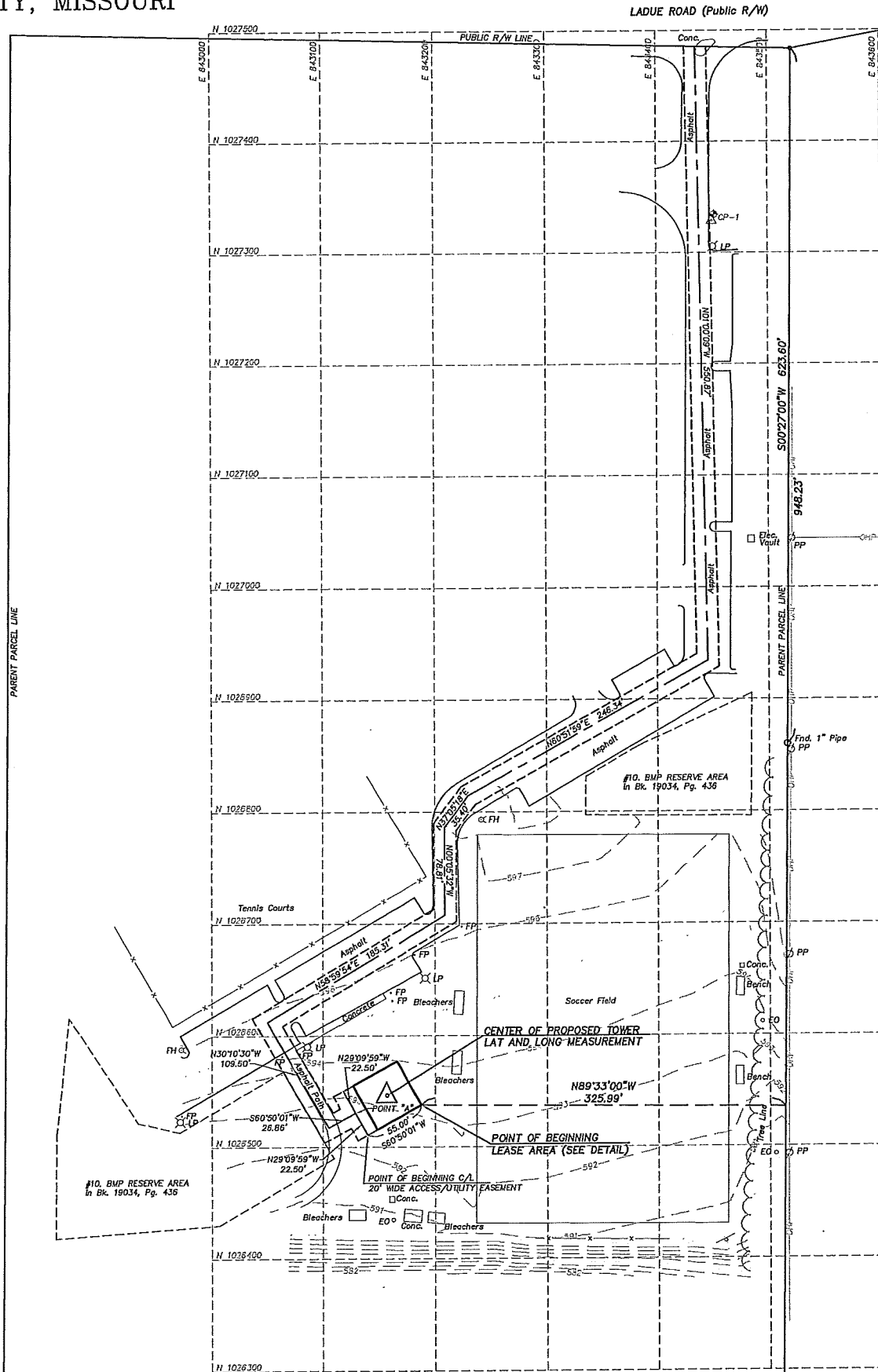
LADUE ROAD (Public R/W)

POINT OF COMMENCING
NE Cor. of Deed in
Bk. 7420, Pg. 1231

PROPOSED CELL TOWER DATA
Center of tower
Lat 38°39'09.136" North
Long 90°25'11.659" West
Ground Elevation = 593ft



BENCH MARK
Top of 1/2" Iron Bar w/
Control Cop at CP-1
Elevation = 607.74ft



PROPERTY DESCRIPTION: Parent Parcel as Provided

A tract of land in the Southeast 114 of Section 11, Township 5 North Range 5 East and described as follows:

Beginning at the intersection of the Southern line of Ladue Road, 60 feet wide, with the Western line of tract conveyed to Charles M. Hutting by deed recorded in Book 1772 page 124(which is now the Northwest corner of Oak Park Estates No.3, a Subdivision of record) thence along said Hutting tract South 0 degrees 27 minutes West 1866.86 feet to a point; thence North 88 degrees 40 minutes West 700 feet to a point; thence North 0 degrees 27 minutes East 1866.86 feet to a point in the Southern line of Ladue Road, and thence along the Southern line South 88 degrees 40 minutes East 700 feet to the point of beginning

NOTE: The parent parcel graphically shown hereon, in full or in part, is the same as that described above.

Property information shown hereon was provided by Fidelity National Title Insurance Company, Title No. 20110277, effective 8:00 a.m..

Schedule B information affecting Lease Area is noted unless shown hereon.

Schedule B information not shown hereon:

8. Easement in Bk. 4554, Pg. 116. (Does not affect Lease Area or associated Easements, West of site)

9. Easement in Bk. 4417, Pg. 242. (Does not affect Lease Area or associated Easements, West of site)

10. Maintenance Agreement in Bk. 11191, Pg. 2237 and in Bk. 11236, Pg. 535. (Not the type to be depicted hereon)

Notes:

Bearings shown hereon are based on Missouri State Plane Coordinate System of 1983 (NAD 83).

Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and "Locus System" processor software.

Set 1/2" Iron bar at Lease corners unless otherwise noted.

The purpose of this survey is to establish and describe a Lease Parcel and associated easements. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

PROPERTY DESCRIPTION: LEASE AREA AND ACCESS/UTILITY EASEMENT

A 45 foot by 45 foot Lease Area and a 20 foot wide Access/Utility Easement, situated in the Southeast 114 of Section 11, Township 5 North Range 5 East, in St. Louis County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet; thence South 60°50'01" West, a distance of 55.00 feet to the POINT OF BEGINNING; thence North 29°09'59" West, a distance of 22.50 feet to a point hereinafter referred to as POINT "A"; thence continuing North 29°09'59" West, a distance of 109.50 feet; thence North 58°59'54" East, a distance of 26.86 feet; thence North 60°10'30" West, a distance of 109.50 feet; thence North 37°05'18" East, a distance of 35.40 feet; thence North 60°51'59" East, a distance of 246.34 feet; thence North 01°00'09" West, a distance of 550.87 feet to the South Right of Way line of LADUE ROAD as it presently exists and the POINT OF TERMINATION.

AND a 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet; thence South 60°50'01" West, a distance of 55.00 feet to the POINT OF BEGINNING of said centerline; thence North 29°09'59" West, a distance of 22.50 feet to the POINT OF BEGINNING of said centerline; thence continuing North 29°09'59" West, a distance of 109.50 feet; thence North 58°59'54" East, a distance of 26.86 feet; thence North 60°10'30" West, a distance of 109.50 feet; thence North 37°05'18" East, a distance of 35.40 feet; thence North 60°51'59" East, a distance of 246.34 feet; thence North 01°00'09" West, a distance of 550.87 feet to the South Right of Way line of LADUE ROAD as it presently exists and the POINT OF TERMINATION.

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE ACCESS EASEMENT, AND LEASE UTILITY EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OVER SAID LEASE PREMISES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE MO-LS2580

DATE: _____

01-02-14: ADDED A/E

LEGEND

POWER POLE	PP
LIGHT POLES	LP
ELECTRIC VAULT	EV
ELECTRIC OUTLET	EO
FIRE HYDRANT	FH
SCOREBOARD	SB
BENCHMARK	BM
CONTROL POINT	CP
FENCE POST	FP
PROPERTY CORNER	PC
TOWER POINT	TP
TREE LINE	TL
FENCE	F
OVERHEAD POWER LINE	OP

LADUE RD

S SPODE RD

SITE

701 Emerson Road, Suite 333
St. Louis, Missouri 63141
Phone: 314-993-1010
Fax: 314-993-1036

SSC

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9977 Fax: (816) 347-9979

SURVEY COORDINATED BY:

LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED BY:

LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED FOR:

SSC
701 EMERSON ROAD,
SUITE 333
ST. LOUIS, MO 63141
TELEPHONE: 314-993-1010

SCALE 1" = 60'

60' 0 60' 120'

FLOOD NOTE:

According to my interpretations of Community Panel No. 29189C0168J of the Flood Insurance Rate Map for St. Louis County, Missouri, dated 08-23-2000, the subject property is in Flood Zone "X", i.e. "areas determined to be Outside 500 year flood plain".

CALL BEFORE YOU DIG - DRILL - BLAST
1-800-344-7433
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

SITE I.D.: CIS-MO-035 SITE NAME: LADUE

SCHOOL DISTRICT EARLY CHILDHOOD CENTER

SITE LOCATION:
10900 LADUE ROAD,
ST. LOUIS, MISSOURI 63141

LA PROJECT NO.: 13565

DRAWN BY: A.C.T.

CHECKED BY: J.B.L.

DATE: 01-02-14

FIELDWORK DATE: 12-31-13

SHEET NUMBER
1 OF 1

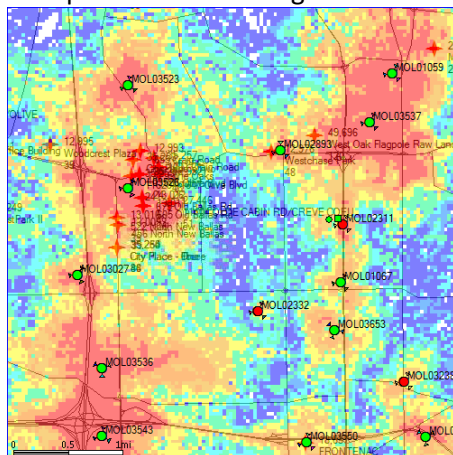


AT&T Mobility
13075 Manchester Road
Suite 100
St. Louis, MO 63131

Following is a brief explanation of why AT&T is proposing a wireless communication facility identified as MOL02332 on the below maps.

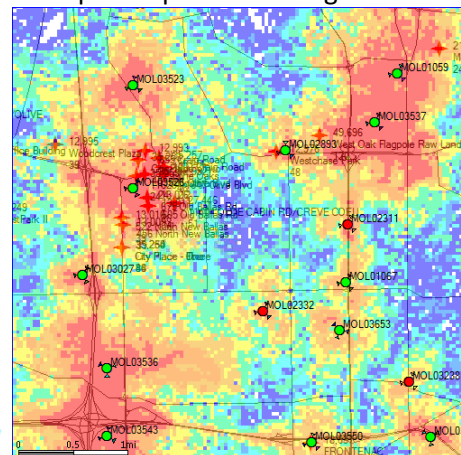
Currently there is minimal to low coverage in this area as indicated by Map 1. The proposed tower location as seen in the maps below will increase the coverage and capacity of device usage enabling the residents and travelers in the area to use their wireless devices for voice and data usage. The Red Coverage indicate Excellent or Indoor level coverage, Orange is Good/In car coverage, Yellow to Green is Fair/Outdoor coverage and Blue is Poor to Minimal coverage.

Map 1 Current Coverage



Red is Indoor
Orange In Car
Yellow/Green Outdoor
Teal/Blue Minimal/Low

Map 2 Proposed Coverage



Map1 shows current coverage and tower locations within a 2 mile radius of the proposed new site.

Map2 shows the coverage improvement with the addition of the proposed wireless communication facility.

Sandra Szyhowski

Radio Frequency Design Engineer
AT&T Mobility Division



AT&T
13075 Manchester Road
St. Louis, MO 63131

April 15, 2014

Creve Coeur City Council
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Council Members:

Thank you for your consideration of the communication site proposed for the Ladue Early Childhood Center Campus. The AT&T Wireless installation that will utilize this site will provide upgraded voice and data reception in the surrounding area and will become an integral part of the overall AT&T Network. AT&T will always operate their equipment in accordance with all FCC guidelines and regulations for both transmission and safety as they do on each and every site in their system.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Utt", with a long, sweeping horizontal line extending to the right.

Mike Utt
Sr. Real Estate & Construction Manager
MO, KS & S. IL



COMMUNICATIONS, LLC

TELECOMMUNICATIONS SITE ACQUISITION & CONSTRUCTION

April 16, 2014

Ms. Whitney Kelly, AICP
City Planner
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Proposed 100' monopole communication facility

Dear Ms. Kelly:

Attached is a map outlining AT&T's coverage search area (highlighted in yellow) as well as surrounding sites both AT&T and other carriers in this area of the City of Creve Coeur.

This area of Creve Coeur has historically been a poor coverage area for ALL carriers' wireless phone and data connectivity. As you can see by the larger One (1) Mile ring (highlighted in red) the only wireless installations are at the very perimeter of this radius and offer no possibility of coverage to the AT&T search area in yellow. Although this is a residential area, the location picked for the proposed 100' communication monopole is on a very large tract and the structure will be placed in the center of the tract maximizing the distance from all surrounding property lines. Tree canopy in the area averages 50' to 70' further contributing to the obscurity of this facility. We feel we have been responsible in the location of this facility and we further feel that this is an excellent situation where the area can receive the improved coverage its desires and the school district will also benefit financially from the location.

This type structure will fit aesthetically with the institutional campus nature of the surroundings. Further these installations are now commonplace in our metro area in general and are as innocuous as telephone poles, electric transmission lines, tornado warning sirens, and even tall buildings like City Place, HBE Building and others that border residential areas. You can visit most any jurisdiction in the St. Louis area and find these facilities next to or in plain view of residential areas, commercial area, schools, parks, hospitals etc.

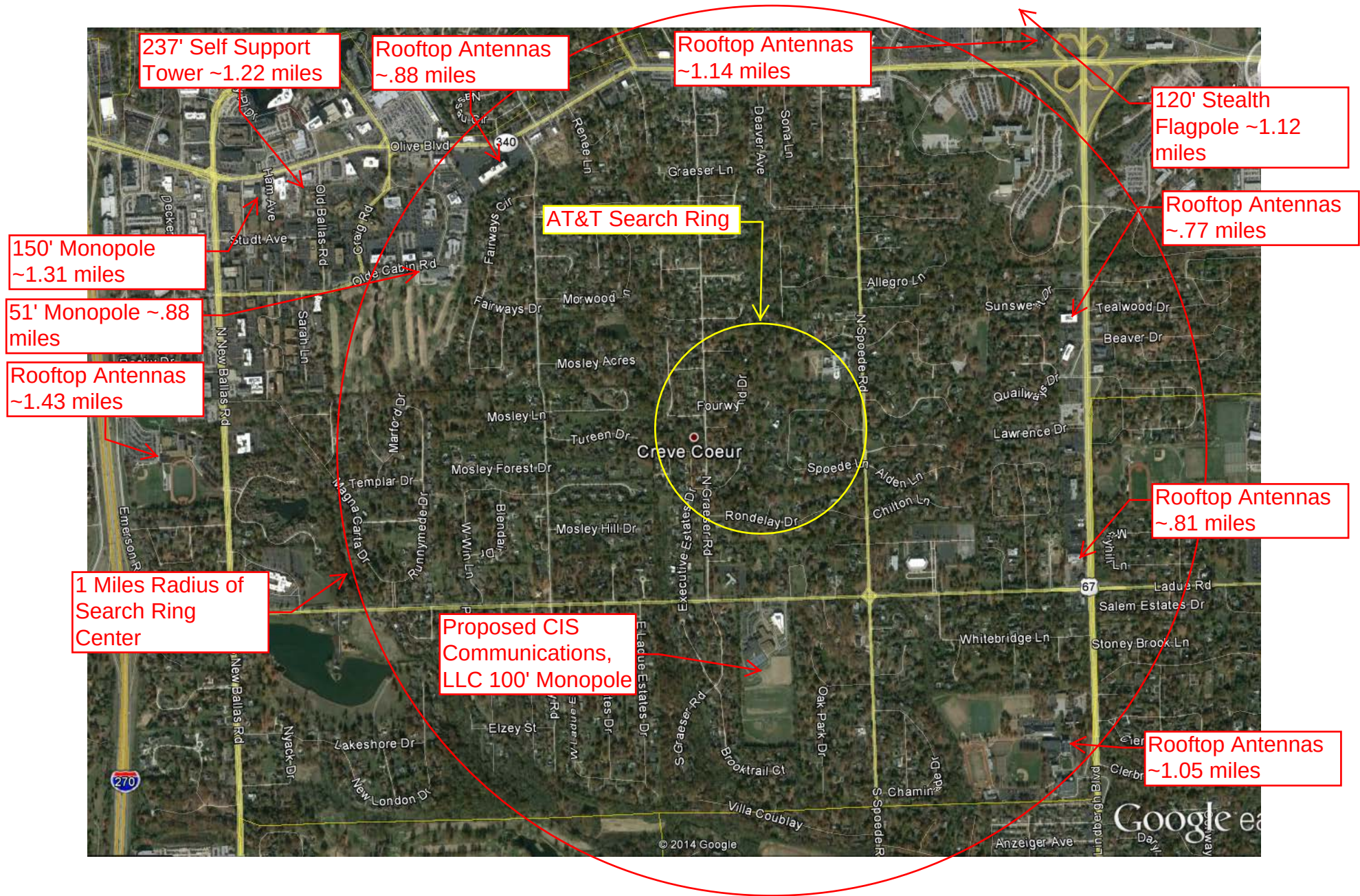
The growth and dependence on wireless communications and its reliability depend on an expanding network, just as electric grids, sewer lines, roads and other infrastructure installed for public use must be ongoing. The public demands that their device work in their homes and given the levels of customer complaints that all carriers have experienced in this area, this facility is desperately needed in order to deliver improved coverage.

If you have any questions or require any further information please contact me directly.

Sincerely,

CIS COMMUNICATIONS, LLC

Brick P. Storts IV
Managing Member







COMMUNICATIONS | LLC



SSC

Ladue Schol District
Early Childhood Center
St. Louis, Missouri

424 S Woods Mill Rd., Suite 220
Chesterfield, Missouri 63017
913-438-7700



April 2, 2014

Creve Coeur City Council
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Council Members:

Please accept this letter as our full support of the CIS Communications, LLC site on our Ladue Early Childhood Center Campus. This installation will not only be a platform to provide excellent wireless phone and data communications to the school but also the surrounding area. The school recognizes how vital these types of sites are to reliable communications and connectivity in an educational setting but also understands the public safety factor and convenience that a strong wireless network provides to the community at large.

It is our sincere hope that the City of Creve Coeur will approve this CUP and allow this important and beneficial project move forward.

Sincerely,



Dr. Jason L. Buckner
Assistant Superintendent

January 14, 2014

Planning and Zoning Commission
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Proposed Telecommunication Site at Ladue School District Early Childhood Center

Dear Chairman and Commission Members:

Please accept this letter as support and T-Mobile's interest in collocation on this proposed site. Although this installation is not currently budgeted by T-Mobile for 2014, this proposed site will work for T-Mobile's coverage objectives to service this area of Creve Coeur and the surrounding communities once budget does become available for this particular site.

Telecommunication sites like the one proposed by CIS Communications, LLC are vital to seamless and reliable coverage in the area and are the fabric and backbone of wireless communications.

Please let me know if you have any questions.

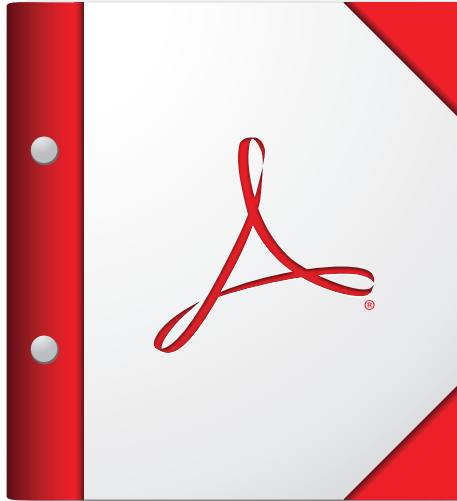
Sincerely,



Zai Zakaria

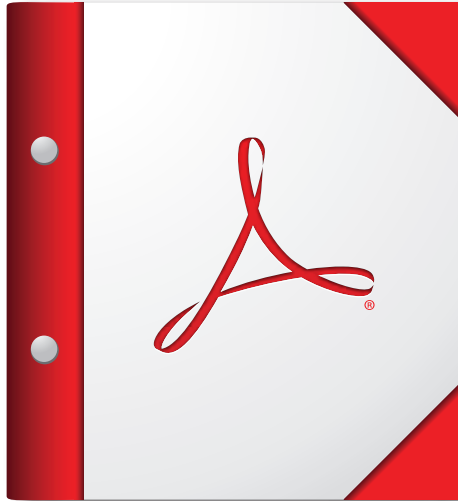
■ T ■ ■ ■ Mobile® USA

RF Engineering Manager
Desk: (314) 812 - 3645
Mobile: (314) 398 - 0030
2004 Westport Center Drive
St. Louis, MO 63146



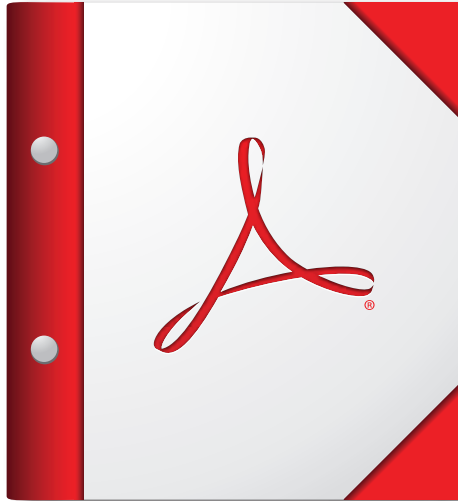
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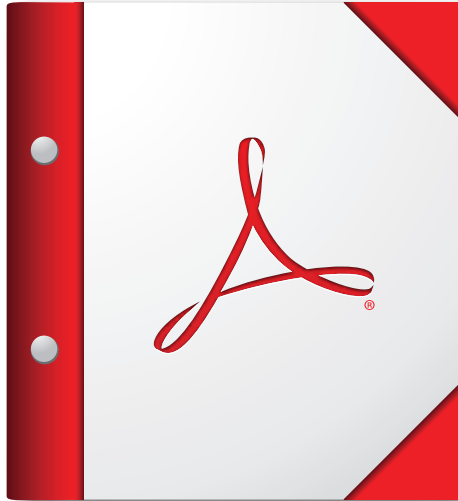
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1 regarding this application.

2 CHAIRMAN MADDEN: Thank you.

3 (The public hearing ended at 9:40 p.m.)

4

5 -ooo-

6

7 CHAIRMAN MADDEN: And that'll move us to another
8 public hearing, Application No. 14-014: Conditional use
9 permit for a communication tower at 10900 Ladue Road.

10 Anybody that's going to be involved in this, you
11 need to come up and get sworn in, please.

12 (The speakers were sworn in by the court
13 reporter.)

14 CHAIRMAN MADDEN: Whosever going to start.

15 BRICK STORTS: I wasn't sure if the staff --

16 CHAIRMAN MADDEN: Oh, no, we let you go first.

17 BRICK STORTS: Okay. Thank you.

18 CHAIRMAN MADDEN: And when you first get up
19 there, if you'd state your name and address, please.

20 BRICK STORTS: I certainly will.

21 Good evening, Mr. Chairman, ladies and gentlemen
22 of the Planning & Zoning Commission.

23 My name is Brick Storts. I'm with CIS
24 Communications. My address is 749 Old Ballas Road, Creve
25 Coeur, Missouri 63141.

1 And I do have a card.

2 Thank you. I'm here tonight to make the
3 presentation for the proposed 100-foot communication site
4 on the parcel of the Ladue Early Childhood Center owned by
5 the Ladue School District.

6 And what I have here, basically, is part of the
7 staff report, but the aerial, this is the actual tract,
8 which is roughly 30 acres, and where the -- this
9 particular area right here, right where the point is, is
10 the proposed location of where the communication site will
11 be located.

12 This is designed for a multi-use communication
13 facility with AT&T being the primary tenant for this site.
14 But we also have a letter too recently from T-Mobile.
15 They are also interested in the location.

16 Sorry about that.

17 This is -- this will help -- this is the actual
18 proposed site. This location right here. We are going to
19 have a 45-foot by 45-foot compound, which will be fully
20 screened with, we'll work with the City, we discussed a
21 natural wood fence-type or something of that similar,
22 given the fact that this is in the center of the Early
23 Childhood Center, kind of their athletic facility.

24 The site itself is 313 feet from this -- from
25 the property line here, the east -- wait, that is the --

1 let me grab this part here -- yeah, we are 313 feet from
2 the west property line.

3 The location of the tower from the east property
4 line will be, from this direction to here, is
5 approximately 326 feet.

6 So we do meet the standards that are required.
7 I think the ordinance spells out that we cannot be
8 200 feet in proximity to any residential structure.

9 The distance to actual Ladue Road is
10 approximately -- it's about 800 feet, I believe, 818 feet
11 right here, so -- and, once again, this site, everything
12 that is going -- the access and utility easement and areas
13 we'll be utilizing will be through existing roadways
14 through the campus itself.

15 All of -- any of our utilities and such, such as
16 electric, fiberoptic, all of those items would be
17 underground directionally bored to the sites. There would
18 be nothing overhead in that regard.

19 This is an unmanned facility, so it would be
20 visited by a AT&T tech, T-Mobile tech or a wireless tech,
21 perhaps once a month. They will, you know, we're working
22 with the school district, they'll work through any
23 security items with them for entry to the property and
24 such.

25 But, basically, it's not a facility that creates

1 any traffic in that regard, so it's not going to have any
2 impact in that regard.

3 We did do some photo simulations of the proposed
4 site. And, basically, this is the type structure there.
5 And these type facilities are commonplace throughout the
6 metropolitan area St. Louis, in fact, in the U.S. there's
7 nearly a quarter of a million communication structures.

8 These are the type structures that are needed
9 for everyone's communication devices to work; their
10 Smartphones for data, wireless, basically, in-home
11 systems, for their alarm monitoring, Wi-Fi, they're -- all
12 the basis for connectivity is from this type of
13 communication facility.

14 And this area has had a particularly tough time
15 getting coverage. The area here is drop calls. We get
16 more customer complaints here, at least through our AT&T
17 client, than any other area. I've had personal
18 phonecalls. We've been in the consulting business to the
19 telecom industry since '95.

20 I've had calls, in fact, from several -- some of
21 the names that were mentioned, like Mr. Stern, going, why
22 the heck can -- can our phones not work in our houses here
23 now.

24 That's what people are demanding for these --
25 for these type installations now.

1 And while I'm the first to admit that there's
2 people say, well, you know, I don't want that in my
3 neighborhood. I don't want that in my backyard. I've
4 been doing these now for a long, long time, and it seems
5 like people are understanding more that these type of
6 utility installations are required.

7 And given the fact that if it comes down to
8 their phones not working or having a site that will
9 transmit and give them primary and very good coverage that
10 they can use in their homes, in their cars, while they're
11 in the community, they find that's a -- that's a benefit.

12 So I have a lot more people now that are
13 actually, you know, coming and saying, hey, when are you
14 going to develop these type sites, and that's kind of the
15 fruition of this location.

16 I can kind of show you one of our site maps that
17 we did.

18 When looking for spots, we do try to take into
19 consideration, always, 100 percent of the time, I've been
20 in front of Creve Coeur boards; I've been in front of most
21 of the municipalities throughout the area. We -- we try
22 to find locations that will have the least impact on
23 surrounding residential properties whenever possible.

24 This is not -- this is a daunting task, because
25 we also have to find a landlord that, you know, will lease

1 to us and such too. So we have a fairly extensive
2 checklist here on things we have to do.

3 What this map kind of shows is the general
4 search area right here. This is highlighted in the
5 yellow. And while the names aren't coming in on some of
6 the things, I can kind of work through. You can kind of
7 see the basic area here. There just is no communication
8 siting in this area. This is -- and the obvious reason is
9 such, it's a heavy residential area. There just simply is
10 not commercial availability; there's not tall rooftops;
11 there's not anything that we can typically utilize, as we
12 have in a lot of them.

13 What I took the liberty of doing, because I've
14 done a lot of these sites for various carriers, I've kind
15 of shown sites that have been done through the ages here,
16 probably in the last 15 years.

17 And we have some sites, such as Chaminade, where
18 there's rooftops on the top of their school. We had a
19 120-foot stealth flagpole, which is by the movie theater,
20 that's very, you know, prominent up in that location.

21 There's the old Tricor building that has rooftop
22 installations here. Most of the hospitals have all
23 rooftop installations; Missouri Baptist, St. John's. All
24 of them have rooftop-type installations and such, but,
25 once again, those are very tall structures too.

1 Close by, we have sites on the gymnasium at
2 De Smet High School. There's also antennas on Parkway
3 Middle School right at the highway. Those are all shown
4 here.

5 Then in the City proper itself, right across
6 from City Place, we -- there's a communication tower at
7 the fire department area there that has -- it's roughly
8 150-foot, and that has three or so carriers on it.

9 And then as is the 238-foot lattice
10 communication structure, which is right next to -- door at
11 749 Old Ballas, our office, but that also houses Cricket
12 Communications, as well as the Creve Coeur Police
13 Department has antennas on this structure also that they
14 utilize and such.

15 But, given the task here, this has always been
16 an area that has been very difficult. And the reason
17 being why it hasn't been covered previously is with what
18 happens a lot, the tough sites typically get pushed off,
19 pushed off, pushed off to the end, but we've now hit a
20 juncture where we had so many people wanting to use, you
21 know, their phones.

22 And I'm sure everybody else up there has one. I
23 saw people using them in the audience today.

24 This type bandwidth, this type coverage requires
25 communication sites. And with this particular proposal

1 that we're doing, let me show another location, this is
2 another photo sim we did of the site, basically, as it
3 would look as you were coming down Ladue Road.

4 And we feel this -- these were performed by SSC,
5 who are -- they're telecom engineers. They've done
6 this -- photo sims for a variety of carriers and such, and
7 I have found that a lot of their photo sims, once we've
8 done sites, wind up looking -- you can't tell whether it's
9 the site or their photo sims. They do a very good job at
10 this. And they've been around quite a while.

11 The reason, you know, that we're utilizing this
12 type structure too is we've had an influx of problems over
13 the years with the -- with sites that have been designed,
14 such as flagpoles. And we've -- I hate to say, we've even
15 had some like as trees that have been, basically, a
16 disaster.

17 And one of the biggest problems that we're
18 finding now with the influx of people needing more
19 antennas, people needing wider coverage, is that the
20 flagpole design, which shows no platforms and no external
21 antennas, AT&T, for example, simply can't use those
22 anymore because of their type of data, the wireless type
23 transmissions they're doing. They cannot get everything
24 to fit in those canisters anymore.

25 Second of all, those canisters are really only

1 going to be able to handle, potentially, one or two
2 carriers, for even if you can find a carrier that can
3 utilize them, which is few and far between. Typically,
4 some of your lower end that are still on the 2G, 3G side.
5 Everybody going to the 4G needs more antennas and such.

6 While coax and certain items that are servicing
7 the pipe itself going up the pole are getting smaller.
8 People are able to use smaller coaxial and use different
9 amplifiers and such.

10 The antennas themselves are actually increasing
11 because you have to have the transmission now to more
12 sectors in order to make these systems work flawlessly and
13 seamlessly.

14 And that's what the consumer's demanding in this
15 day and age.

16 You know, these sites are becoming a, you know,
17 a commonplace, a cornerstone, and they are -- they're not
18 going away. I mean I can't sit here tonight and say this
19 will be the last site that is ever needed again. I would
20 be remiss in saying that, because I've been doing this
21 since 1988, and when I was here in 1988 trying to get
22 sites, I didn't think -- I only thought there would be two
23 carriers, Southwestern Bell and at that time, Cybertel.

24 Things, in technology, keep growing and growing
25 and growing. But what we do see is that with responsible

1 siting, this site will cover the best it can do for this
2 area.

3 With the influx of residential in this area,
4 there isn't any opportunity, I listened to other
5 presentations tonight where they were saying things that,
6 you know, are there possibilities, does this open up a
7 precedence for other sites within here.

8 Not really, because the 200-foot to any
9 structure standpoint requires a, you know, a very large
10 parcel of property. And really this is the only parcel
11 that would accommodate the communication site in a manner
12 that keeps it those distances away from all property lines
13 and such and meets, basically, the, you know, the codes
14 that your ordinance has in place.

15 So with that being said, I am open for any
16 questions or comments you may have on any aspect, I'll try
17 to answer for you.

18 CHAIRMAN MADDEN: Questions?

19 I've got one for you.

20 BRICK STORTS: Okay.

21 CHAIRMAN MADDEN: Why can't you put a flag
22 underneath the top of that antenna?

23 BRICK STORTS: Put what now?

24 CHAIRMAN MADDEN: A flag.

25 BRICK STORTS: Well --

1 CHAIRMAN MADDEN: Make that a flagpole. I mean
2 you said you needed wider to get everything in there. I'm
3 just asking, I don't --

4 BRICK STORTS: Yeah, the flagpole design, that's
5 the biggest problem, it cuts down on --

6 CHAIRMAN MADDEN: I'm not talking -- I'm saying
7 put a --

8 MR. ROVAK: Leave the antennas?

9 CHAIRMAN MADDEN: Leave the antennas and put the
10 flag underneath it up there, just to --

11 BRICK STORTS: Well, I -- you know, I -- I
12 certainly -- that's something that could be looked at.

13 I don't know if that would conflict with maybe
14 tangling up into some of the antennas and such or --

15 I think my honest opinion is, having done these
16 a lot over all over the place, is that this will actually
17 blend in. I mean this will become unnoticeable, as so
18 many of them have, you know, throughout the metro area. I
19 still have to guide people to where most of these sites
20 are located.

21 CHAIRMAN MADDEN: What -- what color is the
22 pole?

23 BRICK STORTS: This -- the staff has recommended
24 a light gray color to kind of blend --

25 CHAIRMAN MADDEN: Okay.

1 BRICK STORTS: -- with the area, and that's --
2 we have no issues with that whatsoever.

3 CHAIRMAN MADDEN: And because of its height, is
4 there a red blinking light on it?

5 BRICK STORTS: No.

6 CHAIRMAN MADDEN: Okay.

7 BRICK STORTS: Absolutely. This is no FAA
8 warning lights. That's typically over 200 feet, unless
9 there's an -- unless there's an airport, but we have clear
10 FAA, clear FCC on this location, and those can also be
11 conditioned, you know, conditions should this be approved.

12 CHAIRMAN MADDEN: So you paint this light gray
13 or is it --

14 BRICK STORTS: This will be -- come out of
15 factory finished, and then we would maintain it over the
16 years as so many of them are. Some of them now that have
17 been painted these colors are now coming into -- towers
18 that have been up 15 years are slowly starting to need
19 repainting and such, but these are maintenance items that
20 would be ongoing.

21 We inspect our sites, you know, three, four
22 times a year, just from esthetics and everything else.

23 Plus, given the fact that we have worked a lease
24 agreement with the City -- with the Ladue School District,
25 you know, we'll be definitely -- we have things in our

1 lease agreement that we must adhere to and will because we
2 want to make sure that we're good neighbors with them, and
3 this ultimately benefit their campus also.

4 CHAIRMAN MADDEN: Okay. Any questions?

5 MR. FARON: Well, is staff going to present
6 or --

7 CHAIRMAN MADDEN: Yeah, they will. I rather go
8 through --

9 MR. FARON: Well, let me ask, if I could take my
10 hat off as a P&Z member and speak as a resident.

11 Am I able to do that from up here?

12 I live nearby, and I've definitely been
13 adversely affected by a low signal or non-signal over in
14 the area. Especially my neighbors and all of us are in
15 the same boat, have been for about a decade or so, it's
16 probably longer, but I mean we've had to go outside or,
17 you know, forget about a signal in the basement.

18 Many of us have had to change companies and
19 plans and stuff like that.

20 So I mean I guess I'm showing my cards here, and
21 everybody knows how I'll probably vote on this. I expect
22 to be there long-term with kids in the district at Spoele
23 and at this campus, I guess I welcome this.

24 Are there any other concerns? I know some
25 people mentioned maybe some electromagnetic concerns or --

1 and before you answer that, I guess this is going to
2 alleviate what you probably hear all the time up and down
3 Graeser, Spoede, Mosley, I mean this is a sure thing to
4 probably eliminate or --

5 BRICK STORTS: Yes, and I can -- I can tell you
6 that my experience has been -- let me, first of all,
7 address the electromagnetic side.

8 These installations are located on hospitals;
9 they're on Barnes -- practically every hospital in the
10 area; they're in the Parkway School District; they're on
11 the rooftop of Chaminade, De Smet, they're at Bayless
12 School District. I -- I can go on and on and on.

13 There are a lot of folks that have these type
14 communication facilities.

15 If you have wireless internet in your house, you
16 are getting probably upwards of 150 to 200 times more RF
17 emissions than you would ever conceivably get standing
18 right under this communication site.

19 So there's no issues, from our standpoint, that
20 we're aware of, and there's none that I can say, having
21 done this for a long time, with most all the carriers
22 where it's ever come up where there's been even an
23 interference issue.

24 We've had situations that ten years ago somebody
25 said, well, it was causing problems with their TV. Well,

1 the carrier, who I was representing at that time, went
2 and -- the extra mile, as it turned out, it was a
3 shielding issue on his cable lines.

4 Those are the type things we -- I just simply do
5 not have any information or evidence that this creates any
6 issues whatsoever from an electromagnetical or health
7 standpoint.

8 And I know that the FCC, you know, has
9 guidelines that I'm not even supposed to address at
10 hearings and such, but the bottom line is an everyday, a
11 person that does it, you know.

12 MR. LUMLEY: Let's be clear, that it's not a
13 topic that we're not allowed to take into account, period.

14 CHAIRMAN MADDEN: Okay.

15 MR. FARON: Well, I'll finish then with
16 long-term.

17 This should cover the problems that you're
18 seeing right now for five years, ten years? I mean we're
19 not looking at a -- not adjacent, but nearby tower that
20 might be in the vicinity?

21 BRICK STORTS: Absolutely, and that's a great
22 question, Mr. Faron.

23 The bottom line is this, as I've -- once again,
24 I won't keep tooting my horn. I've been doing this since
25 1988. We have added towers every year, and they've been

1 added systematically throughout the area, and they are
2 coverage. We have now got -- hit critical mass. I will
3 say this, where in the old days the residential spots,
4 they were like, look, we don't have time to go through the
5 motions. At that time the public still looked at their
6 phone as a luxury item. It wasn't something that was so
7 mission critical.

8 I never thought -- I mean I've been doing this a
9 long time, I never thought they would become as -- now
10 everybody's kids have them. They're the primary way that
11 we all communicate with.

12 We're now trying to work with the carriers to
13 fill in some of the -- some of the areas that we're
14 getting extreme customer complaints on. And, by
15 attrition, that's the residential areas. That's -- those
16 are the sites that are left.

17 But I don't see this as being opening the door
18 to letting towers in every residential neighborhood.
19 Trust me, if that were the case, we'd be -- there's so
20 many coverage other spots, just other than Creve Coeur,
21 everybody's probably driven around town and can name ten
22 of them that they drop their call every time
23 systematically.

24 But that just won't happen. Because there still
25 are zoning guidelines, I mean there's -- there still are

1 setback requirements, and there are things that were put
2 in place by boards a long time ago that have, you know,
3 stayed kind of what you all were talking about before, I
4 mean they've kept things constant, but they don't close
5 the door completely; they do allow for things to keep
6 moving forward so.

7 CHAIRMAN MADDEN: Okay. Thank you.

8 Let me see if anybody in the audience.

9 I have Rick Rovak. Please.

10 RICK ROVAK: Twice in a day.

11 MR. ROVAK: Yeah.

12 RICK ROVAK: Rick Rovak, 37 Oak Park Drive.

13 I'm here, basically, in support because of the
14 nimby thing. I mean everybody wants better service, but
15 nobody wants it near them, and it has to be near some
16 people.

17 So from that standpoint, I -- I do disagree. It
18 will be -- now, when you say today it's ubiquitous and
19 over there not noticed, trust me, they're noticed. Just
20 like, you know, just like a lot of the wind farms and all
21 that, but that's where we're going.

22 Can it be any lower? Why is 100 feet the magic
23 number? Because if you lower it some, it will be less
24 noticeable. That's -- that's -- that's my real question,
25 what's magic about 100 feet, you know, because of

1 different elevations?

2 BRICK STORTS: Thank you. That's an excellent
3 question.

4 We actually run off -- when we talk to the
5 various carriers, AT&T in particular, their radio
6 engineers try to design the site, obviously, for maximum
7 coverage.

8 Just because a site is tall, doesn't always mean
9 it's going to be a benefit to the carrier.

10 In fact, tall sites seemingly work the best when
11 we have open holes like this. The reason being, sites
12 that are being added where there's already existing cell
13 sites can start to become lower because you don't want
14 interference, you don't want taller sites interfering with
15 your already existing sites.

16 So I say that because you kind of see when I
17 showed you this map right here, the concentration of all
18 the sites around the perimeter of the -- of the
19 residential area, and these even vary in height. Some are
20 88 feet; some are 237 feet; some are different heights and
21 such, but the most part, the reason we picked 100, we
22 actually went in for 130. We -- we sat down with the
23 carriers because we agreed, we said, look, we don't want
24 to get something -- even though we'd like to have a pole
25 that everybody can utilize, 100 foot seemed to be the

1 threshold where we could take care of two carriers right
2 off the bat, with AT&T and T-Mobile.

3 That still leaves us a 65-foot to 75-foot slot
4 to get a third carrier in there, along with some ancillary
5 items too.

6 I did contact the Creve Coeur Police Department,
7 as I always would. I offered them, if they had any needs
8 for anything, we always will work with them, any type of
9 public emergency type antennas and such too. But that
10 would -- that's kind of where we went with the 100 foot.

11 AT&T needs that to cover -- to make it -- to get
12 the kind of coverage that people are going to expect with
13 this site, the 100 foot gives us the best footprint.

14 If you look at the propagation map, let me show
15 you that real quick, a 100 foot isn't going to give --
16 completely seal up the whole area here. I can kind of
17 show you. What the 100 foot -- this is the current area
18 without the site right here, and you see this area in
19 here. The red and the yellow are kind of like your
20 no-brainer, I can use my phone in my basement, my house, a
21 car. You're going to have crystal-clear clarity.

22 The -- the blue, you know, area is really --
23 that's starting to get dropped call, no bars, no bars and
24 such, and that's been the historic problem in this area.

25 Here's the main site right here. Here is the

1 location at 100 foot. And this is the conservative,
2 conservative propagation. But as you can see, we're going
3 to fill in, and we're -- we're reducing a lot of the
4 purple area.

5 Now that's not saving everybody completely, but
6 it's a start. And, you know, what we can potentially do
7 after this site's in, you know, the next sites that come
8 in might be able to be able to utilize some rooftop on the
9 peripheral side of that or something. We can start to
10 design -- design around it.

11 The only way to get this yellow area even larger
12 would be to have gone to 130 foot, and we felt that does
13 start to get fairly large for the center of even a 30-acre
14 tract so.

15 CHAIRMAN MADDEN: Okay.

16 Mr. Caldwell, I saw you had your hand up.

17 DAVID CALDWELL: David Caldwell, 257 Brooktrail
18 Court, which is in the Westwood Place Subdivision adjacent
19 to this proposal.

20 First of all, I say at 10:30 at night, it's not
21 a good time for a public hearing. Our trustee had to
22 leave. But I guess we'll get to speak again at Council.

23 This does go to City Council, doesn't it?

24 CHAIRMAN MADDEN: Yeah.

25 DAVID CALDWELL: Okay.

1 Well, first of all, I'm very disappointed that
2 Ladue School District even allowed this to come up as a
3 possibility.

4 We were very -- Creve Coeur residents were very
5 inviting to their purchase of the property. We passed all
6 their sales taxes. We've done very -- everything we could
7 have possibly done to be good neighbors, and I don't
8 consider this to being a good neighbor at all.

9 Secondly, I'm sure the writers, the authors, of
10 the Comprehensive Plan didn't envision 100-foot cell
11 towers in the middle of residential areas. I'm sure if
12 they had, they would have, just as we have height
13 restrictions on buildings and so forth, they would have --
14 they would have written that right out of any possibility.

15 Putting it here, despite what the gentleman
16 says, it's a very bad precedent, and it's not even
17 required. He said himself that they could put one at
18 65 feet and it would serve -- it would be serviceable, at
19 least for part of the area.

20 And all the others, except for the flagpole, are
21 on rooftops or maybe there's one that's -- the 200-foot
22 one is not, but most of them are on rooftops. And I've
23 heard this talk about even screening the ones on rooftop
24 on this -- on the buildings on Lindbergh.

25 And speaking of Lindbergh, AT&T has a building

1 on Lindbergh, which is only a couple of blocks from this
2 site.

3 I just don't understand. Mr. Faron, I think you
4 should have stepped down from -- form the bench before you
5 made that little speech, I think, and I think that was
6 inappropriate.

7 I don't have a cellphone, but I have people
8 visit my place and they get reception. I know it's not
9 the best. Heck, I don't even have a decent -- we don't
10 even have decent landlines in Westwood Place. And AT&T
11 won't do anything about that. We can't even have a decent
12 land phone in our subdivision because the technicians come
13 out and tell me that the landlines are horrible; that we
14 can't have internet -- we can't have wired internet in
15 there because the landlines are no good.

16 But I'm -- and I -- the residents of Westwood
17 Place I've talked to are opposed. Maybe some who are --
18 are sort of indifferent or have -- like first gentleman
19 spoke, well, he doesn't really like it, but he's -- he's
20 willing to accept it.

21 Well, I'm not willing to accept it. I think
22 it's wrong. I don't think -- I think there are many other
23 alternatives on Lindbergh, on commercial buildings, have
24 multiple towers of shorter height. There are so many
25 other ways that this could be done without putting this

1 unsightly thing in the middle of our 1-acre houses.

2 CHAIRMAN MADDEN: Thank you.

3 Is there anybody else?

4 Yes, sir, please come forward and state your
5 name and address.

6 TODD MCDOWELL: Todd McDowell 38 Oak Park Drive,
7 Creve Coeur.

8 I live the closest -- or one of the closest to
9 where this tower is going to go. Our 1-acre lots, you'd
10 see nothing but green. We have no obstruction. It's --
11 it's a beautiful residential area. That is what we bought
12 into, and that's what we enjoy about Creve Coeur.

13 The -- there's no doubt that this tower will be
14 well seen now from most anywhere except the very front of
15 my yard, and there's no doubt in my mind that my property
16 values will be significantly reduced in trying to sell my
17 home in the future.

18 I have no intent of doing that right now, but
19 when I do, what appealed to me on that 1-acre site was
20 complete green. And to have this tower there is certainly
21 going to hurt my property values and the ability for me to
22 sell that home for what it should be sold for.

23 I think this tower itself, the visible nature of
24 it, is one of the less esthetic towers that I've seen.

25 We've -- they've talked about flagpoles, they've

1 talked about a single mast, and I still am not clear on
2 the ability to even expand this. There's a rim around
3 that tower with these various components, and we're
4 talking about potentially additional carriers, multi-use
5 tower, I'm not sure, you know, is it restricted? I don't
6 know what it's being used for.

7 And the other piece is the revenue. Is this --
8 I would agree, I'm disappointed with the school district
9 as well. We were very supportive of them buying that
10 property and, you know, they've not considered, I don't
11 think, the neighborhood at all in doing this. I don't
12 know what revenues they're getting from this, and if
13 it's -- if it's worth that cost, but it certainly isn't
14 worth, in my opinion, the cost of what it will do to our
15 property values.

16 Thank you.

17 CHAIRMAN MADDEN: Thank you.

18 Anybody else?

19 Yes, sir.

20 TOM GANTER: Hi. My name is Tom Ganter, 39 Oak
21 Park Drive. I am right here. I am the closest to it.

22 I don't want it at all. I get five bars on my
23 phones. I have no problem with reception. Never dropped
24 a call. Nobody has ever complained of dropping a call in
25 our house. I think it's ugly.

1 The proposal seems to talk about just a monopod,
2 and now they're talking about adding from 100 to 120 feet,
3 like that's an optional thing that can be added on. The
4 wings that come out on the pole, it says -- in the
5 proposal it says it's optional, but now it seems like
6 they're going to be there.

7 If it was just a single pole, it wouldn't be
8 quite so bad. But with all these wings coming off and
9 everything, I think it's going to be quite more
10 noticeable.

11 And your suggestion of a flag, though patriotic,
12 would just draw attention to it, I think. I think that
13 would be worse than not having a flag up there at all.

14 We're opposed to it.

15 My wife's a real estate agent. She says that
16 somebody that comes up to our house to want to buy it, and
17 see that, they're going to be distracted. Nobody's going
18 to say, oh, I'm going to get great reception so I'm going
19 to buy this house. That just doesn't happen.

20 So I'm opposed to.

21 Thank you.

22 CHAIRMAN MADDEN: Thank you.

23 Anybody else in the audience?

24 Yes, ma'am.

25 NANCY MARINO: My name is Nancy Marino, and I

1 live at 297 South Graeser, which is in the Westwood Place
2 Subdivision, and I've been a resident there for 22 years.

3 Our subdivision is directly next to the Ladue
4 Early Childhood Center and the Fifth Grade Center.

5 Just like all the other residents, I echo the
6 same thing, I am concerned about the cellphone tower
7 proposed in the middle of a residential area. I believe
8 it will have a negative impact on the tree-scape of this
9 part of Creve Coeur, which we are the tree city, and I
10 feel like it's going to stand out because the tower is
11 located on a very high elevation of Ladue Road. And I
12 believe it will be visible from many areas of the
13 community.

14 I would just hope the Ladue School District
15 would consider or reconsider the location of the tower
16 after they hear feedback from taxpayers, residents.

17 We were also happy to have Ladue as a neighbor
18 and supported Prop O, and we're just asking if they could
19 be maybe better neighbors and not put something like this
20 in our area with -- that definitely affects the way our
21 neighborhood looks.

22 I'm also concerned about the addition on --
23 there is a Sheet A2 that, as someone else said, there's a
24 proposed tower to be designed for a 20-foot extension, so
25 we don't know if 100 is the end or just the beginning.

1 And, again, getting taller and bigger and more
2 visible. And I -- although I like the picture with the
3 trees around it, it looked like it wasn't visible, I
4 really don't think those trees are all there. And I
5 don't -- I think it's going to be very, very visible from
6 many of the neighborhoods and everyone driving down Ladue
7 Road.

8 Thank you.

9 CHAIRMAN MADDEN: You're welcome.

10 Anybody else? You've already been up once.

11 VOICE: Can he explain the multi-use?

12 CHAIRMAN MADDEN: Well, we'll get into that,
13 don't worry.

14 VOICE: Okay.

15 CHAIRMAN MADDEN: Yes, sir.

16 PETER WITTENBERG: Hi, I'm Peter Wittenberg from
17 14 Alden Lane.

18 I don't live right next to the tower, but I
19 would certainly benefit by having the tower.

20 I believe at 100-foot elevation above the
21 ground, it would probably have a direct line of sight to
22 my place, which is actually down a little -- a little
23 valley.

24 So I like the idea of having it. It's good to
25 provide another revenue source for the Ladue School

1 District.

2 I can understand how people are unhappy about
3 having it. However, as an electrical engineer, having
4 spent 35 years doing various radio frequency electronics,
5 including safety analysis for electromagnetic radiation,
6 you really have no choice but to put this in a tall area.

7 If you don't have something close to a line of
8 sight with a tower and have a relatively short distance
9 from it, it's not going to work.

10 If you reduce the size of the tower down to 65
11 feet, you've reduced the coverage area dramatically.

12 I won't go into the technical -- the technical
13 details. If anything, I think that we might want to
14 consider it being somewhat -- somewhat taller.

15 That's it.

16 CHAIRMAN MADDEN: Thank you.

17 Anybody else in the audience?

18 Okay, Paul, let me ask you, because we'll get it
19 from the horse's mouth.

20 It's a max of 100, no additions?

21 MR. LANGDON: That's my understanding, and
22 certainly the CUP would designate the --

23 CHAIRMAN MADDEN: Okay.

24 MR. LANGDON: -- the specific height.

25 CHAIRMAN MADDEN: And then let me -- sir, if you

1 come back up, I got a question for you.

2 BRICK STORTS: Sure.

3 CHAIRMAN MADDEN: Do -- the top of it, where you
4 got, I guess that's the actual antennas coming out of it,
5 Paul?

6 BRICK STORTS: Yes. Correct.

7 CHAIRMAN MADDEN: I heard somebody mention that
8 you could just have the pole without those. Is that
9 possible?

10 BRICK STORTS: That is impossible --

11 CHAIRMAN MADDEN: Okay. Then --

12 BRICK STORTS: -- for the location.

13 CHAIRMAN MADDEN: Okay. Then my other question
14 is, you mention that you could go down 60 feet if you got
15 a third person, third company that wanted to use it.

16 Does that mean you put in another round thing
17 down there with antennas?

18 BRICK STORTS: Yes, they would have a antenna
19 platform, it's called, if there is a third carrier.

20 Right now there's just one carrier, AT&T, with
21 T-Mobile having submitted an -- letter of interest, so
22 they would be at the next slot on the tower itself.

23 CHAIRMAN MADDEN: Now, wait a minute. So AT&T's
24 got the top?

25 BRICK STORTS: They have the top.

1 CHAIRMAN MADDEN: Where does T-Mobile come in?

2 BRICK STORTS: They would come in probably --
3 usually you keep between a 15 to 20-foot separation, so
4 they would probably come in at the 80-foot mark.

5 CHAIRMAN MADDEN: So you got another circle
6 of --

7 VOICE: Excuse me. Could he put his graphic up
8 and show us on A2 what he's talking about, the addition?

9 BRICK STORTS: I can show you -- why don't I
10 show you on the photo sim.

11 Where's the -- where's the other photo sim?

12 I can show you one that has four carriers -- or
13 actually five carriers on it, but it was also done ten
14 years ago. It's on the campus of Parkway Central,
15 Chesterfield.

16 Here's one right here. And as you can see, if
17 you can see, this is roughly the same distance actually.

18 MR. LUMLEY: If you turn the lights a little
19 bit, you'll get rid of the glare a little bit. Just angle
20 them.

21 MR. LANGDON: They just move.

22 MR. LUMLEY: Up above.

23 BRICK STORTS: Okay.

24 MR. LUMLEY: No.

25 MR. LANGDON: No.

1 MR. FARON: The light, long angle, if you adjust
2 those. Yeah, adjust those. Twist them.

3 BRICK STORTS: Got you. They just twist. Okay.
4 Got it.

5 MR. LUMLEY: There you go.

6 CHAIRMAN MADDEN: There that's good.

7 BRICK STORTS: Okay. So this is kind of what we
8 talked. Now this is actually 150-foot site, but as you
9 can see, this is a classic example of an area, and it's
10 residential zoned area, Parkway Central.

11 This area covers that area. And as you can see,
12 this is how the carriers are all utilizing to cover that
13 fairly heavily residential area over there. And this is
14 what we're talking about.

15 Now, this particular location, this has
16 transpired over 15 years, you know, people adding on,
17 adding on, adding on on this particular location. That's
18 not to say that this is going to be completely indicative
19 of, you know, of what this site will look for.

20 But let me say a couple of things. First of
21 all, there is no evidence that I've seen, I'm a real
22 estate broker too, where these have created any
23 devaluation of properties.

24 In fact, I took the liberty of running, because
25 I figured, you know, usually at some of the hearings they

1 do come up, so I was trying to run some comps on, I
2 think -- do I have that one -- we ran some comps on sites
3 that have these very same towers.

4 There's one, frankly, behind the Shop 'n Save
5 off Manchester Road that's roughly 300 feet from a Warson
6 Woods residential area in there. It's been there quite a
7 long time. And it's 150 foot. I took the comps of
8 running a multitude, and I can put this into -- as an
9 exhibit. I saw nothing that warranted any decrease in
10 property value. And, in fact, it looks like Warson Woods
11 is doing very good in the -- with home values right now.

12 And I suspect that will be the case, because,
13 believe it or not, with the younger generation and such,
14 connectivity is a home selling point. People want their
15 wireless and items to work in their home now, and that has
16 been -- for example, my brother who's looking for a new
17 home, he's like, well, I want to make sure that I do have
18 connectivity because we don't want landlines. No --
19 landlines are phasing out. There will be no landlines.

20 And that isn't Brick Storts' -- that isn't my
21 theory; that's just the way it's going. I mean we're
22 ultimately going to be depending more and more and more
23 on, you know, Smartphones, whether -- whether anybody
24 likes it or not, that's the way it's going to be.

25 Now, these are -- these have the same impact. I

1 mean I understand that people say, well, that's up -- you
2 know, I don't want to look at 100-foot tower. Well, I
3 don't want to necessarily look at 50,000 telephone poles,
4 but I realize I've got to have that if I want to have
5 electricity.

6 I don't want to look at a new highway with big,
7 you know, by my -- where I've got sound barriers up, but I
8 know I've got to have that because that's the price of --
9 of home society.

10 I mean while I understand that nobody wants them
11 in their backyard, they still are a critical part of how
12 your phone works. And I suspect you'd see a overnight
13 revolt if a city said, no, we're going to take down all
14 our cellphone towers cause they're ugly, and you guys can
15 go, you know, just use -- go back to your landlines again.
16 That probably wouldn't go over too well. And I'm throwing
17 that out there.

18 I just -- you know, I understand the public's
19 concerns, but we -- this -- the fact that this is only
20 100-foot tall structure, it -- it is, by standpoint of
21 sites, communication sites that are multi-use, this is at
22 the low end of the spectrum on that as far as the heights.

23 CHAIRMAN MADDEN: I got one more question.

24 What if you put it on the roof over there?

25 BRICK STORTS: It's not tall enough. We don't

1 have any opportunity for that over there.

2 CHAIRMAN MADDEN: No, I'm saying, they built
3 that new, I don't know what it's called, but Ladue built a
4 new building right near the front of the road. It's got
5 to be 20 feet high, I would think, maybe higher. What if
6 you put an 80-foot pole on top of that or does that not
7 work?

8 BRICK STORTS: Well, and I think that would
9 actually -- I don't think that would -- the way this sits
10 in the athletic field, it looks -- it takes on the
11 approach of almost like a light standard-type scenario
12 too.

13 Webster Groves has six of them around their
14 Memorial Field, and then on the high school they have them
15 that abuts up to 100-year old homes.

16 Those have not suffered any, I can say that for
17 a fact, they have not suffered any appraised value
18 problems because of those communication sites.

19 CHAIRMAN MADDEN: Okay. I do have one more.

20 So if you go to five, it's going to look like
21 that, essentially?

22 BRICK STORTS: If there were five carriers,
23 potentially.

24 CHAIRMAN MADDEN: So --

25 MR. LUMLEY: But can you get five on 100-foot

1 pole?

2 BRICK STORTS: Probably not. That's a good
3 point, Mr. Lumley.

4 You probably, at most, would be looking at
5 three.

6 CHAIRMAN MADDEN: Do you do any of these poles
7 where you say, hey, I'm not going to do more than two?

8 BRICK STORTS: Well, that runs a bit of a
9 problem because then the third guy needs to put a pole up,
10 needs to do something, you know, more to it than that.

11 But I would certainly say that we don't like to
12 limit these because it does limit flexibility, and
13 carriers coming to the pole. You hope that if they, you
14 know, that they will migrate towards one site instead of
15 putting multiple proposals out. Particularly when it
16 comes to if they're able to co-locate on a pole that, you
17 know, is 100-foot pole and they're able to use the 60, 70
18 foot. Sometimes some coverage is better than no coverage
19 for some of the carriers so.

20 CHAIRMAN MADDEN: Okay. Thank you.

21 MR. FARON: Comment.

22 CHAIRMAN MADDEN: That'll end our public
23 hearing.

24 MR. LUMLEY: So I offer the following exhibits
25 into the record of this public hearing: Documentation in

1 possession of the City Clerk reflecting the public notice,
2 the staff's report, the materials presented by the
3 applicant this evening, the City's Code of Ordinances and
4 Charter, the City's Comprehensive Plan and the public file
5 regarding this application.

6 (The public hearing ended at 10:40 p.m.)
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REPORTER'S CERTIFICATE

STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearings stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearings.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCE
NUMBER 5328 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL
USE PERMIT FOR A 5,190 SQUARE-FOOT FULL SERVICE RESTAURANT
LOCATED AT 12316 OLIVE BOULEVARD WITHIN WESTGATE CENTER.**

WHEREAS, under Section 405.210 Table A, all restaurants in the “PC” Planned Community zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a condition of Ordinance No. 5328 included that any enlargement, extension, expansion, or alteration in the use of the structure of site must be approved by the City Council upon the recommendation of the Planning and Zoning Commission.

WHEREAS, an application was submitted by Andrew Kohn of Wildsmoke, to amend the prior conditional use permit (Ordinance No. 5328) to allow for a 400 square-foot patio addition along the north elevation of the building, in conjunction with the operation of a full service restaurant located in the tenant space addressed as 12312 Olive Boulevard, within Westgate Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 7, 2014, beginning at 7:00 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 April 7, 2014; 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. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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 community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinance Number 5328 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12316 Olive Boulevard, in the "PC" Planned Commercial zoning district, within the Westgate Centre, whose legal description is as follows:

Westgate Centre

A tract of land in U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri and being particularly described as follows:

Beginning at intersection of the Eastern Right-of-Way line of Tempo Drive and the Southern Right-of-Way line of Olive Street Road as widened. Thence along the Southern Right-of-Way line of Olive Street Road as widened North 61 degrees 12 minutes and 16 seconds East 83.02 feet to a point; thence continuing along said Southern Right-of-Way line of Olive Street Road as widened South 77 degrees 14 minutes and 50 seconds East 615.19 feet to a point; thence South 12 degrees 51 minutes 15 seconds West 388.47 feet to a point; thence South 89 degrees 50 minutes 58 seconds West 649.82 feet to a point aforementioned Eastern Right-of-Way line of Tempo Drive; thence along the Eastern Right-of-Way line of Tempo Drive around a curve to the right having a radius of 886.72 feet and arc distance of 280.92 feet to the point of tangency thereof; thence continuing along said Eastern Right-of-Way line of Tempo Drive North 12 degrees 51 minutes 15 seconds East 202.18 feet to the point of beginning, containing 7.11 acres +.

Section 3: 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 5,190 square-foot, full service restaurant, and the 400 square-foot expansion of the patio along the north façade at 12316 Olive Boulevard, within the Westgate Centre, zoned "PC" Planned Commercial District.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Patio Plan" submitted on March 6, prepared by Urlicg Architecture, all submitted in conjunction with Application #14-013.
3. All landscaping shall be maintained per the approved "Patio Plan" and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards. The boxwood plants shall not be sheared to allow them to grow and fill in and provide additional screening along Olive Boulevard.
4. Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
5. Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.

6. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
7. There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
8. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be located in the service ally or properly screened with approved materials.
12. 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.
13. 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.
14. 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.
15. 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 4: 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 3 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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

BILL NO. 5486

ORDINANCE NO. _____

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-013 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT
FOR WILDSMOKE RESTAURANT WITHIN WESTGATE CENTRE AT
12316 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, April 7, 2013

LOCATION: 12316 Olive Boulevard, at the southeast corner of Olive Boulevard and Tempo Drive, within the Westgate Centre. The property is zoned PC District

REQUEST: An application has been submitted to amend the conditional use permit (Ordinance No. 5328, approved September 9, 2013) for Wildsmoke restaurant to allow an approximately 375 square-foot expansion of the outdoor patio area. Ordinance No. 5328 authorized 150 indoor seats and 40 outdoor seats. The new patio addition will not include an increase in the seating.

ADDITIONAL INFORMATION: All restaurants require the issuance of a conditional use permit based upon review by the Planning and Zoning Commission and approval by City Council. A condition of Ordinance No. 5328 included that any enlargement, extension, expansion, or alteration in the use of the structure or site must be approved by the City Council upon the recommendation of the Planning and Zoning Commission. Staff requests that the prior ordinance be repealed and replaced with a new ordinance in order to maintain consistency of a single ordinance governing the location.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Does the request satisfy the Conditional Use Findings?

Comprehensive Plan References

- West Olive Corridor Action Area
- Design Guidelines

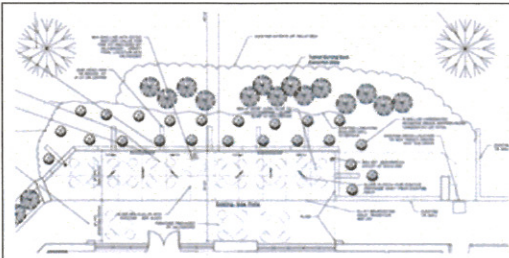
Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.350: "PC" Planned Community District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Andrew Kohn
VCH LLC DBA Wildsmoke
21 Westwood Country Club
St. Louis, MO 63131

**PROPERTY
OWNER:**

Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP

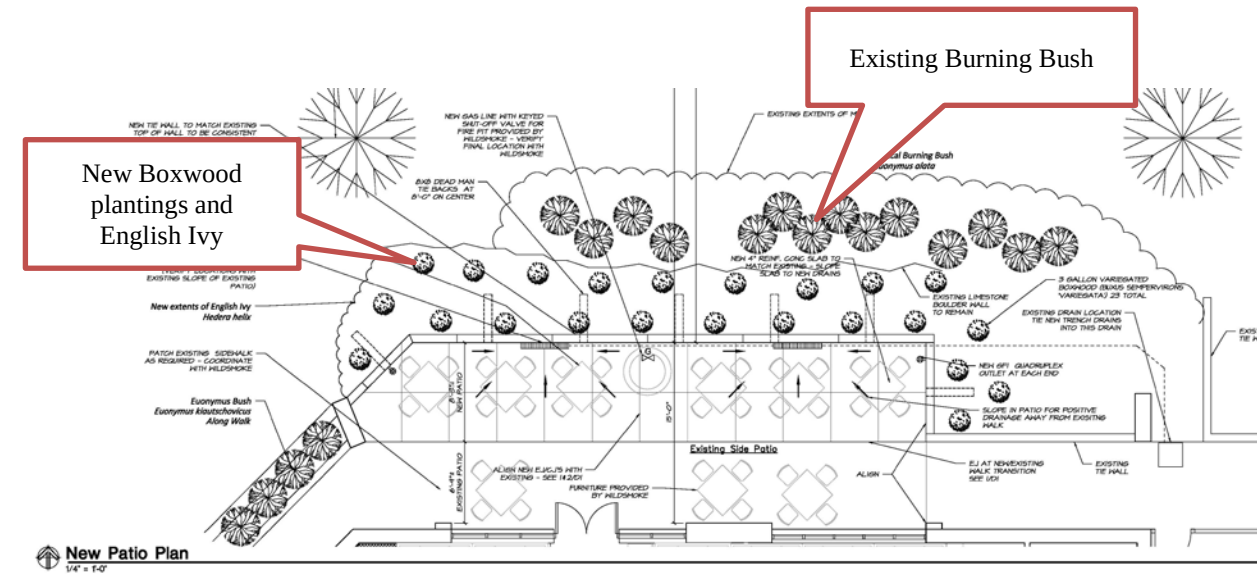
4/4/2014

Date

ATTACHMENTS: Applicant's Materials submitted March 6, 2014
Draft Ordinance
Ordinance No. 5328
Public Comment

PROPOSAL

The applicant is seeking to expand the patio along the north side of the building by approximately 375 square feet. to allow for more room for the pre-approved 40 outdoor seats. This will require cutting back the existing ground cover and building a timber retaining wall. The applicant will also be adding new landscaping in this area. The burning bush at the very top are pre-existing and well established; the applicant will be filling the area with Boxwood and additional English Ivy that is consistent with the level of landscaping already existing on site (see below).



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office: Woodcrest Shopping Center, American Eagle Credit Union	“CB” Core Business	Olive Boulevard
South	Office	“PC” Planned Community District	NA
East	Office	“PC” Planned Community District	NA
West	Retail/Apartment	“MX” Mixed Use District/ “AR” Attached Single Family Residential	Tempo

COMPREHENSIVE PLAN REVIEW

The subject site is located within the West Olive Corridor Action Area of the Comprehensive Plan. The West Olive Corridor possesses a mix of residential and commercial structures but has an overall commercial character. This applicant is utilizing an existing restaurant space within a shopping center that consists of “small retail/restaurants and specialty shops.” This request furthers the existing structure toward the intent of the Comprehensive Plan by providing for outdoor amenities. The goals listed under the Community Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate (page 22).

The Design Guidelines further encourage visually interesting building facades, and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining areas that face the street are also encouraged (page 5). The proposed outdoor dining does provide an improvement that accomplishes these goals and, therefore, satisfies the Design Guidelines.

ZONING REVIEW

The use was approved by Ordinance No. 5328 and it included the same 40 outdoor seats that are part of this proposal. The increase in area does not create any new impacts on this or adjacent property and, therefore, does not affect the conditional use permit findings.

Site Coverage

The site has pre-existing non-conforming site coverage, and the proposed patio will require the replacement of some of the existing landscaping on the north façade with concrete. However, Section 405.120 defines “*site coverage*” as: *The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.* Since the proposed outdoor dining area is a form of plaza space, it is categorized as an exclusion from coverage, and thus does not represent additional site coverage on the property.

Landscape

The plantings to be removed do not include any large scale trees or significant large scale plantings, and will be replaced with new boxwood plantings. Staff has included a condition of the approval that the boxwoods not be shaped, to allow them to grow and fill in, and provide additional screening along Olive Boulevard.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces. Below is the table from the prior Staff report with the patio addition included:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Wildsmoke	Restaurant	5,190 +400 sq. ft. patio addition (+150 indoor seats, 40 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	77.36
Jon Thomas Salon	Hair Salon	3,450	4/1000 sq. ft.	13.8
Metro Chiropractor	Office	1,840	4/1000 sq. ft.	7.36
Dog Spa	Personal and laundry services- other	1,160	1/300 sq. ft.	3.87
Mirrozz Gallery	Retail	1,200	4/1000 sq. ft.	4.8
Chateau Decor	Retail	1,200	4/1000 sq. ft.	4.8
Pagano Family Dentistry	Office	2,330	4/1000 sq. ft.	9.32
La Bonne Bouchee*	Cafe/Bakery	6,615 (+108 indoor seats, 34 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250	66.73

			sq. ft.	
Laurie Shoes	Retail	1,400	4/1000 sq. ft.	5.6
Hear USA	Retail	1,000	4/1000 sq. ft.	4
Distinctions	Retail	3,560	4/1000 sq. ft.	10.24
Barry Hyatt Custom Jewelers	Retail	1,200	4/1000 sq. ft.	4.8
Prudential	Office	1,200	4/1000 sq. ft.	4.8
House of Wong	Restaurant	3,000 (+108 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	48
Vacant	Retail	2,100	4/1000 sq. ft.	8.4
West Oak Cleaners	Laundry services	2,100 (240 sq. ft. pick up area+1860 sq. ft. clothing storage)	1/150sf of pick-up area +1/300 sq. ft. clothing storage	9
Vacant	Retail	2,475	4/1000 sq. ft.	9.92
Select Physical Therapy	Office	2,465	4/1000 sq. ft.	9.88
Computer Problem Busters	Computer Repair Office	1,600	4/1000 sq. ft.	6.4
Ichiban Restaurant	Restaurant	1,542 (+ indoor 40 seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	19.49
Kumon Math & Reading	Other educational services	1,586	1/300 sq. ft.	5.29
Sacred Sword Aikikai	Sports and recreation instruction	2,750	1/200 sq. ft.	13.75
TGI Friday's	Restaurant (out lot building)	8,485 (+161 indoor seats, 75 outdoor)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	96.99
Sub-total:				401.4
Minus 15% Reduction				60.21
Total # of Parking Spaces Required:				342
Total Available On-site:				380

*Note: Staff was unable to locate a CUP for LaBonne Bouchee, where it may have been operating originally as a permitted use as a bakery, and a conditional use permit was never obtained when the use was expanded into a full service restaurant. The number shown is from an on-site counting by the property manager and is included here to provide an accurate accounting of the existing conditions. Future action for a conditional use permit may be necessary.

The above table indicates 342 parking spaces are required, with 380 spaces available on-site. Thus, the site has enough parking to accommodate the patio expansion.

RECOMMENDATION

Based on the above analysis, the requested conditional use permit amendment meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the usual and customary conditions for restaurants which are included in the draft ordinance and are generally consistent with the prior approved Ordinance:

- The conditional use permit shall be for the operation of 5,190 square-foot, full service restaurant, and the 400 square foot expansion of the patio along the north façade at 12316 Olive Boulevard, within the Westgate Centre, zoned “PC” Planned Commercial District.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Patio Plan” submitted on March 6, prepared by Urlig Architecture, all submitted in conjunction with Application #14-013.
- All landscaping shall be maintained per the approved “Patio Plan” and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards. The Boxwood plants shall not be shaped to allow them to grow and fill in and provide additional screening along Olive Boulevard.
- Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four-foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
- Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator’s approval, including, but not limited to, the catering of special events.
- The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
- There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
- Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should 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 Application #14-013 for a conditional use permit for Wildsmoke restaurant located at 12316 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of April 7, 2014” (conditions may be added, eliminated, or modified by preceding motion).

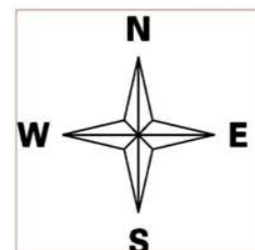
APPENDIX 1: COMPREHENSIVE PLAN

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



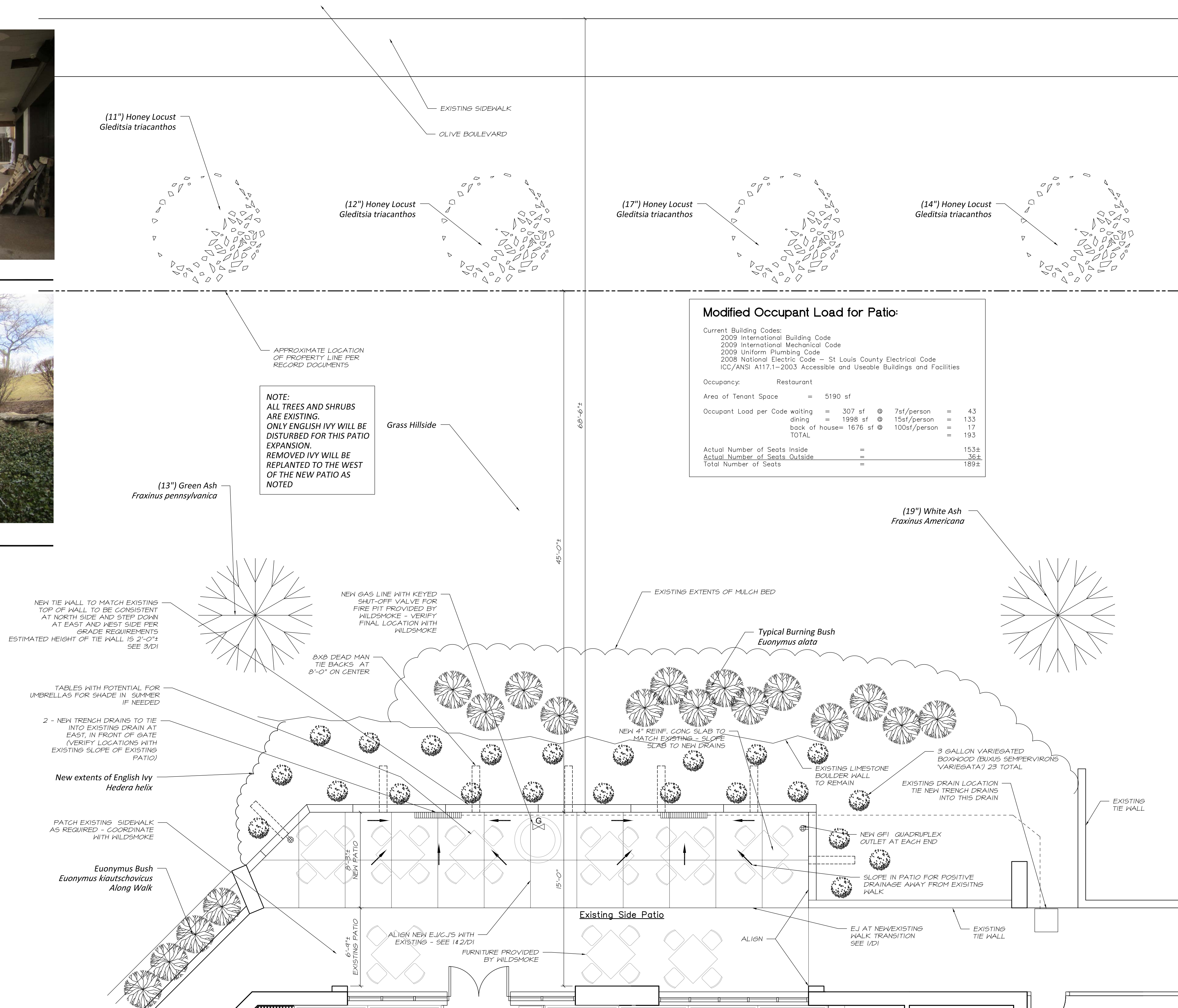
APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04 /04/2014
 A photograph of a single-story commercial building with a brown shingled roof and a dark brown wood-paneled upper section. A sign above the entrance reads "WILD SMOKE". The building is surrounded by a paved parking lot with several cars parked, including a white sedan and a yellow pickup truck. A modern glass-walled building is visible in the background under a cloudy sky.	Description: View of the tenant space looking east.
 A photograph of a grassy area with a large tree on the left and a stone retaining wall in the foreground. In the background, a road and utility poles are visible under an overcast sky.	Description: View looking north from the patio along Olive Boulevard (photo taken 08/13/2013)
 A photograph showing a close-up of a proposed patio area. It features a stone path, a large pile of dark brown mulch, and some green shrubs. The building's exterior, which includes brick and wood paneling, is visible on the right side of the frame.	Description: Close up view of the proposed patio area along the north elevation of the building.

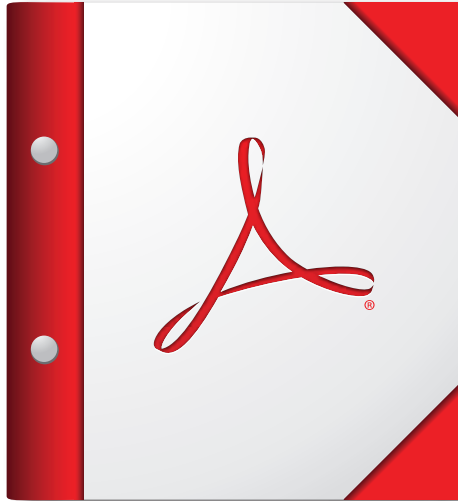


Existing Photo Looking East



Existing Photo Looking West





For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

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**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, APRIL 7, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, April 7, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: ***Mr. Tim Madden, Chair***
 Mr. James Faron
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: ***Mr. Carl Lumley, City Attorney***
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. NEW BUSINESS

A. PUBLIC HEARING

Application #14-013: Approval of an amendment to the Conditional Use Permit for Wildsmoke Restaurant within Westgate Centre at 12316 Olive Boulevard to allow an expansion of the outdoor patio.

Applicant/Agent: Andrew Kohn
 VCH LLC dba Wildsmoke
 21 Westwood Country Club
 St. Louis, MO 63131

Property Owner: Solon Gershman, Inc.
 7 N. Bemiston
 Clayton, MO 63105

Mr. Carl Uhlig, 925 Oakmoor Drive, said they are looking to expand the patio. Mr. Uhlig said the patio is currently on the west side of the building and they want to build it out and provide more landscape, a fire pit and screening from Olive Boulevard. Mr. Uhlig showed an illustration of the current patio and pointed out where they would be extending it.

Mr. Rovak asked about the email from Mr. Tim McCabe in regards to handicapped parking. Ms. Whitney Kelly, City Planner, said the number of handicapped spaces is derived by the total number of spaces on the site. Ms. Kelly explained for this site they require eight handicapped spaces, and when reviewing an aerial of the site she counted ten handicapped spaces available, so they are in compliance with the code. Ms. Kelly stated if the applicant or property owner does wish to address the parking question, they

would encourage them to place them near the Wildsmoke site so that it does provide more in that area. Mr. Zach Smith, on behalf of the applicant, 12316 Olive Boulevard, said he has no issues with doing that. Chair Madden asked where the handicapped spots are located and Ms. Kelly pointed them out on the aerial photo.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Faron motioned to recommend approval of Application #14-013 for a conditional use permit for Wildsmoke restaurant located at 12316 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of April 7, 2014. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye

Mr. Rovak – aye

Mr. Faron – aye

Chair - aye

3. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 7:16 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, APRIL 7, 2014

7:00 P.M.

PUBLIC HEARING APPLICATION NO. 14-013

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman

Mr. James Faron

Mr. Charles Pullium

Mr. Gene Rovak

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, Director of Community Development

Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

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1 CHAIRMAN MADDEN: I'd like to call to order the
2 Planning Zoning Commission Meeting for the City of Creve
3 Coeur, Missouri for Monday, April 7th, 2014.

4 We'll start with roll call.

5 I don't see Dr. Barton.

6 I don't see Mr. Carney.

7 Mr. James Faron?

8 MR. FARON: Present.

9 CHAIRMAN MADDEN: Mr. Howard said he wouldn't be
10 here.

11 Mr. Charles Pullium?

12 MR. PULLIUM: Present.

13 CHAIRMAN MADDEN: Mr. Gene Rovak?

14 MR. ROVAK: Present.

15 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
16 Attorney?

17 MR. LUMLEY: Present.

18 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
19 of Community Development?

20 MR. LANGDON: Present.

21 CHAIRMAN MADDEN: Whitney Kelly, City Planner?

22 MS. KELLY: Present.

23 CHAIRMAN MADDEN: And, Julie Lowery, our
24 Recording Secretary?

25 MS. LOWERY: Present.

1 CHAIRMAN MADDEN: That'll move us to New
2 Business, a Public Hearing. Application No. 14-013:
3 Approval of amendment to the conditional use permit for
4 Wildsmoke Restaurant within Westgate Centre at 12316 Olive
5 Boulevard to allow an expansion of the outdoor patio.

6 Oh, I'm sorry. Anybody involved in this, you'll
7 have to be sworn in, could you please come forward.

8 Okay. I guess that's it.

9 (The speakers were sworn by the court reporter.)

10 CHAIRMAN MADDEN: Whoever's going to start,
11 would you state your name and address up here, please.

12 MR. UHLIG: My name's Carl Uhlig with Uhlig
13 Architecture, 925 Oakmoore Drive.

14 Basically, what we're looking to do is extend
15 the patio on the side of the Wildsmoke Restaurant.

16 Currently the patio is on the west side, and
17 with the sun setting, it just gets unbearable to really
18 even sit out there, so what we're doing is just carving
19 out a -- a small -- basically, doubling the size of the
20 existing walkway that's on the side, and we would add some
21 additional landscaping around it.

22 They would be able to put some tables there,
23 possibly do a fire pit there, but just add the ambience,
24 and also sort of screen the -- the view from Olive Street
25 Road.

1 It's quite a ways from Olive. It's probably
2 about, I'd say about a hundred feet from Olive to the --
3 where we're actually going to have the patio. There's
4 large hill there.

5 You want -- I don't know if you got plans. I
6 can show what I've got here.

7 So, basically --

8 CHAIRMAN MADDEN: Go ahead.

9 MR. UHLIG: Basically, this area right here is
10 the existing walkway and patio that's there.

11 When Culpeppers had this, they actually had
12 seats that went along here, two-tops. What we're doing is
13 increasing it over to this area here, and this would all
14 become seating area.

15 CHAIRMAN MADDEN: Any questions?

16 Paul, are you -- Whitney -- oh, I'm sorry, you
17 have a question?

18 MR. ROVAK: Well, I'm not sure the right time to
19 bring it up.

20 I do see this email from this Tim McCadden
21 (phonetic), and I wonder if that's been addressed or --
22 you know, in terms of numbers or how that fits in with the
23 other.

24 MS. KELLY: I can address that, but if you don't
25 mind, I'd like to do it from here.

1 CHAIRMAN MADDEN: Yeah, that's fine.

2 MS. KELLY: The applicant is -- because the
3 original ordinance said any expansion required coming back
4 to P&Z, that's why we're here tonight.

5 The applicant originally requested 375 square
6 feet. The ordinance does say 400 square feet. I just
7 round it up thinking it -- if they get into construction
8 and want to add a couple of feet it wouldn't require
9 coming back here.

10 They are not increasing the number of seats that
11 was originally approved.

12 I did talk with the Building Division chief
13 and -- about the handicap parking spaces. The number is
14 derived by the number of parking spaces total that's
15 provided on site.

16 For this site they require eight, and when I
17 reviewed the aerial photo, they had ten available
18 throughout the site. So they do meet the -- the code
19 standard for that.

20 If -- if the applicant or the property owner
21 does wish to address the parking question, then we would
22 encourage that they do so near the Wildsmoke site, so that
23 it does provide more in that area.

24 MR. ROVAK: Does that seem like that would be
25 a -- a pun -- but would that be a handicap, would that be

1 an issue, providing additional space or so within -- cause
2 I know there are -- you're providing already a large
3 number of spaces, so if there was a conversion, I mean I
4 know the handicap are sometimes somewhat wider, so maybe
5 you only get two for three, I'm not really sure, but would
6 that be an issue, that would be --

7 ZACH SMITH: No, I don't think it's going to be
8 an issue.

9 CHAIRMAN MADDEN: Could you state your name and
10 address just --

11 ZACH SMITH: I'm sorry.

12 I'm Zach Smith with Wildsmoke, 12316 Olive
13 Boulevard.

14 CHAIRMAN MADDEN: Okay.

15 MR. FARON: Can I ask one real quick question?
16 The 10 -- there's six at TJ -- TGI Fridays?

17 MS. KELLY: There's four in front of TGI
18 Fridays; there's two -- look page -- in the aerial photo.

19 MR. FARON: 64?

20 MS. KELLY: Yes, page 64. So there's four in
21 front of TGI Fridays; there's four right in front of Wild
22 -- I mean two right in front of Wildsmoke. Along that
23 very eastern row of parking, at the very bottom near where
24 the La Bonne Bouchee is, there's two there, and then
25 there's two more over where, yeah, the Computer Busters

1 folks are --

2 MR. ROVAK: Uh-huh.

3 MS. KELLY: -- stuff like that.

4 MR. ROVAK: Okay.

5 MR. FARON: So we're not going to add or
6 detract -- or they're going to add?

7 CHAIRMAN MADDEN: They're going to add one.

8 MR. ROVAK: They would add --

9 MR. FARON: They're going to add one, yeah.

10 MR. ROVAK: Within the area.

11 MS. KELLY: If they would like to.

12 MR. ROVAK: Close proximity.

13 MS. KELLY: Yeah, if they would like to, we
14 would be supportive of that, but we have not made it a
15 condition of the use approval.

16 MR. FARON: Okay. And no shuffling, it's just
17 they're going to add one.

18 We're good to go, and you're agreeing with that,
19 I guess?

20 Are you agreeing with all the other conditions
21 that were listed too? There was a long list of, you know,
22 typical stuff listed in the agenda. I'm sure you're on
23 board with all that, I would say?

24 ZACH SMITH: The agreement.

25 MR. FARON: I think it's all on the last page

1 there --

2 ZACH SMITH: Uh-huh.

3 MR. FARON: -- of the text.

4 MS. KELLY: All of the conditions are pretty
5 much the same as the prior CUP, we just added the square
6 footage for the patio area.

7 MR. FARON: For their expansion. They don't
8 have to come back before -- okay.

9 CHAIRMAN MADDEN: Okay. Any questions for
10 Whitney or these two gentlemen? No.

11 Okay. Somebody want to make a motion, please.

12 MR. FARON: I move to recommend approval --

13 MR. LUMLEY: I need to put the exhibits in.

14 CHAIRMAN MADDEN: Oh, I'm sorry. That'll close
15 our public hearing.

16 MR. LUMLEY: Offer the following exhibits into
17 the record of this public hearing: Documentation in
18 possession of the City Clark reflecting the public notice
19 regarding the hearing, the City's Code of Ordinances and
20 Charter, the City's Comprehensive Plan and the public file
21 regarding the application, including the staff report.

22 CHAIRMAN MADDEN: Thank you.

23 (The public hearing ended at 7:08 p.m.)

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REPORTER'S CERTIFICATE

STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional
Reporter, 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.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1345,
1480, 1498 AND 1678 AND AUTHORIZING THE ISSUANCE OF A NEW
CONDITIONAL USE PERMIT FOR A 5,454 SQUARE-FOOT RESTAURANT
LOCATED AT 12653 OLIVE BOULEVARD WITHIN THE WEST PARK CENTER**

WHEREAS, under Section 405.210 Table A, all restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Erica Freeman, of Shea Design, Inc., to amend the prior conditional use permits for a 5,454 square-foot, 292-seat, restaurant at 12653 Olive Boulevard within the West Park Center to include several building modifications; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 31, 2014, beginning at 7:00 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 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 31, 2014; 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its prior regular meeting and the resulting delays in commencement of the project; 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. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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 community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinance Numbers 1345, 1480, 1498 and 1678 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12653 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

(I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;

(II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein.

(iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

Section 3: 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 5,454 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 224 seats for indoor dining, and 68 seats for outdoor dining (292 seats total). A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.
3. Hours of operation shall not exceed Monday-Thursday: 11AM to 12AM; Friday and Saturday: 11AM to 1AM; and Sunday: 11AM to 11PM. Additional business hours may

be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.

4. The Applicant is required to submit a Building Permit application for all new structures and modifications to existing structures, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations & Signage Details" and "Exterior Elevations" last revised on February 7, 2014 and submitted in conjunction with Application #14-005 by Shea Design Inc., except that the aluminum trim on all sides of the building shall, instead of black color, be a brushed metal finish as shown in the example elevations attached to the staff memorandum to City Council, dated April 28th, 2014.
5. The yellow LED strip along the top edge of the building is approved in accordance with Article VII, Sign Regulations of the Zoning Ordinance, and shall continue around all four principle facades of the building.
6. Prior to issuance of any building permits for the exterior renovations approved by this ordinance, the applicant shall submit a new landscape plan, subject to Zoning Administrator approval, for the areas adjacent to the building including a new planting area to screen portions of the south wall of the building and the electric transformer in the southeast corner of the outdoor patio.
7. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. 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.
12. 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.
13. 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.
14. 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.

BILL NO. 5487

ORDINANCE NO. _____

Section 4: 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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: April 28, 2014

Subject: CONDITIONAL USE PERMIT FOR BUFFALO WILD WINGS

Memo Prepared by: Paul Langdon, AICP, Community Development Director

Attachments: Revised Ordinance
Revised Elevations, received April 8, 2014
Awning graphic, dated April 16, 2014

PROJECT MODIFICATIONS

During the public hearing on Application #14-004, a new conditional use permit (CUP) for the Buffalo Wild Wings restaurant at 12653 Olive Boulevard, the applicant proposed to change some of the black aluminum trim for silver trim. The Planning Commission accepted this change and the applicant subsequently provided the attached elevations showing the new color. The original elevations are included with the staff report to the Planning Commission and a revised draft ordinance has been attached to this memorandum that references the new elevation drawings.

The Planning Commission also added a condition of approval that additional landscape would be provided to screen the transformer located in the southeast corner of the uncovered patio and to soften the exposure of the south wall of the building in that same area. Under the approval condition, that is Condition #6 in the attached ordinance, the revised landscape plan could be submitted for Zoning Administrator approval at the time of permitting and no plan has been submitted to date.

The Planning Commission also discussed adding a second awning in this same location but, in recognition of the high monetary cost to the applicant of installing such an awning, no requirement was added to the CUP ordinance. Nonetheless, the applicant has provided a new graphic (attached) showing the addition of two small awnings over the existing, but unused, door locations. These are black canvas awnings that lie very close to the building. They are primarily decorative in nature but would not physically conflict with the required landscaping. If the members of the City Council wish to see these awnings included in the final project, they should add them through a separate condition of approval. An appropriate motion to do so could be in the following form:

“I move to include the decorative awnings shown in the elevation drawing, dated April 16, 2014, prepared for Buffalo Wild Wings by Lawrence Sign Company and attached to the staff memorandum to the City Council on this matter, dated April 28, 2014.”

EMERGENCY READING REQUESTED

The Buffalo Wild Wings application was originally submitted on January 31st, followed by revisions on March 19th. The public hearing was originally scheduled for March 17th and first reading at Council would have been March 24th. However, the Planning Commission meeting was rescheduled for March 31st and, with the cancellation of the April 14th Council meeting, the first reading is now on April 28th with second reading scheduled for May 12th. Given the delays caused by meeting schedule changes, the applicant has requested that the City Council conduct two readings on April 28th. The attached draft ordinance reflects this request.

Staff members will be available to answer any questions regarding these changes during the meeting.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1345,
1480, 1498 AND 1678 AND AUTHORIZING THE ISSUANCE OF A NEW
CONDITIONAL USE PERMIT FOR A 5,454 SQUARE-FOOT RESTAURANT
LOCATED AT 12653 OLIVE BOULEVARD WITHIN THE WEST PARK CENTER**

WHEREAS, under Section 405.210 Table A, all restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Erica Freeman, of Shea Design, Inc., to amend the prior conditional use permits for a 5,454 square-foot, 292-seat, restaurant at 12653 Olive Boulevard within the West Park Center to include several building modifications; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 31, 2014, beginning at 7:00 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 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 31, 2014; 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its prior regular meeting and the resulting delays in commencement of the project; 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. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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 community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinance Numbers 1345, 1480, 1498 and 1678 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12653 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

- (I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;
- (II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the

Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein.

(iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

Section 3: 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 5,454 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 224 seats for indoor dining, and 68 seats for outdoor dining (292 seats total). A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.

3. Hours of operation shall not exceed Monday-Thursday: 11AM to 12AM; Friday and Saturday: 11AM to 1AM; and Sunday: 11AM to 11PM. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. The Applicant is required to submit a Building Permit application for all new structures and modifications to existing structures, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations & Signage Details" and "Exterior Elevations" last revised on February 7, 2014 and submitted in conjunction with Application #14-005 by Shea Design Inc., except that the aluminum trim on all sides of the building shall, instead of black color, be a brushed metal finish as shown in the example elevations attached to the staff memorandum to City Council, dated April 28th, 2014.
5. The yellow LED strip along the top edge of the building is approved in accordance with Article VII, Sign Regulations of the Zoning Ordinance, and shall continue around all four principle facades of the building.
6. Prior to issuance of any building permits for the exterior renovations approved by this ordinance, the applicant shall submit a new landscape plan, subject to Zoning Administrator approval, for the areas adjacent to the building including a new planting area to screen portions of the south wall of the building and the electric transformer in the southeast corner of the outdoor patio.
7. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. 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.
12. 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.
13. 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.
14. 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.

BILL NO. _____

ORDINANCE NO. _____

Section 4: 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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

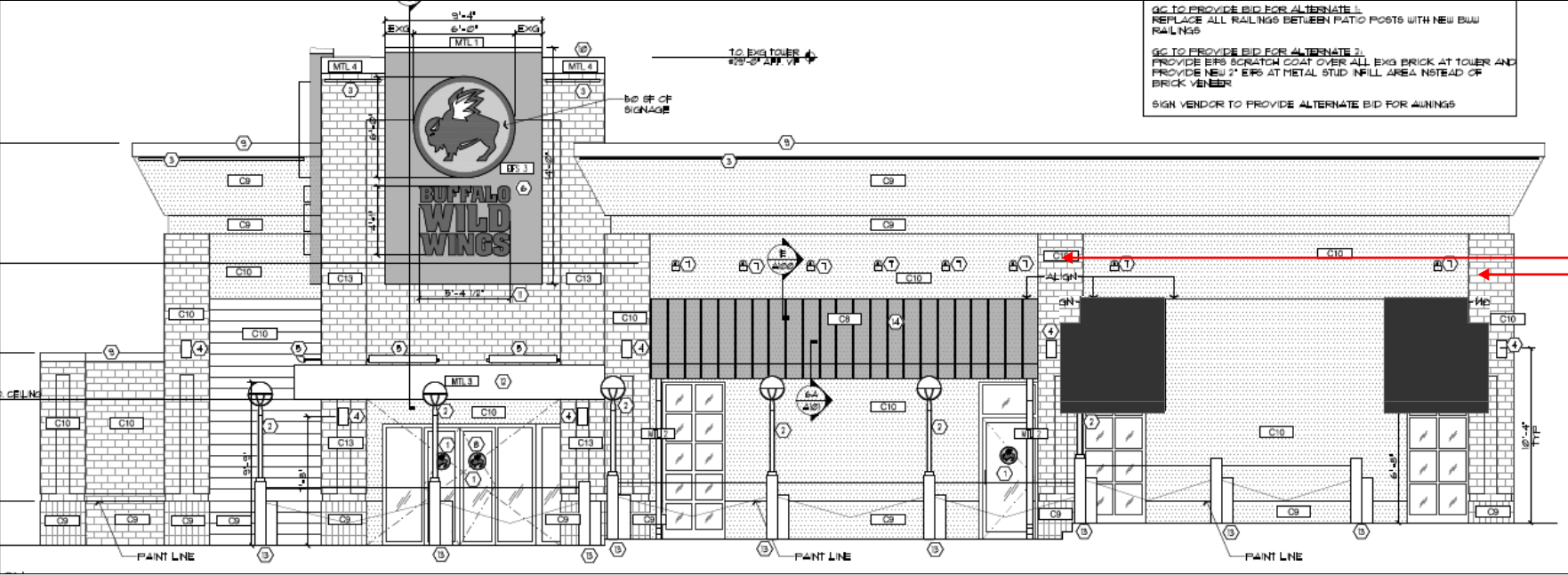
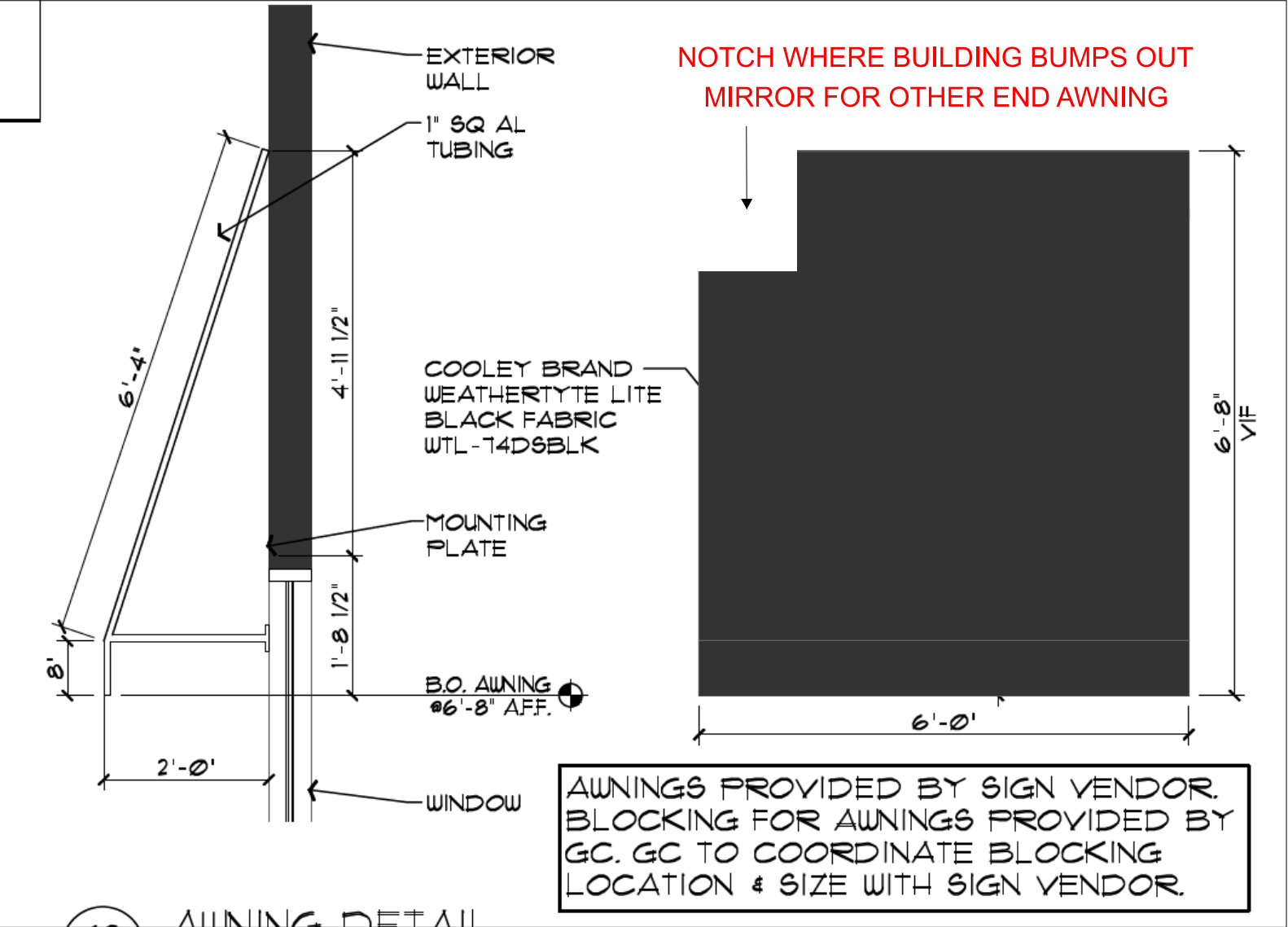




AWNINGS

AWNING PANELS OF COOLEY BRAND WEATHERTYTE LITE
BLACK FABRIC (PART # WTL-74DSBLK).
ALL AWNINGS ARE NON-ILLUMINATED WITH OPEN BOTTOMS
AND OPEN ENDS. MILL FINISH ALUMINUM TUBE FRAMES ARE UNPAINTED,
STAPLE-IN SYSTEM.

QTY: 2 WITH NOTCHES



PILASTERS BUMP OUT ABOUT 4" (VERIFY)
SURVEY REQUIRED FOR AWNING NOTCH

CLIENT:



CREVE COEUR, MO

SIGN TYPE:

NON-ILLUMINATED
AWNINGS

CUSTOMER APPROVAL

NAME: _____

DATE: _____

REV 1:

SALES: TJ PR:
DESIGN: RR
DATE: 04.16.14
DWG: BWW CREVE COEUR, MO

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-005 APPROVAL OF AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR BUFFALO WILD WINGS TO ALLOW SUBSTANTIVE
CHANGES TO THE EXTERIOR ELEVATIONS**

FOR THE MEETING OF: Monday, March 31st 2014

LOCATION: 12653 Olive Boulevard. The property is zoned "CB" Core Business (see attached map)

REQUEST: An application by Erica Freeman, of Shea Design, Inc., for an amendment to the conditional use permit for Buffalo Wild Wings Restaurant located at 12653 Olive Boulevard, within the West Park Retail Center, to allow exterior renovation to the building design that was originally approved and accepted under Ordinances 1345, 1480, 1498 and 1678 (for the former Marc's, Stazione's, and Dockrockers restaurants)..

ADDITIONAL INFORMATION: Section 405.470.F of the Zoning Code requires that any alteration in the use of a structure that is governed by a conditional use permit shall require an amendment to the original conditional use permit.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

- Central Business District Action Area
- Design Guidelines

Zoning Code References

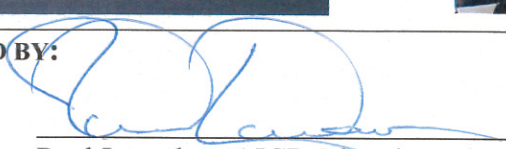
- Section 405.120: Definition of Terms
- Section 405.370: "CB" Core Business District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

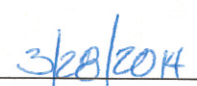
APPLICANT: Erica Freeman
Shea Design, Inc.
10 S. 8th Street
Minneapolis, MN 55402

PROPERTY OWNER: West Park Retail LLC
c/o Altus Properties, Inc.
1610 Des Peres Road, Suite 320
St. Louis, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP, Planning Director


Date

ATTACHMENTS: Draft Ordinance
Applicant's Materials submitted February 13, 2013 and March 19, 2014

BACKGROUND AND REQUEST

The property was originally built in 1989 as a part of the Park West Development. The first tenant within the building was a restaurant called “Marc’s,” followed by “Stazione Restaurant,” “Dockrockers” and, currently, Buffalo Wild Wings. These restaurants have been issued a series of conditional use permits (Ordinances 1345, 1480, 1498 and 1678) but the building has seen few exterior changes except for the addition of an outdoor patio on the north elevation. The proposal represents the first significant alteration to the exterior appearance of the restaurant but does not affect the seating capacity or any of the operational factors of the restaurant. The changes include new exterior lights, a new awning over the outdoor patio, removal of the decorative element on the roof of the corner tower, and blocking off of the windows within the corner tower with black panels supporting new cabinet signs. The applicant has stated that these changes are in response to a Buffalo Wild Wings corporate requirement for individual stores to update their appearance to current corporate standards. Since corporate architecture is not supported by the Comprehensive Plan, through the Design Guidelines, staff have concluded that the proposal represents a significant alteration in the use of the structure which requires an amendment to the current conditional use permit.

The Planning Commission should note that two sets of elevations have been received, one on February 4, 2014 and the second (electronically) on March 19, 2014. The drawings were changed as follows:

1. Removed 2 globe lights for the patio.
2. Removed the LED strip light on the back elevation of the building
3. Lowered the top of the new patio canopy so it aligns with the reveal line next to it on the building
4. Added an opaque strip on the top side of the LED lights to prevent light from shining up instead of adding a metal shroud on the building over those lights to block it.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building and movie theatre	“CB” Core Business District	Park Center Drive
South	Hospital	“PH” Planned Hospital District	Olive Boulevard
East	Inline retail center	St. Louis County “C8”	Park Center Drive (west)
West	Office Building	“CB” Core Business District	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located in the West Olive Corridor Action Area that encourages a mix of land uses, and that all new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. While the proposal represents a relatively mild “redevelopment” of the property, its conformance with the Design Guidelines is still relevant. Another goal of the West Olive Corridor Action Area states:

13. Tighten sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. Improve the City's existing sign regulations to increase the consistency and compatibility of signage. (p.62)

The applicant has identified that the proposal is intended to represent a greater application of corporate identity than is seen in the current building. This corporate identity, or architecture, ultimately results in the building acting as a sign since its character is not inherent in the structure but is now driven entirely by the tenant specific logo and color scheme. Such corporate architecture, to the extent that it turns the building into a giant form of signage, appears to conflict with the Comprehensive Plan and, especially, the Design Guidelines (see below).

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific direction for the redevelopment of properties:

Chapter 1 / Site Layout

B. Streetscape/Pedestrian Orientation

5. *Solid, blank walls and other "dead" or dull spaced at the street level should be avoided. Visually interesting building facades and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining area that face the street are encouraged.*

Chapter 2 / Buildings

C. Design

3. *The Primary building entrance should be clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies or other similar features.*
6. *Buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. The building should not be designed as a sign and should not be flood lit at night.*

E. Materials/Colors

1. *Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining building and properties. Natural, traditional building materials are encouraged. A preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*
2. *Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials used around the ground floor of the building. Preferred building materials include stone, brick, architectural precast concrete, aluminum and glass. The materials selected should require minimal maintenance. Their color should be integral to the materials and not be painted on.*

Although not the preferred outcome today, the walls of the building are already painted brick masonry with few windows, but they are masonry and the entrance is clearly defined by the corner tower element. The new color for the bulk of the building appears to be compatible with the other buildings in the West Park development and not overtly corporate in its color.

The large awning placed over the patio does make the outdoor space more usable and the lower pitch shown in the revised drawings makes it less visually dominating over the front of the store. The use of standing seam aluminum is also appropriate under the Design Guidelines.

The design includes a yellow neon band (LED lighting is actually used although the visual impact is similar) along the top of the building walls, just below the parapet cap. Given that improving the night-time appearance of the building is desirable to both the tenant and the City, and as long as the band continues all the way around the building to help distribute the design elements around all sides, staff believe that this is an appropriate use of the device and should be approved by the Planning Commission as allowed under Section 405.930.F.7 of the Sign Code. It should be noted, however, that although the original proposal did continue the neon band all the way around the building, the revised concept received on March 19th eliminates the band on the rear of the building. A condition of approval should be that the band be kept on all four sides for the reasons discussed above. The use of an opaque strip instead of a metal cap on the LED strip and the removal of two of the globe lights do not appear to have a significant impact on the overall concept.

The last element of review under the Design Guidelines is the corner tower. The applicant proposes to paint it to match their corporate yellow and black scheme, to remove the decorative roof element and cover the existing glazing with large black panels that have new signs attached to them. New up-lighting below the sign panels are also included. This portion of the proposal is clearly not conforming to the goal that discourages the use of corporate architecture and it results in the loss of most of the few windows that the building has. It does further accentuate the location of the entrance and, overall, the building has a somewhat striking appearance, but it is clearly a particular corporate architectural theme and this raises concerns vis-à-vis the Design Guidelines.

As in recent applications by other businesses seeking to make strong corporate statements with their architectural renovations and redevelopments, staff suggest that an attractive and effective compromise can be achieved when the prototype elements are combined in creative ways or assembled using creative or improved materials. The storefront approach to the Jaguar/Land Rover Dealer, the contemporary composition of the Fresh Market and the artistic use of metal cladding at the Complete Music site are all examples of this approach. In this instance, the softened color on the body of the building and the simpler lines of the patio canopy, as suggested earlier, represent steps in this direction. If the yellow and black colors on the tower are acceptable to the Commission in order to focus attention on the entry (a desirable outcome), then it seems that the covering of the windows with the black sign panels is a place where a more creative approach should be pursued to give this use the kind of distinctive twist on corporate architecture that has been approved in many recent applications. Of particular concern is blocking off most of what little window area (fenestration) exists on the building. Doing so is discouraged by the Design Guidelines. Some possible alternative approaches include:

- Mounting the signs in front of the windows without a black panel but with day/night film on the windows. During the day, the windows would be black and resemble the proposal but, like the previous suggestion, would allow light through at night that would give the whole building a brighter appearance.
- Leave the windows as they exist and mount the signs on a black mesh or grid with the windows behind. During the day, the façade might look similar to what is proposed but,

at night, the light shining through from the tower windows could give the signs a halo-lighting appearance.

- Leave the windows as they exist but mount the signs along the top of the building in a manner very similar to the nearby AMC Movie Theatre. This would achieve the strongest visual connection between the buildings, which is also encouraged by the Design Guidelines.

The draft ordinance contains a condition of approval that stipulates to the second alternative above since it represents a compromise position. If the Planning Commission members wish to pursue other solutions, they should identify design priorities and provide the operator and staff time to work toward a solution.

ZONING CODE REVIEW

Generally

The restaurant is already approved by an existing conditional use permit and no changes are proposed to the building, site or use that conflict with the bulk regulations of the CB (Core Business) zoning district. The seating is not changing, so the parking requirements are not changing.

Signs

The signs are changing, and since they are being completely replaced and relocated, they are no longer part of the legally pre-existing, non-conforming Common Sign Plan. Under the current code, it appears that the building would be allowed a single wall sign facing Olive Boulevard, with a maximum sign area of 50 square feet. However, if it is determined that Park Center Drive constitutes a public street for the purposes of the Sign Code, a second sign may be permitted. Staff will attempt to clarify this issue by the time of the public hearing but, to the extent that it might establish a significant precedent, caution is being exercised. Nonetheless, the signs are not approved or denied through the conditional use permit and can be administered through the sign permit process. The condition of approval related to the use of the tower element for signs is not dependent upon the number of signs or their size.

Form of the Ordinance

To eliminate any future confusion, and given that the existing ordinances for the property do not reference current code sections and do not follow current conventions for such CUPs, staff has included a repeal of Ordinance Numbers 1345, 1480, 1498 and 1678 in the current draft ordinance for this application. Aside from the specific conditions identified below, the ordinance contains the usual and customary conditions applicable to a restaurant CUP.

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant is required to submit a Building Permit application for all new structures and modifications to existing structures, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations & Signage Details” and “Exterior Elevations” last revised on February 7, 2014 and

submitted in conjunction with Application #14-005 by Shea Design Inc., except as modified by this ordinance.

- The yellow LED strip along the top edge of the building is approved per Article VII, Sign Regulations of the Zoning Ordinance, and shall continue around all four principle facades of the building.
- The windows in the tower element located on the southwest corner of the building shall remain colorless and transleucant and illuminated from within. Any signs located in front of the windows shall be mounted on a black metal frame or mesh structure that is no more than 50% opaque.

If further revisions are preferred for the tower or any other portion of the project, staff request that specific guidance be provided to the applicant and staff to assist with developing alternatives.

ACTION AND MOTION

An amendment to any conditional use permit requires a recommendation from the Planning Commission to the City Council who have final approval authority over the new conditional use permit ordinance. An example of an appropriate motion to recommend approval of the proposal is:

“I move to recommend repeal of Ordinances 1345, 1480, 1498 and 1678, and approval of a new conditional use permit for Buffalo Wild Wings restaurant subject to the conditions contained in the draft ordinance attached to the staff report for Application #14-005, as presented to the Planning and Zoning Commission on March 31, 2014”
(Conditions may be added, modified or deleted by separate motion).

If the Planning Commission wishes to provide the applicant time for further revisions, the following is an example of an appropriate motion for continuing this application to a future date:

“I move to continue discussion of Application #14-009, a new conditional use permit for Buffalo Wild Wings restaurant, to the meeting of April 21st, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of March 31st, 2014.

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 MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 03/28/2014
	Description: View of the property looking north. Note that tower fenestration is the only discernible windows.
	Description: View of the building looking southwest from across Park Center Drive. Note absence of windows on both visible sides of the building.
	Description: View of the property looking southeast from the adjacent parking lot.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1345, 1480, 1498 AND 1678 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 5,454 SQUARE-FOOT RESTAURANT LOCATED AT 12653 OLIVE BOULEVARD WITHIN THE WEST PARK CENTER

WHEREAS, under Section 405.210 Table A, all restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Erica Freeman, of Shea Design, Inc., to amend the prior conditional use permits for a 5,454 square-foot, 292-seat, restaurant at 12653 Olive Boulevard within the West Park Center to include several building modifications; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 31, 2014, beginning at 7:00 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 _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 31, 2014; 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its next regular meeting, 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. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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 community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinance Numbers 1345, 1480, 1498 and 1678 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12653 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

(I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;

(II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the

Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein.

(iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

Section 3: 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 5,454 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 224 seats for indoor dining, and 68 seats for outdoor dining (292 seats total). A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.

3. Hours of operation shall not exceed Monday-Thursday: 11AM to 12AM; Friday and Saturday: 11AM to 1AM; and Sunday: 11AM to 11PM. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. The Applicant is required to submit a Building Permit application for all new structures and modifications to existing structures, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations & Signage Details" and "Exterior Elevations" last revised on February 7, 2014 and submitted in conjunction with Application #14-005 by Shea Design Inc., except as modified by this ordinance.
5. The yellow LED strip along the top edge of the building is approved in accordance with Article VII, Sign Regulations of the Zoning Ordinance, and shall continue around all four principle facades of the building.
6. The windows in the tower element located on the southwest corner of the building shall remain colorless and transleucous and illuminated from within. Any signs located in front of the windows shall be mounted on a black metal frame or mesh structure that is no more than 50% opaque.
7. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. 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.
12. 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.
13. 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.
14. 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 4: 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

BILL NO. _____

ORDINANCE NO. _____

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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

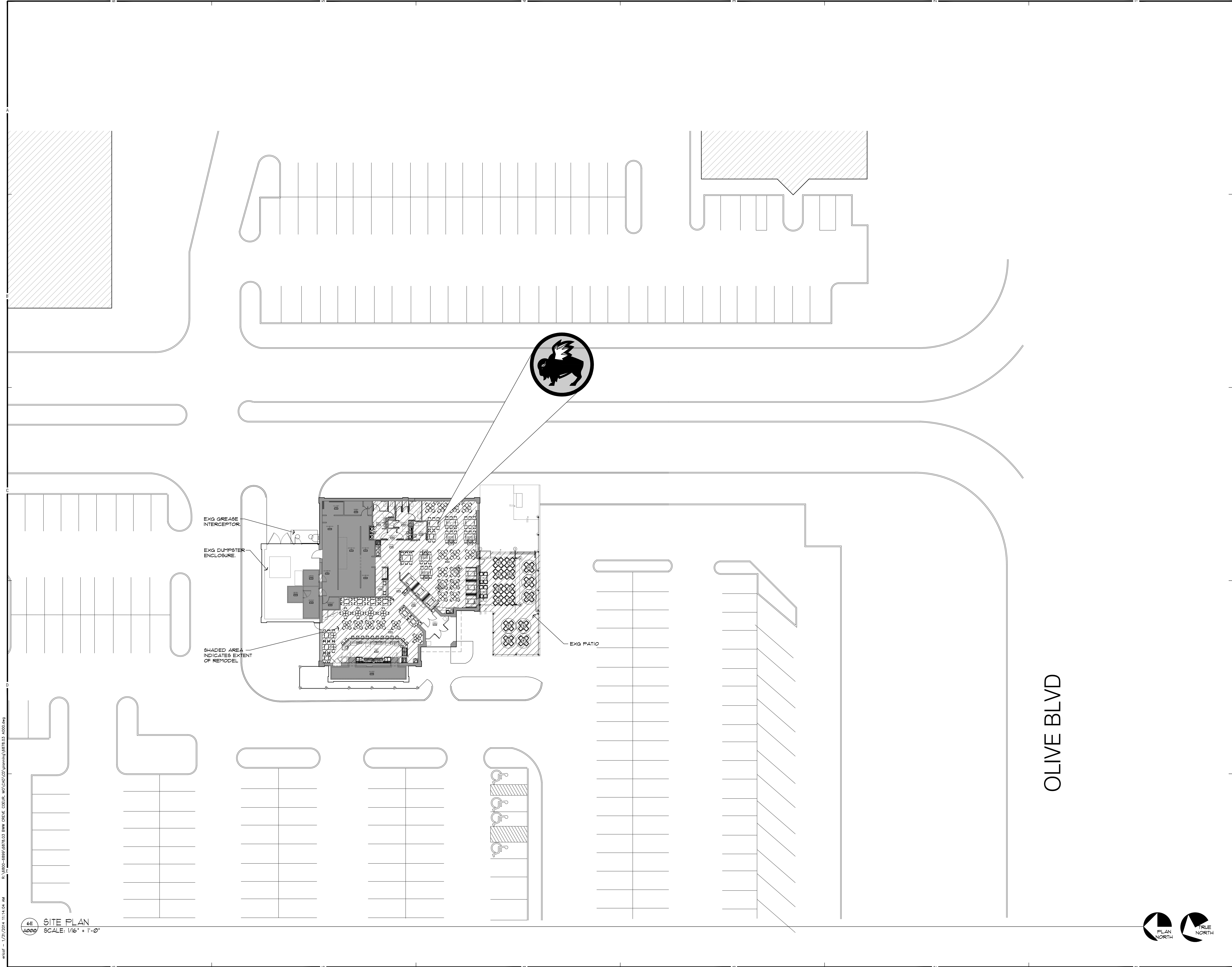
SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



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SITE PLAN
SCALE: 1/16" = 1'-0"



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project title
WEST PARK CENTER
12653 OLIVE BLVD.
CREVE COEUR, MO 63141



BUFFALO WILD WINGS
CONSTRUCTION DEPARTMENT
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MINNEAPOLIS, MN 05706
PHONE: (652) 593-8943 FAX: (652) 593-9787
EDMOND FARRAN
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FRANCHISE STORE

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DAVID JONES
EMAIL:
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seal

DAVID A. SHEA, ARCHITECT

JANUARY 10, 2014
DATE ISSUED
004284 / 000407
REG. NO.

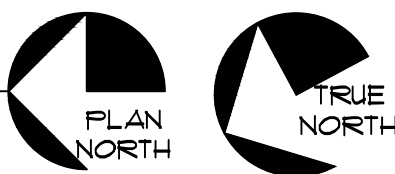
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project no.	date
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drawn KJ/EF	checked EF

sheet title
ARCHITECTURAL SITE PLAN &
DETAILS

A000

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2E WEST ELEVATION
A100 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL NOTES ON MECHANICAL SHEETS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
2. SEE 4500 FOR EXTERIOR LIGHTING LAYOUT, SHOWN ON ELEVATIONS FOR REFERENCE ONLY.
3. BUILDING SIGNAGE & AWNINGS ARE UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. GC TO PROVIDE BLOCKING AND FOLDS FOR ALL SIGNAGE - COORDINATE WITH SIGN VENDOR AND DRAWING.
4. WRAP FINISHES ON ALL FOUR SIDES AT COLUMNS.

4A CANOPY END CLOSURE DETAIL
A100 SCALE: 1/2" = 1'-0"

4E SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

- (1) VINYL GRAPHICS PROVIDED BY SIGN VENDOR.
- (2) PROVIDE POLE MOUNTED GLOBE LIGHTS ON TOP OUTSIDE PATIO POST WITH POLE BASE AND BASEPLATE ON TOP OF POST. TOP OF GLOBE LIGHT SHOULD MATCH TYPICAL HEIGHT FURNISHED BY OWNER'S VENDOR. INSTALLED BY EC, MFR: SOLERA VALMONT STRUCTURES, MODEL: SC7C-14-120VAC-12V-CP, FT4-BL, C2000-40-40-4-3-4-TBL, (1) 120V, 120V, 120V, PROVIDE MOUNTING REQUIREMENTS AND STRIP MOUNTING HARDWARE.
- (3) LED STRIP LIGHTING - (1) ROW OF LEMON YELLOW SLOAN BRAND LED50VPS (YELLOW POLYCARBONATE LENS / WHITE LEDS) PART # 10189A-LY. ELECTRICAL CONTRACTOR TO CONFIRM POWER REQUIREMENTS AND LOCATIONS OF BOXES & TRANSFORMERS WITH SIGN VENDOR. PROVIDE DISCONNECT SWITCH ON EXTERIOR OF BUILDING, VERIFY QUANTITY & EXACT LOCATION OF DRIVERS AND EQUIPMENT. PROVIDE DISCONNECT SWITCH TO BE LOCATED IN THE OPEN POSITION. IF NOT INSTALLED ADJACENT TO THE CONTROLLER, LOCATE REMOTE BALLAST ON UNDERSIDE OF ROOF DECK IN AREA WITH ACCESSIBLE CEILING OR NO CEILING. BALLAST TO BE LOCATED WITHIN ACCEPTABLE DISTANCE PER MFR'S REQUIREMENTS, IF APPLICABLE. PROVIDE JUNCTION BOXES AS REQUIRED. SIGN VENDOR TO PROVIDE SHROUD ABOVE ALL LED STRIPS.
- (4) NEW BUW EXTERIOR WALL CYLINDER SCENCE LIGHT FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: INDESSA LTG. MODEL: 562-2CF026-BLK, SURFACE MOUNTED, LAMP: (2) 260 QUAD TUBE CFL, FIXTURE VA: 32, 120V, QTY: 6.
- (5) NEW BUW OUTDOOR FLUORESCENT SIGN FIXTURE, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: COLUMBIA, MODEL* 5L4137-5LBB-B; END ARMOUNT, LAMP: (1) F37B/SR/VECO, FIXTURE VA: 32, 120V, COLOR: BLACK, PROVIDE 18" ABSOLUTE MODEL* CAS GSK CODE WHITE MATE LOCATE REMOTE BALLAST ON METALLIZATION SWITCHES TO ACCESSIBLE CEILING OR NO CEILING. BALLAST TO BE LOCATED WITHIN ACCEPTABLE DISTANCE PER MFR. REQ. IF APPLICABLE. CONDUIT TO BE PAINTED BLACK.
- (6) PROVIDE SIGN BACKGROUND, CONSTRUCTED OF MTL STUDS, SHEATHING AND EPS. SEE DETAIL ON A105. PROVIDE JUNCTION BOX FOR SIGN AND DISCONNECT. VERIFY LOCATION OF SWITCH WITH SIGN INSTALLER. SWITCH TO BE W/P. IF OUTDOORS, SWITCH TO BE LOCKABLE IN OPEN POSITION. REFER TO N.E.C. 600.6.
- (7) NEW EXTERIOR WALL BRACKET LIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: KIM LIGHTING, MODEL: EL217FSLK3U/BL-JWB-L, SURFACE MOUNTED, LAMP: HFOU-LED, FIXTURE VA: II, 120V, PROVIDE FACTORY WALL MOUNTING HARDWARE.
- (8) PROVIDE NEW 3'-0"X1'-0" DOUBLE STOREFRONT EXTERIOR DOORS AT MAIN ENTRY, MATCH EXG FINISH. SEE A100.
- (9) PAINT EXG FLASHING MATTE BLACK.
- (10) PROVIDE NEW WINDOW AT TOWER. SEE A300.
- (11) DEMO EXG WINDOW IN TOWER INFILL WITH METAL STUDS AND BRICK VENEER TO MATCH EXG. SEE A105. PROVIDE NEW LINTEL TO HOLD NEW BRICK VENEER.
- (12) NEW BUW EYEBROW. CONTINUE METAL FRAMING AND METAL PANEL TO UNDERSIDE OF TOWER. SEE A105.
- (13) PAINT ALL EXG WD POSTS MATTE BLACK AND SQUARE OFF THE TOPS.
- (14) REFINISH/STANDING SEMI METAL ROOF COLOR TO MATCH AURA-CLAD, METAL LIGHTS - PAINT FASCIA C (METAL CANOPY FINISHES W/PAINT, ALL EXPOSED SIZES), BQ, TV3 AT PATIO TO BE 3'-3" AFF, BQ, LIGHTS TO BE 3'-8" AFF, AND BQ, FANS TO BE 10'-4" AFF.

EXTERIOR FINISH SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	ID/ SERIES	COLOR	REMARK	
EIF# 1	EIF#	DRYVIT	*BUJW02015	SOCIAL BUTTERFLY	SANDPEBBLE FINISH W/ STRATOTON HIGH PERFORMANCE COLORANT	
EIF# 2	EIF#	STO	N40T-0033	FRETZEL	SANDPEBBLE FINISH	
EIF# 3	EIF#	DRYVIT	*BUJW02031	BLACK	SANDPEBBLE FINISH	
EIF# 4	EIF#	STO	N40T-0037	SMOLDERING EMBERS	SANDPEBBLE FINISH	
BRICK	BRICK VENEER	SIQUX CITY BRICK	TOASTED FINE ART VELOUR	--	MORTAR: LAFARGE 'SANTAN'	
		CLOUD CERAMICS	MODULAR VELOUR	TERRA COTTA		
		NORTH COUNTRY BRICK	DOHSTEAD			
CMU	ROCK FACE CMU	AMCON BLOCK / PRECAST	ROCK FACE	58F-526	MORTAR: SPEC MIX LM-9321-B-0	
		ANCHOR BLOCK	ROCK FACE	59I-141	F330 (MATCH CMU COLOR)	
MTL 1	PREFINISHED METAL CAP FLASHING	UNA-CLAD	--	MATTE BLACK		
MTL 2	DOWNSPOUT & SCUPPER	UNA-CLAD	--	CLASSIC COPPER	PRIME 4 PAINT (SOCIAL BUTTERFLY AT WEDGE)	
MTL 3	PREFINISHED ALUMINUM COMPOSITE METAL PANEL	UNA-CLAD	--	MATTE BLACK	CONTINUOUS WITH SEAMS ONLY WHERE SHOWN ON ELEVATION	
AUNG	FABRIC AUNING	COOLEY GROUP	WEATHER LITE (LITE-7406BLK) / PAINT SQUARES- MATCH EIF# 16C 4 BLACK	BLACK/ YELLOW	MATHEUS ACRYLIC POLYURETHAN PAINT W/RT-414 FLEX ADDITIVE	
C8	PAINT	SHERWIN WILLIAMS	*699	BLACK MAGIC	ENAMEL SEMI-GLOSS FINISH	
C9	PAINT	SHERWIN WILLIAMS	*1055	ENDURING BRONZE	SEMI-GLOSS FINISH	
C10	PAINT	SHERWIN WILLIAMS	*611	SMOKY TOPAZ	SEMI-GLOSS FINISH	
C11	PAINT	SHERWIN WILLIAMS	*614	BAGEL	SEMI-GLOSS FINISH	
C13	PAINT	SHERWIN WILLIAMS	*6898 MATCH EIF# COLOR	SOCIAL BUTTERFLY	SATIN FINISH	
PHONE NUMBERS: DRYVIT (800-556-7152) AMCON BLOCK / PRECAST (615-588-0597) STO (888-156-3437) UNA-CLAD (800-634-4868) CLOUD CERAMICS (185-243-1286)						

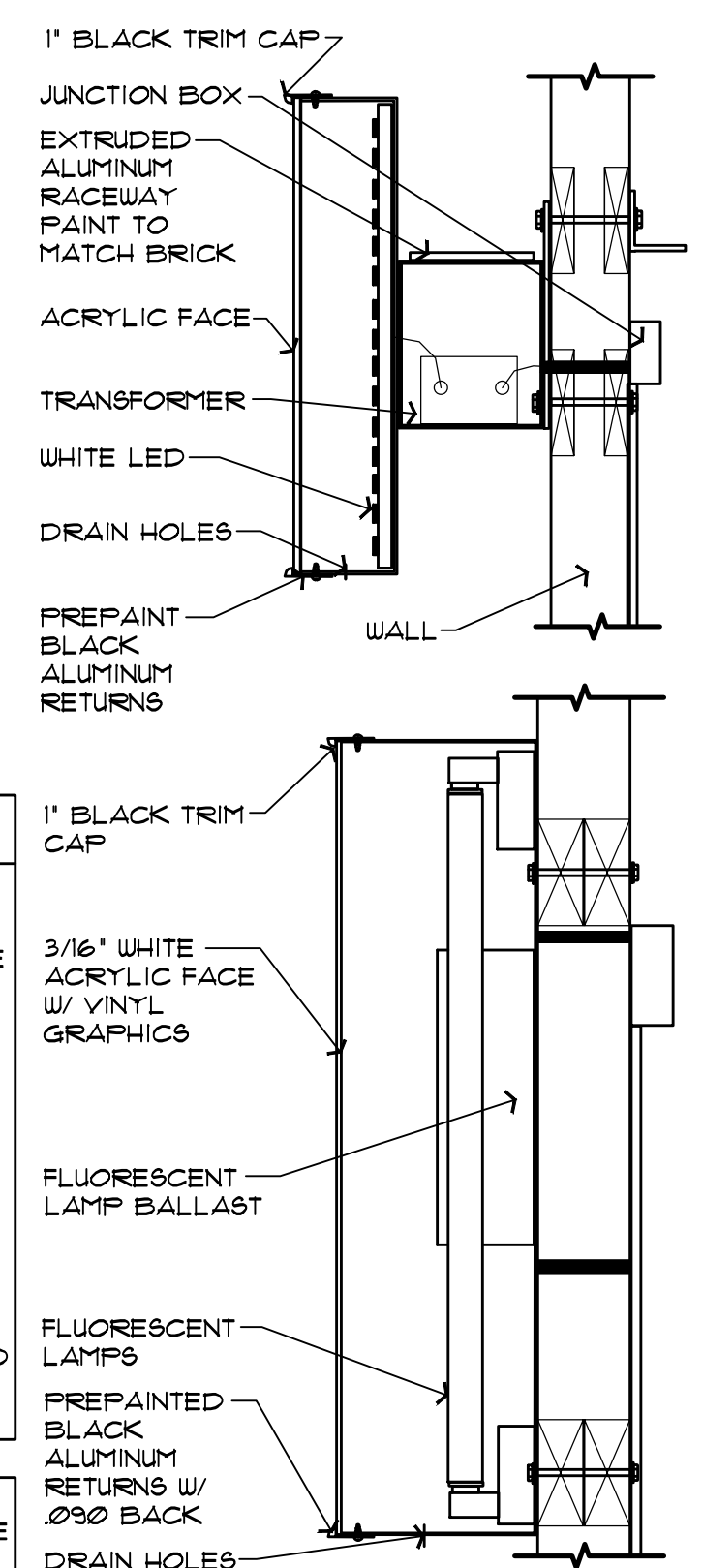
SIGNAGE PERMIT BY VENDOR

NOTES

1. LOGO CABINET IS FABRICATED WITH BLACK PREPARED RETURNS AND 2900 ALUMINUM BACK WITH COOL WHITE HIGH OUTPUT FLUORESCENT LAMP ILLUMINATION RETAINERS ARE 1" BLACK TRIM CAP FACES ARE #1928 WHITE ALUMINUM REFLERALS ON THE FIRST SURFACE WITH #935 BRIGHT YELLOW ALUM TRANSLUCENT FILM AND #2 BLACK ORANGE OPAQUE FILM WITH THE EYE HORN AND WING WEEDED OUT WHITE
2. BUFFALO WILD UNUS LETTERS ARE FABRICATED FROM BLACK TRIMMED ALUMINUM ILLUMINATION RETAINERS ARE 1" BLACK TRIM CAP FACES ARE #465 YELLOW ACRYLIC
3. GC TO PROVIDE BLOCKINGS FOR SIGNAGE
4. CONSULT SIGN COMPANY ON CIRCUIT REQUIREMENTS AND INSTALL THE CORRECT CIRCUITS
5. DEDICATED CIRCUITS (SHALL BE SUPPLIED BY A BRANCH CIRCUIT RATED AT LEAST 20 AMPERES THAT SUPPLIES NO OTHER LOAD)

SIGNAGE SHOWN IS FOR DESIGN INTENT AND LOCATION PURPOSES ONLY.
ELECTRICAL CONTRACTOR TO CONFIRM POWER REQUIREMENTS WITH SIGNAGE
VENDOR.

6B SIGNAGE DETAIL
A100 SCALE: 1/2" = 1'-0"





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project title
WEST PARK CENTER
12653 OLIVE BLVD.
CREVE COEUR, MO 63141

BUFFALO WILD WINGS
CONSTRUCTION DEPARTMENT
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FRANCHISE STORE
client
DAVID JONES
EMAIL: davidjones01@gmail.com

seal

DAVID A. SHEA, ARCHITECT

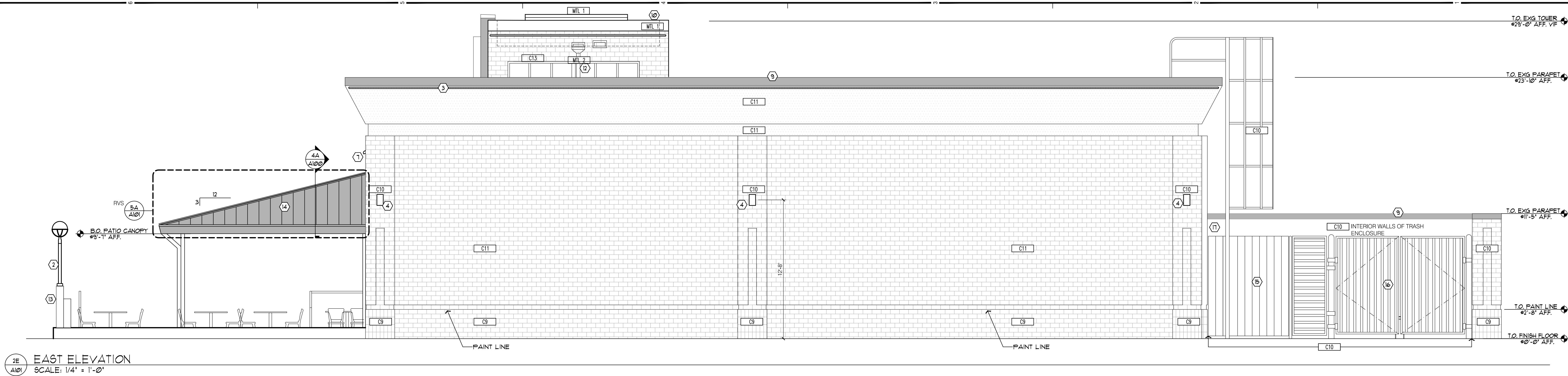
JANUARY 10, 2014
DATE ISSUED
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REG. NO.

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drawn KJO checked EF

sheet title
EXTERIOR ELEVATIONS

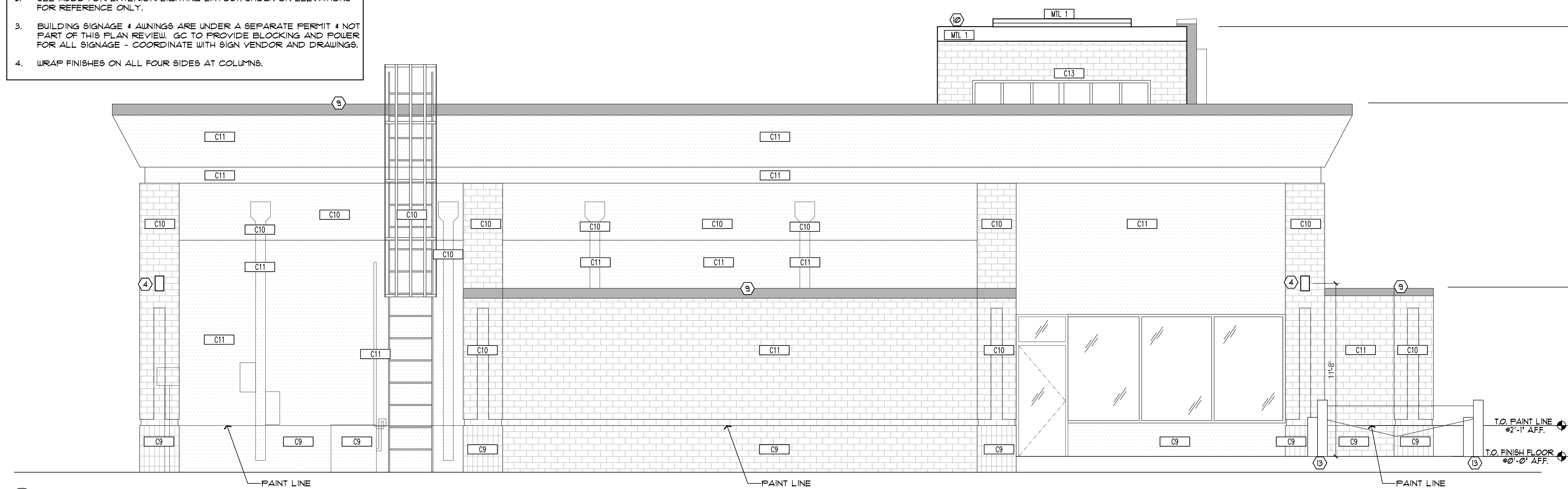
A101



2E EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL NOTES ON FLOORPLAN SHEETS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
- SEE A300 FOR EXTERIOR LIGHTING LAYOUT, SHOWN ON ELEVATIONS FOR REFERENCE ONLY.
- BUILDING SIGNAGE & AWINGS ARE UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. GC TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - COORDINATE WITH SIGN VENDOR AND DRAWINGS.
- WRAP FINISHES ON ALL FOUR SIDES AT COLUMNS.



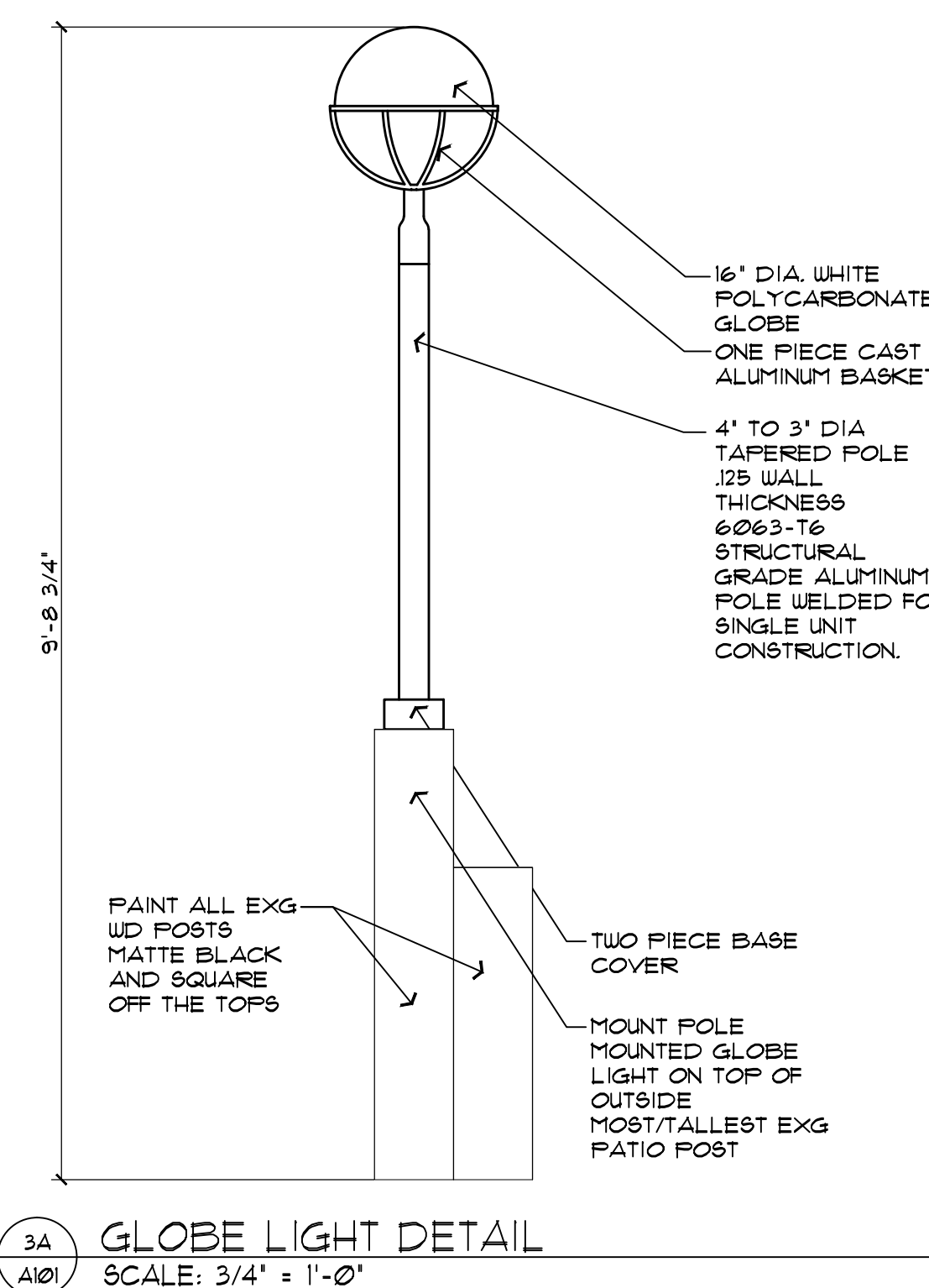
4E NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

- NOT USED
- PROVIDE POLE MOUNTED GLOBE LIGHTS ON TOP THE OUTSIDE PATIO POST WITH POLE BASE AND BASEPLATE ON TOP OF POST. TOP OF GLOBE LIGHT SHOULD MATCH TYPICAL HEIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: SOLERA, VALMONT STRUCTURES, MODEL: 562C-14-100INC-120V-CFL-174-BL, 6800-40-40-4-9-4-DBL, (1) 100W INC. FIXTURE VA100, 120V, VERIFY MOUNTING REQUIREMENTS AND PROVIDE MOUNTING HARDWARE.
- LED STRIP LIGHTING - (1) ROW OF LEMON YELLOW SLOAN BRAND LEDSTRIPS (YELLOW POLYCARBONATE LENS / WHITE LEDS) PART # 10109A-LY, ELECTRICAL CONTRACTOR TO CONFIRM POWER REQUIREMENTS AND LOCATIONS OF BOXES & TRANSFORMERS WITH SIGN VENDOR. PROVIDE DISCONNECT SWITCH ON EXTERIOR OF BUILDING, VERIFY QUANTITY AND EXACT LOCATION OF DRIVERS AND EQUIPMENT WITH OWNER/ARCHITECT AND MFR PRIOR TO INSTALLATION. SWITCHES TO BE LOCKABLE IN THE OPEN POSITION IF NOT INSTALLED ADJACENT TO THE CONTROLLER. LOCATE REMOTE BALLAST ON UNDERSIDE OF ROOF DECK IN AREA WITH ACCESSIBLE CEILING OR NO CEILING, BALLAST TO BE LOCATED WITHIN ACCEPTABLE DISTANCE PER MFR'S REQUIREMENTS, IF APPLICABLE. PROVIDE JUNCTION BOXES AS REQUIRED. SIGN VENDOR TO PROVIDE SHROUD ABOVE ALL LED STRIPS.
- NEW BUW EXTERIOR WALL CYLINDER SCENCE LIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: INDESSA LTG, MODEL: 562-2C026-BLK, SURFACE MOUNTED, LAMP: (2) 26W QUAD TUBE CFL, FIXTURE VA: 52, 120V, QTY: 6.
- NOT USED
- NOT USED
- NEW EXTERIOR WALL BRACKET LIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: KIM LIGHTING, MODEL: EL21FL/AL3K/BL-JW/BL, SURFACE MOUNTED, LAMP: 100W LED, FIXTURE VA: II, 120V, PROVIDE FACTORY WALL MOUNTING HARDWARE.
- NOT USED
- PAINT EXG FLASHING MATTE BLACK
- PROVIDE NEW ROOF AT TOWER, SEE SHEET A300
- NOT USED
- NEW DOWNSPOUT AND SCUPPERS FOR TOWER ROOF, SEE SHEET A300
- PAINT ALL EXG W/D POSTS MATTE BLACK AND SQUARE OFF THE TOPS
- REFINISHED STANDING BEAM METAL ROOF COLOR TO MATCH UNA-CLAD 'MATTE BLACK' - PAINT FASCIA C8 (METAL CANOPY FINISHES WRAP ALL EXPOSED SIDES), B.O. TYS AT PATIO TO BE 9'-3" AFF, B.O. LIGHTS TO BE 9'-3" AFF AND B.O. PANS TO BE 10'-4" AFF.
- REMOVE WOOD PORTION OF SCREEN WALL, KEEP POSTS, PROVIDE NEW CORRUGATED METAL ON FACE OF POSTS TO MATCH EXISTING
- GC TO REPAIR CORRUGATED METAL FINISH ON DOOR- CURRENTLY BENT
- REPAIR LEAK IN DOWNSPOUT OVER EXTERIOR WALK-IN COOLER- CURRENTLY DRIPPING ON COOLER

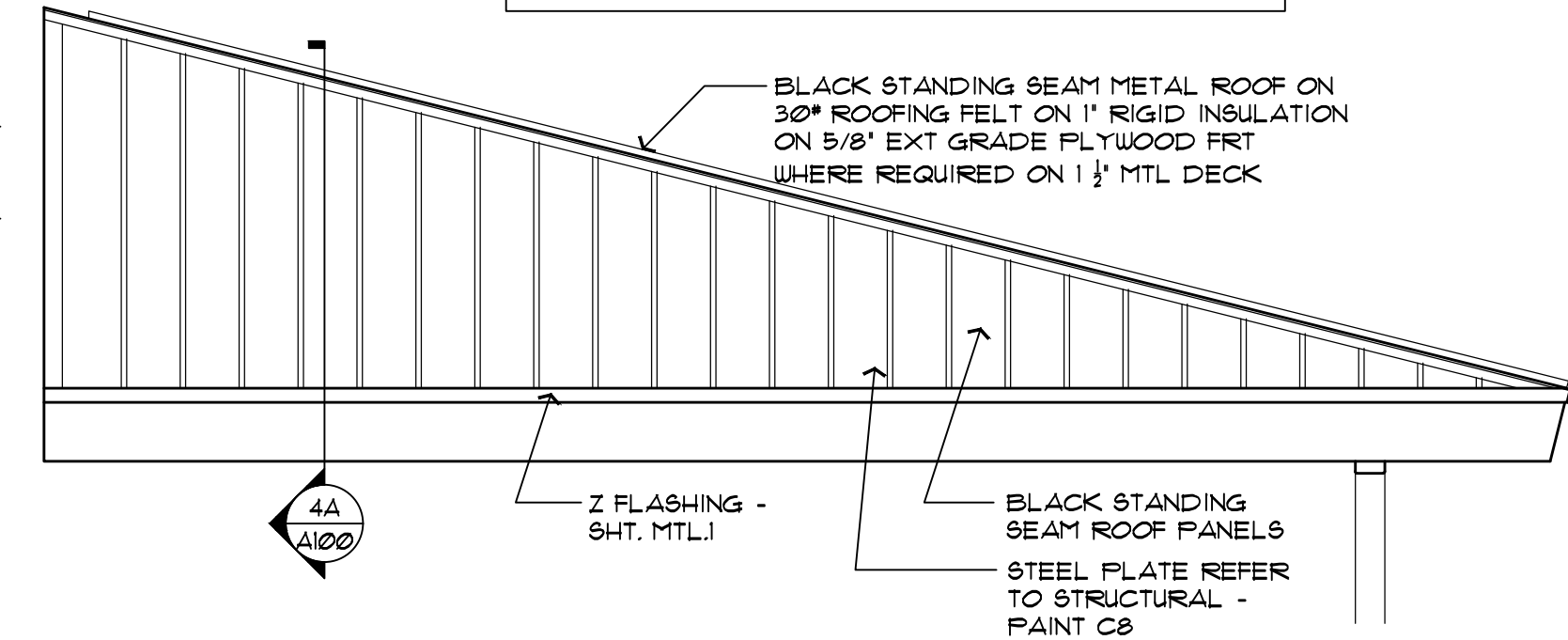
EXTERIOR FINISH SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	ID / SERIES	COLOR	REMARK
EIFS 1	EIFS	DRYVIT	*BUJW010103	SOCIAL BUTTERFLY	SANDPEBBLE FINISH W/ STRATOTONE HIGH PERFORMANCE COLORANT
EIFS 2	EIFS	STO	NA01-0023	PRETZEL	SANDPEBBLE FINISH
		DRYVIT	*BUJW010101		
		STO	NA01-0030		
EIFS 3	EIFS	DRYVIT	*BUJW061021	BLACK	SANDPEBBLE FINISH
EIFS 4	EIFS	DRYVIT	*BUJW051021	SMOLDERING EMBERS	SANDPEBBLE FINISH
		STO	NA01-0021		
		ANCHOR BLOCK	ANCHOR BLOCK		
BRICK	BRICK VENEER	SILOUX CITY BRICK	TOASTED FINE ART VELOUR	--	MORTAR: LAFARGE 'SANTAN'
CHU	ROCK FACE CHU	CLOUD CERAMICS	MODULAR VELOUR	--	TERRA COTTA
		NORTH COUNTRY BRICK	HOMESTEAD		
		AMCON BLOCK & PRECAST	ROCK FACE		
MTL 1	REFINISHED METAL CAP FLASHING	UNA-CLAD	--	MATTE BLACK	PRIME & PAINT (SOCIAL BUTTERFLY AT WEDGE)
MTL 2	DOWNSPOUT & SCUPPER	UNA-CLAD	--	CLASSIC COPPER	CONTINUOUS WITH SEAMS ONLY WHERE SHOWN ON ELEVATION
MTL 3	REFINISHED ALUMINUM COMPOSITE METAL PANEL	UNA-CLAD	--	MATTE BLACK	CONTINUOUS WITH SEAMS ONLY WHERE SHOWN ON ELEVATION
AWNG	FABRIC AWNING	COOLEY GROUP	WEATHER LITE (WTL-1405BLK) PAINT SQUARES- MATCH R19 16G & BLACK	BLACK / YELLOW	MATHEUS ACRYLIC POLYURETHANE PAINT W/41-414 FLEX ADDITIVE
C8	PAINT	SHERWIN WILLIAMS	*991	BLACK MAGIC	ENAMEL SEMI-GLOSS FINISH
C9	PAINT	SHERWIN WILLIAMS	*1055	ENDURING BRONZE	SEMI-GLOSS FINISH
C10	PAINT	SHERWIN WILLIAMS	*1011	SMOKY TOPAZ	SEMI-GLOSS FINISH
C11	PAINT	SHERWIN WILLIAMS	*14	BAGEL	SEMI-GLOSS FINISH
C13	PAINT	SHERWIN WILLIAMS	*6938 MATCH EIFS COLOR	SOCIAL BUTTERFLY SATIN FINISH	

PHONE NUMBERS:
DRYVIT (800-556-1152)
STO (888-786-3431)
CLOUD CERAMICS (785-243-1286)
AMCON BLOCK & PRECAST (612-968-0501)
UNA-CLAD (800-634-4869)

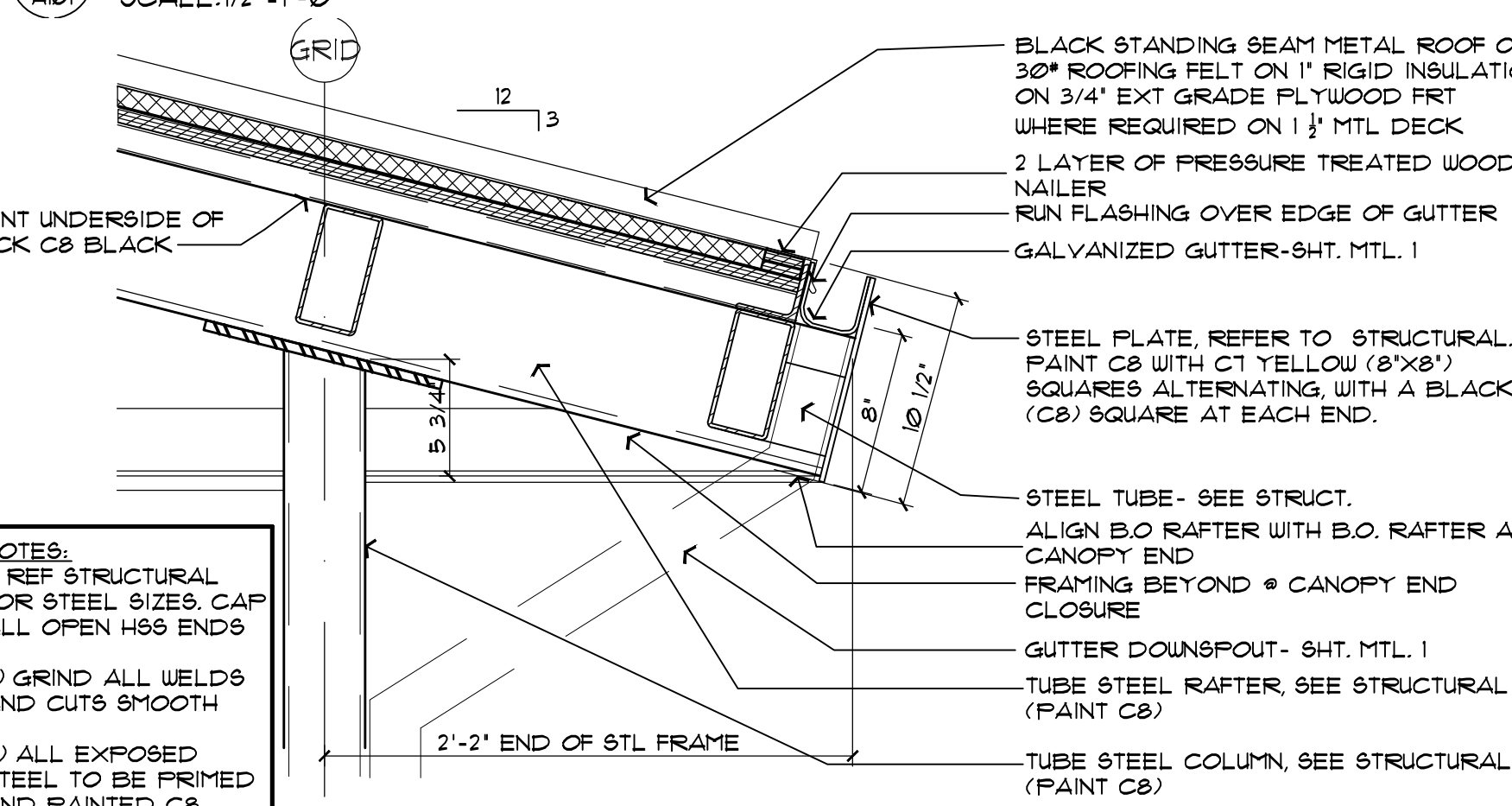


3A GLOBE LIGHT DETAIL
SCALE: 3/4" = 1'-0"

NOTE:
1) ALL WELDS TO BE GRIND SMOOTH.
2) PRIME AND PAINT ALL EXPOSED METAL (C8) TYPICAL. (UNLESS NOTED OTHERWISE)



5A PATIO CANOPY END
SCALE: 1/2" = 1'-0"



NOTES:
1) REF STRUCTURAL FOR STEEL SIZES, CAP ALL OPEN HSS ENDS
2) GRIND ALL WELDS AND CUTS SMOOTH
3) ALL EXPOSED STEEL TO BE PRIMED AND PAINTED C8

6A PATIO CANOPY EAVE
SCALE: 1/2" = 1'-0"

FURNITURE SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
2005	DINING ROOM CHAIR	2185	LOCKER BENCH
2025	36" X 24" LOW TABLE	2205	BLACK BAR FOOTREST
2035	36" X 36" LOW TABLE	2235	30" X 48" LOW TABLE (BOOTH)
2035A	36" X 36" ADA LOW TABLE	2245	30" X 48" LOW TABLE (BOOTH)
2055	36" X 12" LOW TABLE	230T	TOPEKA PATIO CHAIR
2055A	36" X 12" ADA LOW TABLE	231T	36" X 48" LOW PATIO TABLE
2055G	36" X 12" ADA LOW TABLE W/ LOGO	233T	30" X 30" LOW PATIO TABLE
2065	60" LOW SINGLE BOOTH	234T	36" X 36" LOW PATIO TABLE
2065B	48" LONG LOW SINGLE BOOTH	231T	TOPEKA BENCH-EXTERIOR
218M	STANDARD METAL BAR STOOL	238T	36" X 48" ADA PATIO TABLE
218C	STANDARD MTL BAR STL- COUNTER HT	239T	TOPEKA PATIO BAR STOOL
218W	STANDARD WOOD BAR STOOL	240T	30" X 30" HIGH PATIO TABLE
2145	30" X 30" HIGH TABLE	241T	36" X 36" HIGH PATIO TABLE
2155	30" X 48" HIGH TABLE	2145	SURF BOARD TABLE

KEY NOTES

- 264: SEE 4C/A104, 264A: SEE 4D/A104.
- 34" HIGH ACCESSIBLE COUNTERTOP, SEE ELEVATIONS.
- PROVIDE NEW RESTROOM STEEL POWDERCOATED TOILET PARTITIONS, MFR: ACCURATE PARTITIONS CORP. MOUNTING: FLOOR ANCHORED/OVER-HEAD BRACED TO MATCH WHAT IS EXG. COLOR: ALMOND 320.
- REMOVE EXISTING WALL MOUNTED TV'S AND PROVIDE NEW AS SHOWN AT BACK BAR.
- RELOCATE POS FROM ORDERING COUNTER TO GALLERY. GC TO RELOCATE EQUIPMENT AND PROVIDE 2 DEDICATED QUAD RECEPTACLES.
- PROVIDE NEW WALL MOUNTED TV'S UNDER PATIO CANOPY. PROVIDE ELECTRICAL AS REQUIRED. B.O. PATIO TV'S AT 9-5.
- REPAIR LEAK IN DOWNSPOUT ABOVE WALK-IN COOLER.
- REMOVE WOOD PORTION OF DUMPSTER ENCLOSURE SCREEN WALL. KEEP POSTS AND PROVIDE NEW GALVANIZED CORRUGATED METAL PANEL TO MATCH EXISTING DUMPSTER ENCLOSURE DOORS FROM 6' APT TO T.O. EXISTING DUMPSTER ENCLOSURE DOORS. PROVIDE 2X2 TUBE STEEL FRAME AS REQUIRED.
- SEE SHEET A104 FOR HOSTESS STAND DETAILS.

GENERAL NOTES

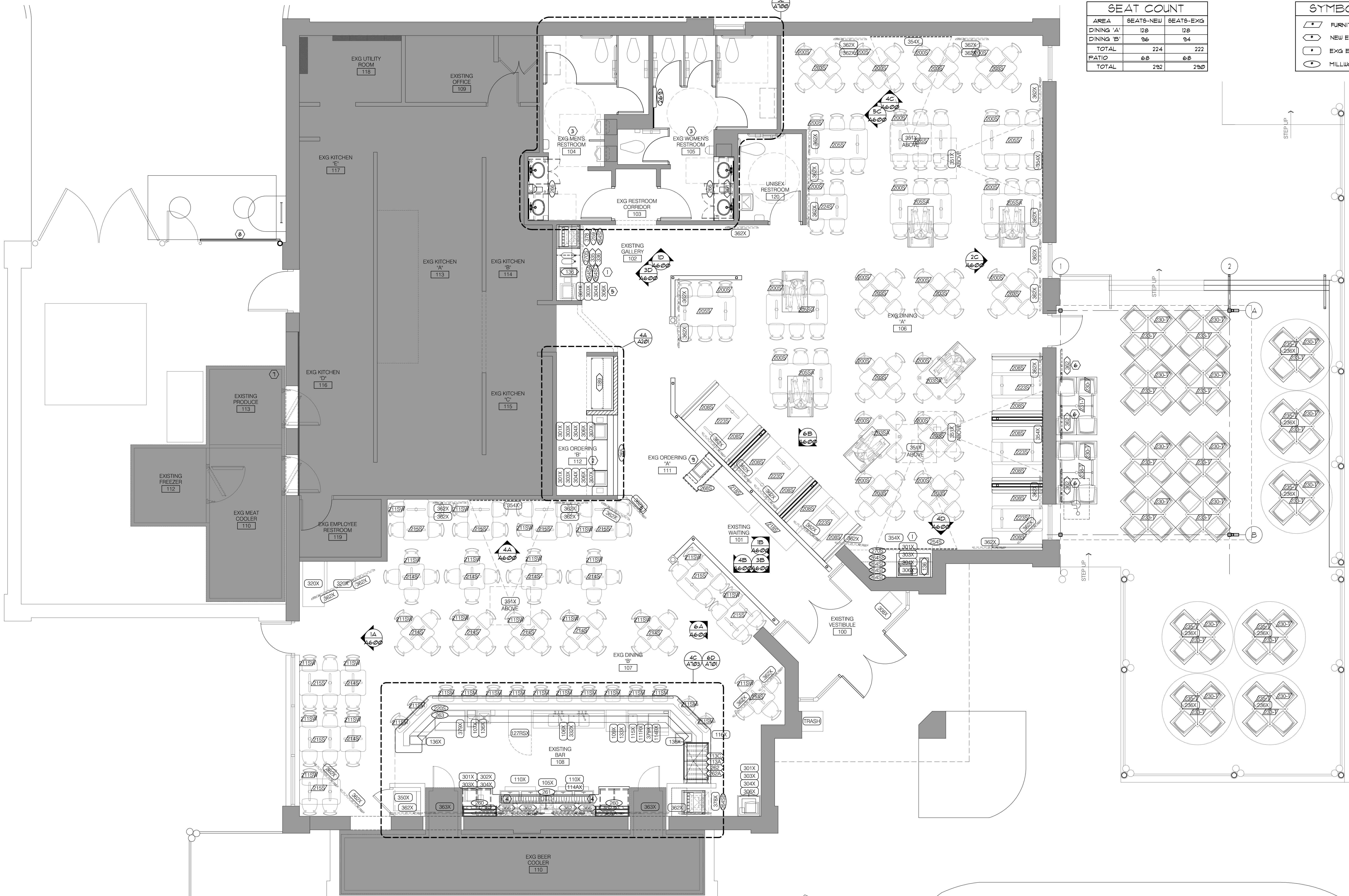
- IT IS THE OWNER'S RESPONSIBILITY TO VERIFY AND CONFIRM ALL EQUIPMENT AND QUANTITIES AND CONFIRM THAT THE ORDERED EQUIPMENT MATCHES THE EQUIPMENT PLAN AND MODEL NUMBER ON THE EQUIPMENT SCHEDULE. ANY DISCREPANCIES OR VARIATIONS MUST BE RELATED TO THE GC AND VERIFIED WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS.
- EQUIPMENT VENDOR FIRMLY ANCHORS ANY NEW FURNITURE OR EQUIPMENT WHICH IS REQUIRED TO BE FIXED, CAULK AND SEAL TO WALLS AND FLOOR.
- TV MONITORS AND YOKE, PROJECTORS AND SCREENS, AND SUSPENSION SYSTEM BY AV CONTRACTOR. TV'S TO BE WALL MOUNTED AT 8'-4" APT TO BOTTOM OF TV. UNLESS OTHERWISE NOTED ON DRAWINGS OR DIRECTED OTHERWISE BY OWNER. PROJECTORS AND SCREENS THAT ARE NOT WALL MOUNTED TO BE SUSPENDED FROM ROOF JOISTS WITH THREADED ROD AND UNISTRUT. SEE INTERIOR ELEVATIONS FOR HEIGHTS. GC TO PROVIDE WALL BLOCKING FOR TV'S AND PROJECTION SCREENS. COORDINATE POWER FOR TV'S AND PROJECTORS WITH ELECTRICAL CONTRACTOR.
- INSTALL MENU BOXES AND COMMUNITY BOARD AT LOCATIONS DETERMINED BY OWNER.
- 3" GROMMET IN COUNTERTOP AT MONITORS, PRINTERS, FAX MACHINES, ETC. COORDINATE EXACT LOCATION WITH OWNER.
- PROVIDE ACCESSIBLE TABLES WHERE SHOWN ON PLAN.
- ALL EXG EQUIPMENT TO REMAIN UNO ON THIS PLAN. RE-INSTALL IN PREVIOUS LOCATIONS IF REMODEL WAS NECESSARY FOR NEW FINISH INSTALLATION. REFER TO SHEET A400 FOR ADDITIONAL INFORMATION.
- GC TO COORDINATE WITH AV VENDOR TEMPORARY REMOVAL OF EXG PROJECTION SCREENS, PROJECTORS AND TV'S TO REMAIN DURING REMODEL. GC TO RE-HANG AFTER CONSTRUCTION.
- ALL BUW VENDORS (INCLUDING BUT NOT LIMITED TO AV, EQUIPMENT, POS & COKE) ARE TO COORDINATE REMOVAL, RELOCATION, REPLACEMENT AND/OR SERVICING OF EXG EQUIPMENT WITH BUW.
- GC TO ASSEMBLE AND ANCHOR ALL FIXED TABLES, FOOTRESTS AND WAITING BENCHES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- KITCHEN VENDOR TO INCLUDE RECHARGING OF ALL EXG REFRIGERATION LINES.
- REFER TO REMARKS COLUMN ON EQUIPMENT SCHEDULE AND ALTERNATE EQUIPMENT TAG FOR DISTINGUISHING OF EXG EQUIPMENT.
- GC IS RESPONSIBLE TO HANG ALL BUW SUPPLIED DECOR. COORDINATE FINAL LOCATION IN THE FIELD. COORDINATE MONOPOINT LIGHTS WITH DECOR.

SEAT COUNT

AREA	SEATS-NEW	SEATS-EXG
DINING 'A'	128	128
DINING 'B'	96	94
TOTAL	224	222
FATIO	68	68
TOTAL	292	290

SYMBOL LEGEND

- FURNITURE
- NEW EQUIPMENT
- EXG EQUIPMENT
- MILLWORK





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project title
WEST PARK CENTER
12653 OLIVE BLVD.
CREVE COEUR, MO 63141



BUFFALO WILD WINGS
CONSTRUCTION DEPARTMENT
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MINNEAPOLIS, MN 05706
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FRANCHISE STORE

client
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seal

DAVID A. SHEA, ARCHITECT

JANUARY 10, 2014
DATE ISSUED
004284 / 000407
REG. NO.

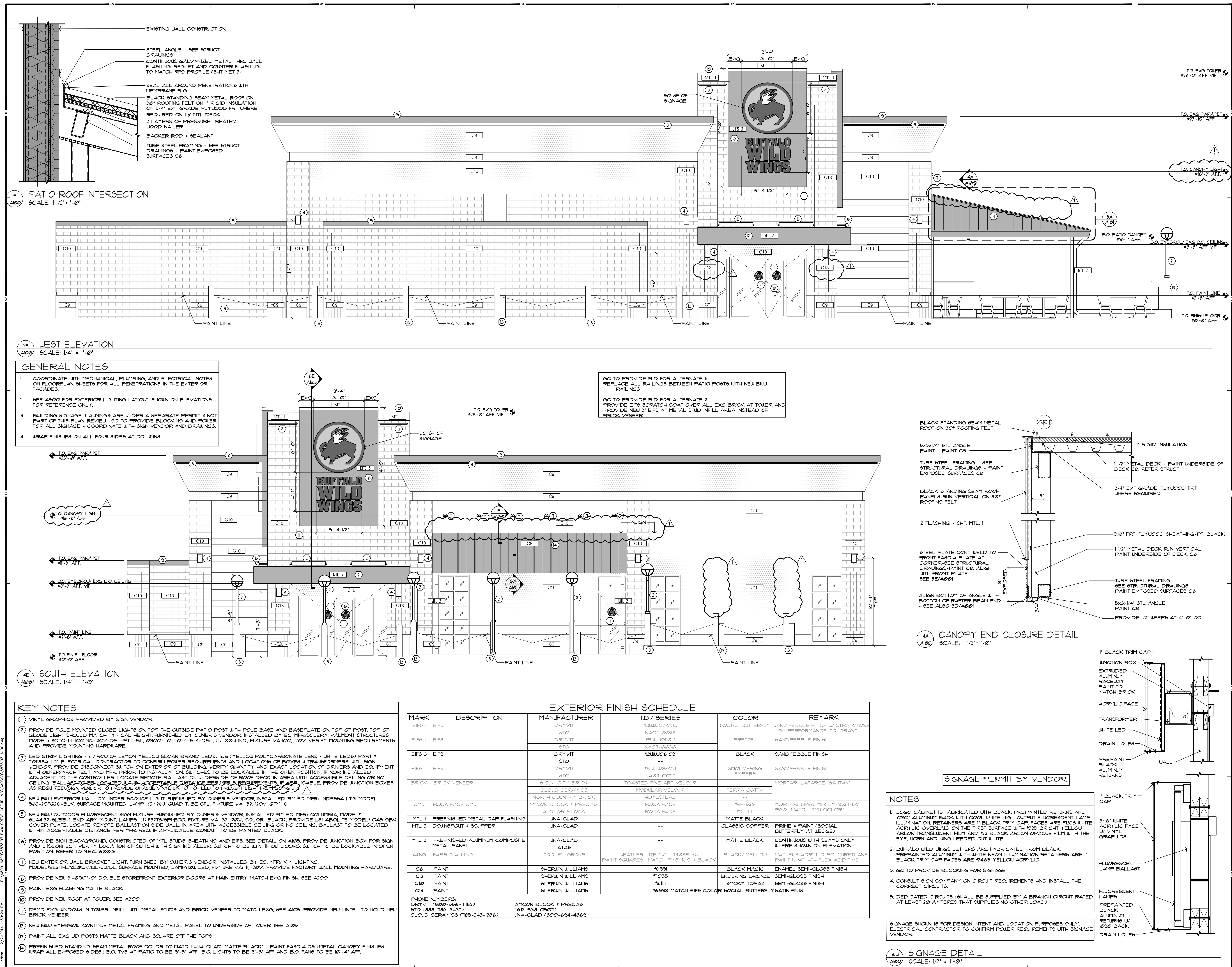
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project no. 6878.03
date 01-10-14
drawn KJO checked EF

sheet title
EXTERIOR ELEVATIONS &
SIGNAGE DETAILS

A100

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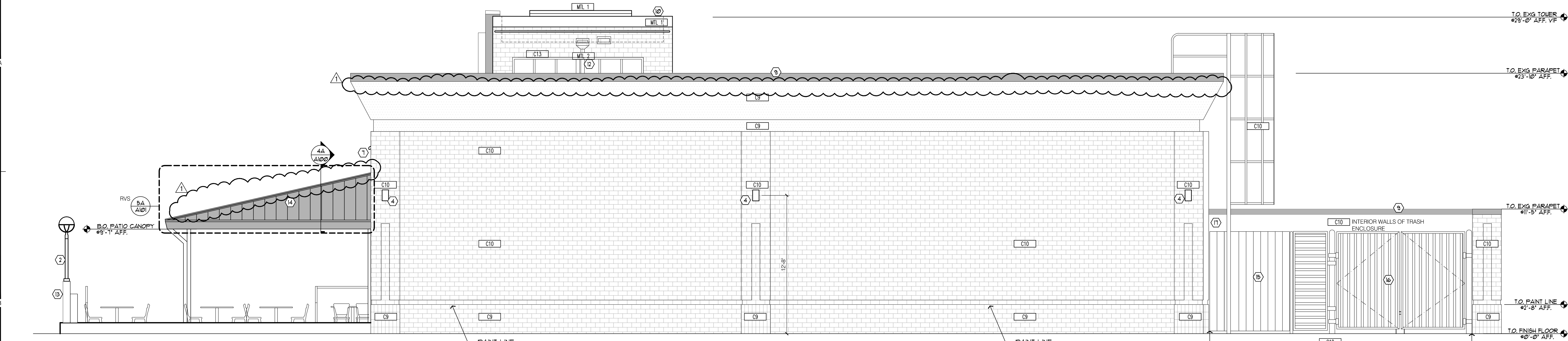
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project no.
6878.03
date
01-10-14
drawn
KJO
checked
EF

sheet title
EXTERIOR ELEVATIONS

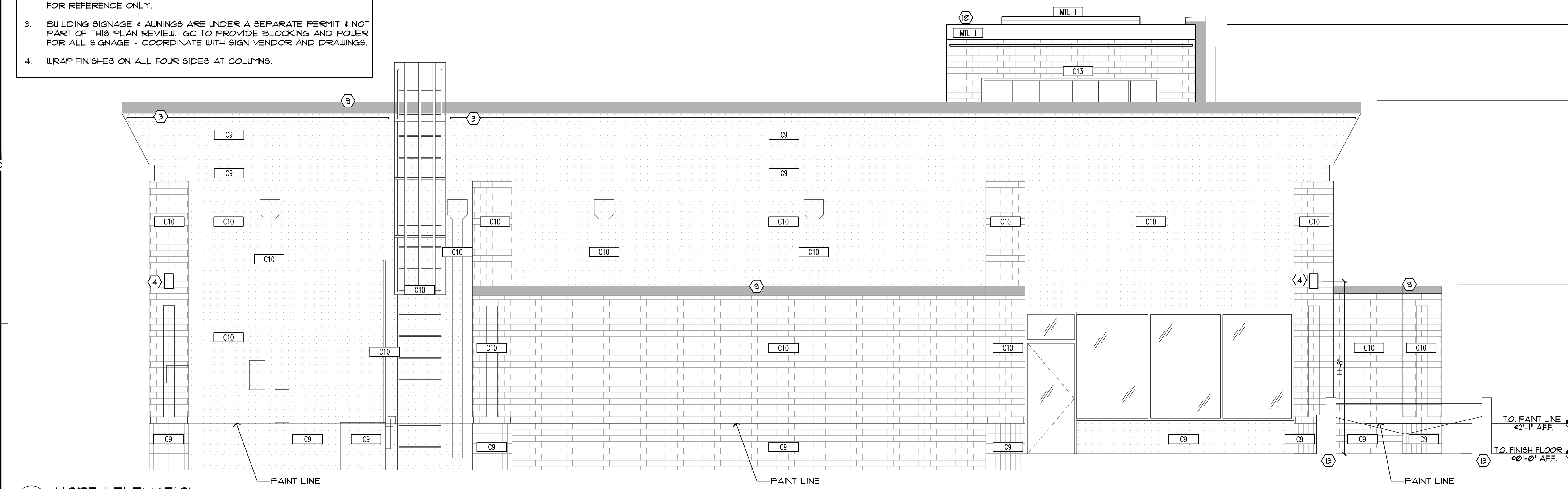
A101



2E EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL NOTES ON FLOORPLAN SHEETS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
- SEE A300 FOR EXTERIOR LIGHTING LAYOUT, SHOWN ON ELEVATIONS FOR REFERENCE ONLY.
- BUILDING SIGNAGE & AWINGS ARE UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. GC TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - COORDINATE WITH SIGN VENDOR AND DRAWINGS.
- WRAP FINISHES ON ALL FOUR SIDES AT COLUMNS.



4E NORTH ELEVATION
SCALE: 1/4" = 1'-0"

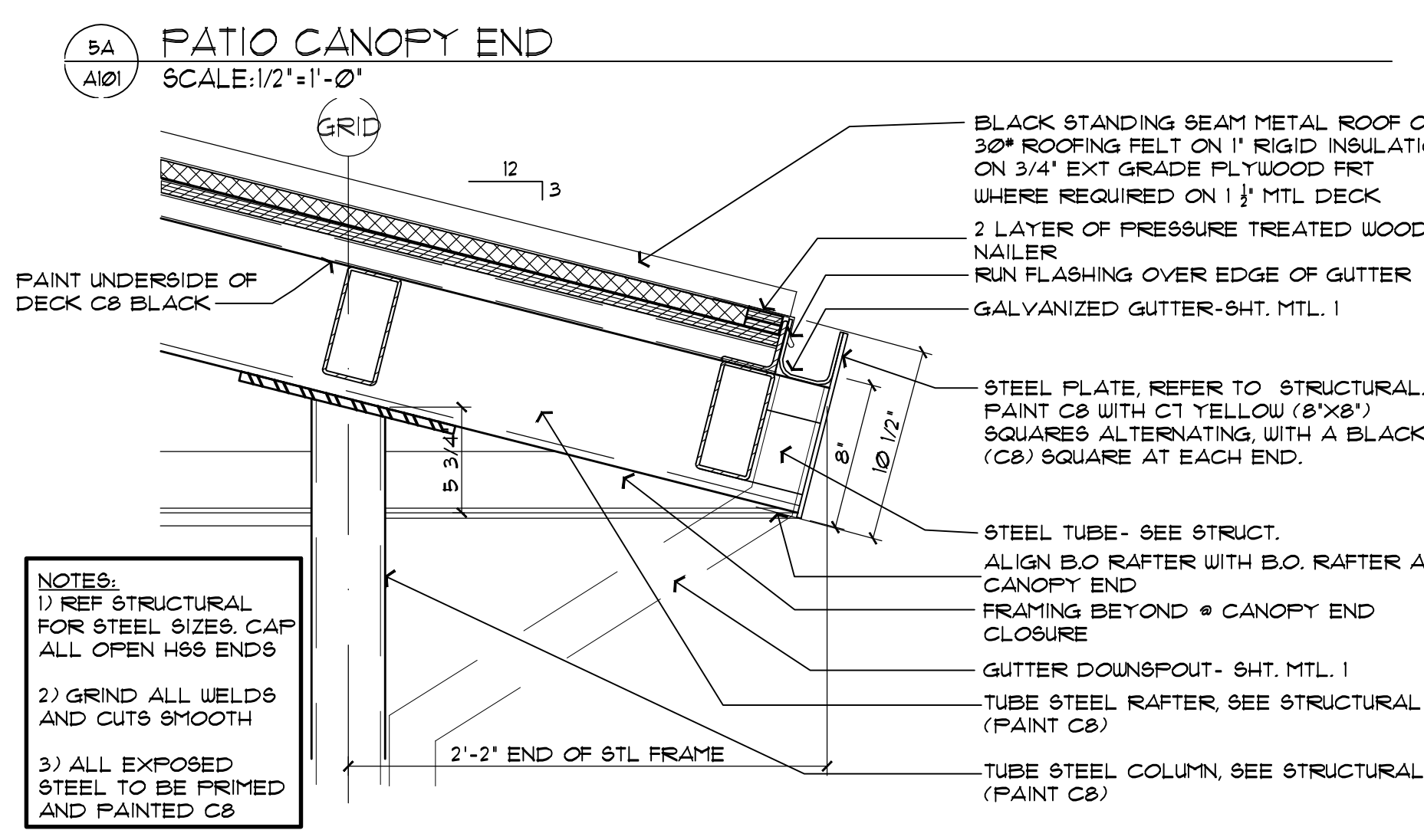
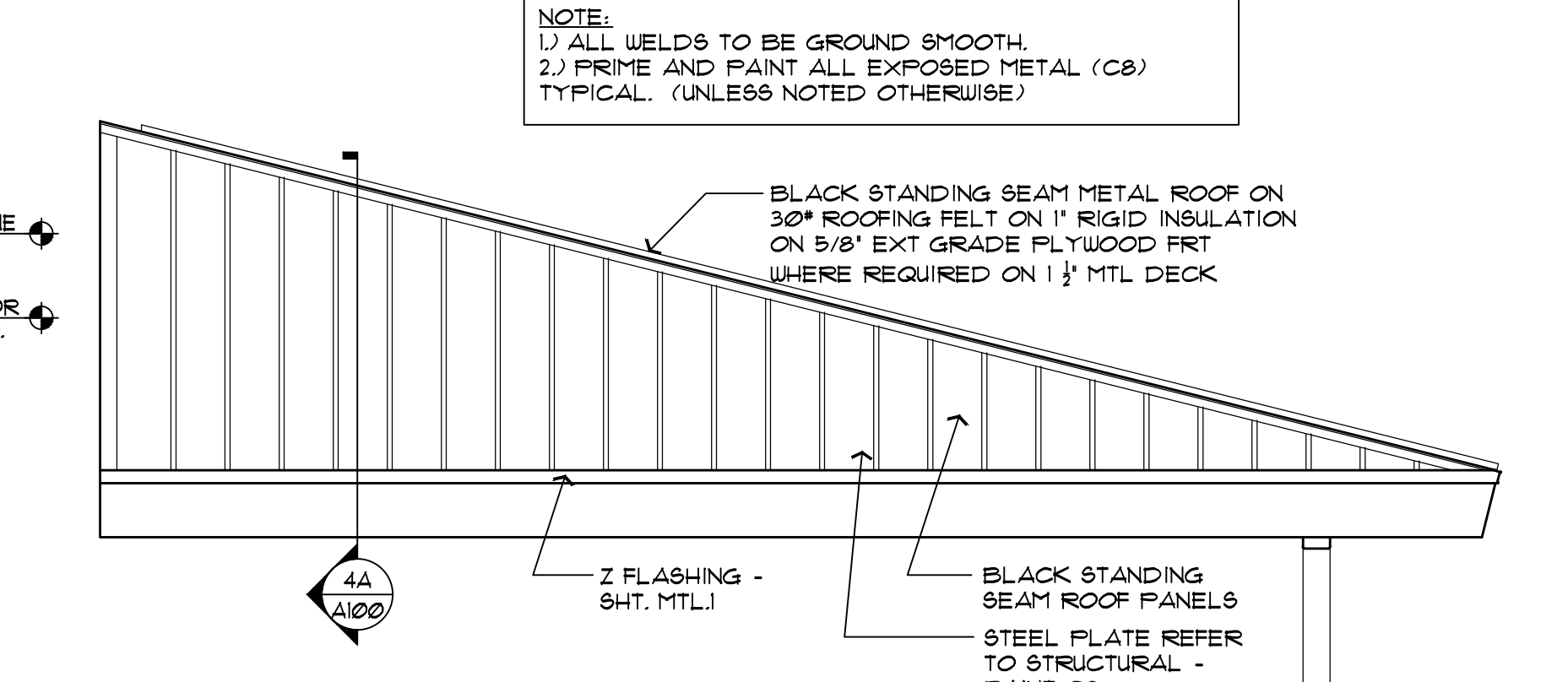
KEY NOTES

- NOT USED
- PROVIDE POLE MOUNTED GLOBE LIGHTS ON TOP THE OUTSIDE PATIO POST WITH POLE BASE AND BASEPLATE ON TOP OF POST. TOP OF GLOBE LIGHT SHOULD MATCH TYPICAL HEIGHT, FURNISHED BY OWNER'S VENDOR. INSTALLED BY EC, MFR: SOLERA VALMONT STRUCTURES, MODEL: 6CTC-14-100INC-120V-OP-L-FT4-BL, 0800-40-40-4-5-4-DBL, (1) 100W INC. FIXTURE VA:100, 120V, VERIFY MOUNTING REQUIREMENTS AND PROVIDE MOUNTING HARDWARE.
- LED STRIP LIGHTING - (1) ROW OF LEMON YELLOW SLOAN BRAND LEDSTRIPS (YELLOW POLYCARBONATE LENS / WHITE LEDS) PART # 10188A-LY. ELECTRICAL CONTRACTOR TO CONFIRM POWER REQUIREMENTS AND LOCATIONS OF BOXES & TRANSFORMERS WITH SIGN VENDOR. PROVIDE DISCONNECT SWITCH ON EXTERIOR OF BUILDING. VERIFY QUANTITY AND EXACT LOCATION OF DRIVERS AND EQUIPMENT WITH OWNER/ARCHITECT AND MFR. PRIOR TO INSTALLATION. SWITCHES TO BE LOCKABLE IN THE OPEN POSITION. IF NOT INSTALLED ADJACENT TO THE CONTROLLER, LOCATE REMOTE BALLAST ON UNDERSIDE OF ROOF DECK IN AREA WITH ACCESSIBLE CEILING OR NO CEILING. BALLAST TO BE COORDINATED WITH SIGN VENDOR. PROVIDE REMOTE BALLAST WITH ACCESSIBLE CEILING OR NO CEILING. PROVIDE JUNCTION BOXES AS REQUIRED. SIGN VENDOR TO PROVIDE GRAFIE VENT ON TOP OF LED TO PREVENT LIGHT FROM GOING UP.
- NEW BUW EXTERIOR WALL CYLINDER SCENE LIGHT, FURNISHED BY OWNER'S VENDOR. INSTALLED BY EC, MFR: INDESSA LTG, MODEL: 5612-2CF026-BLK, SURFACE MOUNTED, LAMP: (2) 26W QUAD TUBE CFL, FIXTURE VA: 57, 120V, GTY: 6.
- NOT USED
- NOT USED
- NEW EXTERIOR WALL BRACKET LIGHT, FURNISHED BY OWNER'S VENDOR. INSTALLED BY EC, MFR: KIM LIGHTING, MODEL: EL21FL/AL3KUV/BL-JW/BL, SURFACE MOUNTED, LAMP: 10W LED, FIXTURE VA: 11, 120V, PROVIDE FACTORY WALL MOUNTING HARDWARE.
- NOT USED
- PAINT EXG FLASHING MATTE BLACK
- PROVIDE NEW ROOF AT TOWER, SEE A300
- NOT USED
- NEW DOWNSPOUT AND SCUPPERS FOR TOWER ROOF, SEE SHEET A300
- PAINT ALL EXG WD POSTS MATTE BLACK AND SQUARE OFF THE TOPS
- PREFINISHED STANDING BEAM METAL ROOF COLOR TO MATCH UNA-CLAD MATTE BLACK. PAINT FASCIA C8 (METAL CANOPY FINISHES WRAP ALL EXPOSED SIDES). B.O. TVS AT PATIO TO BE 9'-5" AFF, B.O. LIGHTS TO BE 9'-8" AFF AND B.O. FANS TO BE 10'-4" AFF.
- REMOVE WOOD PORTION OF SCREEN WALL. KEEP POSTS. PROVIDE NEW CORRUGATED METAL ON FACE OF POSTS TO MATCH EXISTING
- GC TO REPAIR CORRUGATED METAL FINISH ON DOOR - CURRENTLY BENT
- REPAIR LEAK IN DOWNSPOUT OVER EXTERIOR WALK-IN COOLER - CURRENTLY DRIPPING ON COOLER

MARK	DESCRIPTION	MANUFACTURER	ID / SERIES	COLOR	REMARK
EIFS 1	EIFS	DRYVIT	*BUJW0210215	SOCIAL BUTTERFLY	SANDPEBBLE FINISH W/ STRATOTONE HIGH PERFORMANCE COLORANT
EIFS 2	EIFS	DRYVIT	*NA01-00219	PRETZEL	SANDPEBBLE FINISH
EIFS 3	EIFS	DRYVIT	*BUJW011021	---	SANDPEBBLE FINISH
EIFS 4	EIFS	DRYVIT	*NA01-00300	---	SANDPEBBLE FINISH
EIFS 5	EIFS	DRYVIT	*BUJW051021	SMOLDERING EMBERS	SANDPEBBLE FINISH
BRICK	BRICK VENEER	SIOUX CITY BRICK	TOASTED FINE ART VELOUR	---	MORTAR: LAFARGE 'SANTAN'
CMU	ROCK FACE CMU	CLOUD CERAMICS	MODULAR VELOUR	---	TERRA COTTA
MTL 1	REFINISHED METAL CAP FLASHING	UNA-CLAD	---	MATTE BLACK	PRIME & PAINT (SOCIAL BUTTERFLY AT WEDGE)
MTL 2	DOWNSPOUT & SCUPPER	UNA-CLAD	---	CLASSIC COFFER	---
MTL 3	REFINISHED ALUMINUM COMPOSITE METAL PANEL	ATAS	---	MATTE BLACK	CONTINUOUS WITH BEAMS ONLY WHERE SHOWN ON ELEVATION
AWNG	FABRIC AWNING	COOLEY GROUP	WEATHER LITE (WTL-1405BLK)	BLACK / YELLOW	MATHEWS ACRYLIC POLYURETHANE PAINT W/41-414 FLEX ADDITIVE
C8	PAINT	SHERWIN WILLIAMS	*6991	BLACK MAGIC	ENAMEL SEMI-GLOSS FINISH
C9	PAINT	SHERWIN WILLIAMS	*1095	ENDURING BRONZE	SEMI-GLOSS FINISH
C10	PAINT	SHERWIN WILLIAMS	*6111	SMOKY TOPAZ	SEMI-GLOSS FINISH
C13	PAINT	SHERWIN WILLIAMS	*6898	MATCH EIFS COLOR	SOCIAL BUTTERFLY SATIN FINISH

PHONE NUMBERS:
DRYVIT (800-556-1753)
SIO (888-186-3431)
CLOUD CERAMICS (785-243-1286)

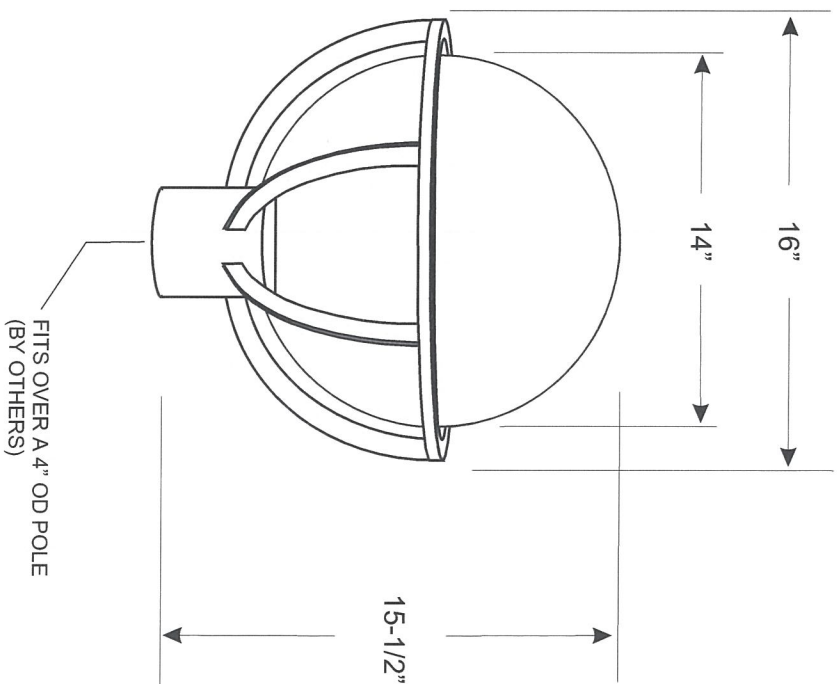
AMCON BLOCK & PRECAST
(617-368-0507)
UNA-CLAD (800-634-4863)



6A PATIO CANOPY EAVE
SCALE: 1/2" = 1'-0"

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SCTC SERIES



Description:
16" fabricated aluminum cage with 14" dia opal acrylic lens.

Mounting:
PT4 - Post Top Mount Fits Over a 4" OD Pole (by others)

Optics:
Clear Specular reflector standard

Lamping:
100INC - A21 base lamp holder provided to accept the 100W incandescent lamps (by others).

Ballast :
Not Required

Finish:
Thermally Cured Polyester Powder Coated Paint Finish On All Metal Work:

BL - Mintlex Black	WH - Mintlex White	BZ - Mintlex Bronze
SG - Silver Gray	CC-Custom Color (Consult Solera)	

Listing:
Complies with CSA, UL; approved with  label for outdoor location.



www.soleracorp.com
architectural lighting innovations

227 Wilkinson Rd.
Brampton, Ontario,
L6T 4M2
Tel. 905-457-4777
Fax 905-457-1115

CAT. NO.: SCTC-14-100INC-120V-OPL-PT4-BL

DWG NO. OD704-8609-SCTC-R1

PROJECT NAME:

BWW Globe Quote

TYPE:

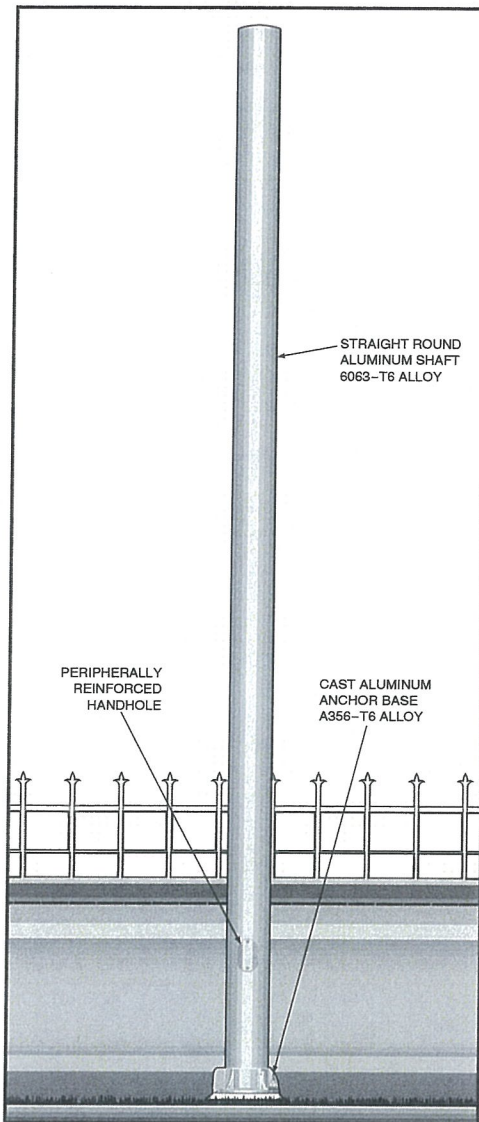
SCALE NTS

Date: 05-10-2011

Initials: E.R.

QTY: TBA

8' TO 14' ROUND STRAIGHT 4-BOLT ANCHOR BASE POLES



- 8' to 14' mounting heights.
- For single or multiple luminaire mounting.
- Luminaires may be mounted on tenons, brackets, or shaft may be drilled to manufacturer's mounting specifications.

SPECIFICATIONS

All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Shaft: The shaft shall be extruded from all new seamless 6063 alloy aluminum and shall be heat treated to produce a T6 temper. The shaft may be drilled to manufacturer's specifications for mounting luminaires. The shaft shall be polished with fine grain aluminum oxide cloths, resulting in a high quality circumferential satin brushed finish. After finishing each pole shall be fully wrapped for protection in shipment.

Anchor Base: The anchor base is cast from A356 alloy aluminum and is circumferentially welded to the shaft. The completed assembly shall be heat treated to a T6 condition. A356 nut covers shall be included with each anchor base unless otherwise specified.

Ground Leg Provision: Each pole shall include a 5/16"-18 tapped provision for ground connector.

Handholes: Standards shall include a covered handhole. The opening in the 4-1/2" and 5" diameter pole shall measure 3" x 5". The opening in the 4" diameter pole shall measure 2-3/8" x 4-1/2".

Anchor Bolts: Each anchor base pole shall include: (4) steel hot dip galvanized anchor bolts each with (2) nuts and (2) flat washers sized to match the anchor bolts.

Special Finishes: Natural anodize, duranodic, or painted finishes may be specified as an addition to the satin brushed finish, if required. All aluminum parts and accessories shall receive a finish similar to that specified.

CATALOG LOGIC

Feet and Inches	Top Diameter	Base Diameter	Wall Thickness	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0800	40	40	4	S	4		DBL	

Feet & Inches*	Diameter*	Wall Thickness*	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0800 - 8'	TOP DIAMETER IN INCHES	THICKNESS IN 32NDS OF AN INCH	S - Straight Round	4 - 4-Bolt Anchor Base	D1 - 1@90° D2 - 2@180° D3 - 3@120° D4 - 4@90° D5 - 2@90° D6 - 3@90° P2 - 2-3/8" x 4 Tenon P9 - Other Tenon (Please Specify)	POLYESTER POWDER DBL - Black DCG - Charcoal Gray DMB - Med Bronze DSB - Steel Blue DTG - Dark Green SC - Special Color (Please Specify) ANODIZED 204 - Clear Natural 312 - Med Bronze* 335 - Black* BRUSHED SBF - Satin Brushed Finish	See Accessory Section (Please Specify with Code #) DBR - Bright Red DDB - Dark Bronze DNA - Natural Alum DSS - Sandstone DWH - White 311 - Light Bronze* 313 - Dark Bronze* * Duranodic Anodize
1000 - 10'	40 - 4"	4 - 4/32" or 0.125" Wall					
1200 - 12'	45 - 4-1/2"	5 - 5/32" or 0.156" Wall					
1400 - 14'	50 - 5"	6 - 6/32" or 0.188" Wall					
	BASE DIAMETER* IN INCHES						
	40 - 4"						
	45 - 4-1/2"						
	50 - 5"						

* For available Base Diameter, Wall Thickness and Length Combinations, see Dimensional Load Data Table that follows.

Customer Approval:

signature

date

Job Name: **BWW LIGHT FIXTURE** Quote: _____

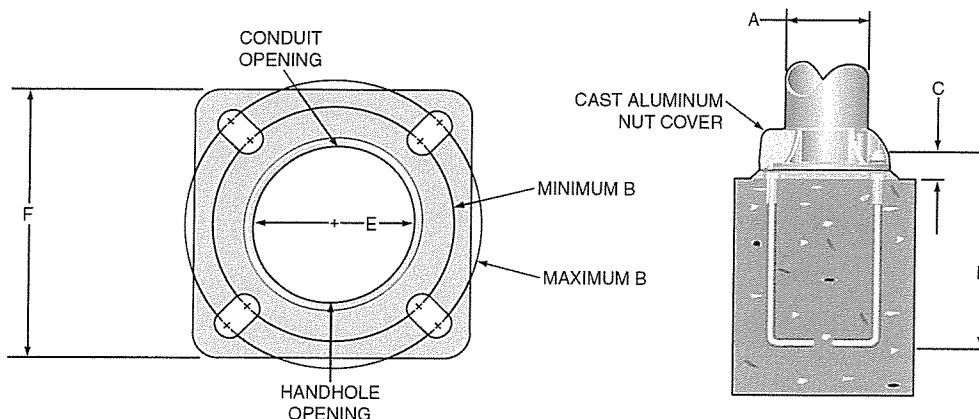
Client Name: _____

Created By: **Leesman Lighting, LLC** Date: _____

8' TO 14' ROUND STRAIGHT 4-BOLT ANCHOR BASE POLES

ANCHOR BASE AND BOLT DETAIL

A	B	C	D	E	F
POLE DIAMETER	BOLT CIRCLE	BOLT PROJECTION	BOLT SIZE	CONDUIT OPENING	BASE SIZE
4"	6-1/2" - 8-1/4"	3-1/4"	3/4" x 17"	3-3/4"	8-3/4"
4-1/2"	7" - 8-5/8"	3-1/4"	3/4" x 17"	4-1/8"	8-3/4"
5"	7-1/2" - 9-1/2"	3-1/4"	3/4" x 17"	4-1/2"	9-1/4"



DIMENSIONAL AND LOAD DATA

TYPICAL WEIGHT AND ALLOWABLE SIZE OF LUMINAIRES*							DIMENSIONS OF POLES			
NOMINAL MOUNTING HEIGHT	TYPICAL LUMINAIRE WEIGHT (LBS.)	EFFECTIVE PROJECTED AREA IN SQUARE FEET AT:					POLE HEIGHT	OUTSIDE DIAMETER	WALL	MODEL NUMBER **
		70 MPH	80 MPH	90 MPH	100 MPH	110 MPH				
8'	75	17.8	13.2	10.1	8.0	6.5	8'	4"	.125"	0800 - 40404S4
8'	75	23.1	17.2	13.3	10.7	8.8	8'	4-1/2"	.125"	0800 - 45454S4
8'	75	34.0	25.6	20.0	16.1	13.3	8'	4-1/2"	.188"	0800 - 45456S4
10'	75	13.2	9.8	7.2	5.5	4.5	10'	4"	.125"	1000 - 40404S4
10'	150	16.9	12.5	9.5	7.6	6.2	10'	4-1/2"	.125"	1000 - 45454S4
10'	150	25.6	19.2	14.8	11.9	9.6	10'	4-1/2"	.188"	1000 - 45456S4
10'	150	21.5	16.0	12.5	10.0	8.1	10'	5"	.125"	1000 - 50504S4
12'	75	9.9	7.1	5.1	3.8	3.1	12'	4"	.125"	1200 - 40404S4
12'	75	13.2	9.5	7.1	5.6	4.5	12'	4-1/2"	.125"	1200 - 45454S4
12'	75	20.2	14.9	11.4	9.1	7.4	12'	4-1/2"	.188"	1200 - 45456S4
12'	150	16.6	12.1	9.4	7.4	6.0	12'	5"	.125"	1200 - 50504S4
12'	150	21.1	15.5	12.1	9.6	7.9	12'	5"	.156"	1200 - 50505S4
12'	150	25.5	19.1	14.8	11.9	9.6	12'	5"	.188"	1200 - 50506S4
14'	150	7.2	4.8	3.3	2.2	1.8	14'	4"	.125"	1400 - 40404S4
14'	150	9.8	6.8	4.9	3.9	3.1	14'	4-1/2"	.125"	1400 - 45454S4
14'	150	15.8	11.4	8.6	6.8	5.4	14'	4-1/2"	.188"	1400 - 45456S4
14'	150	12.8	9.2	7.1	5.5	4.5	14'	5"	.125"	1400 - 50504S4
14'	150	16.7	12.1	9.4	7.4	6.0	14'	5"	.156"	1400 - 50505S4
14'	150	20.5	15.1	11.6	9.3	7.5	14'	5"	.188"	1400 - 50506S4

* EPA calculations are based on a 1.3 Gust Factor. Variations from sizes listed above, available upon inquiry at the factory. Satisfactory performance of lighting poles is dependent upon the pole being properly attached to a supporting foundation of adequate design. Valmont does not design or offer recommendations for foundations.
 ** Model number does not include mounting options or finish designation.

SPC7074 08/07 www.valmontstructures.com carries the most current spec information and supersedes these guidelines.

Rationale for BWW Creve Coeur, MO Conditional Use Permit

The main reason why we are submitting for a conditional use permit at the present time is to update the Planning Dept's files as to what currently exists- a BWW full service restaurant with an exterior patio. We are also proposing a few changes to the exterior of the building and our reasoning for that is that BWW Corporate requires its franchisees to update the interior and exteriors of their restaurants every 10 years and the franchisees are required to update to whatever their current prototypical standard is. We are proposing prototypical exterior finishes (except for the Bagel color which is an approved alternate we are offering and hoping you like better), lighting and a new canopy which will cover a portion of the patio. We think this update to the building will provide a more enjoyable patio experience with the additional lighting and the option of shaded seating. We also think, and the owner of the building agrees, that the new colors and updates to the building and entry feature are a nice upgrade to what currently exists, especially considering the maintenance issues with the entry tower leaking at the present time.

Thank you for your consideration

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, MARCH 31, 2014

7:00 P.M.

PUBLIC HEARING 14-005 and 14-006

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman
Mr. Barton
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 487-2259

1 CHAIRMAN MADDEN: Like to call to order the
2 Planning Zoning Commission Meeting for City of Creve
3 Coeur, Missouri for Monday, March 31st, 2014.

4 We'll start with roll call.

5 I don't see Dr. Barton.

6 Mr. Tim Carney?

7 MR. CARNEY: Present.

8 CHAIRMAN MADDEN: Mr. James Faron?

9 MR. FARON: Present.

10 CHAIRMAN MADDEN: Mr. Ken Howard?

11 MR. HOWARD: Present.

12 CHAIRMAN MADDEN: Mr. Charles Pullium?

13 MR. PULLIUM: Present.

14 CHAIRMAN MADDEN: Mr. Gene Rovak?

15 MR. ROVAK: Present.

16 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
17 Attorney?

18 MR. LUMLEY: Present.

19 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
20 of Community Development?

21 MR. LANGDON: Present.

22 CHAIRMAN MADDEN: We'd like to welcome back
23 Ms. Whitney Kelly, our City Planner.

24 MS. KELLY: Present.

25 CHAIRMAN MADDEN: And, Ms. Julie Lowery, our

1 Recording Secretary?

2 MS. LOWERY: Present.

3 (Dr. Barton is now present.)

4 CHAIRMAN MADDEN: B, Public Hearing.

5 Application No. 14-005: Approval of amendment to the
6 conditional use permit for Buffalo Wild Wings to allow
7 substantial changes to the exterior elevations.

8 Is there anybody here from Buffalo?

9 Would you state your name and address, please.

10 Oh, I'm sorry. Anybody that's going to be
11 commenting on this, has questions, anybody in the
12 audience, you need to come up and be sworn in.

13 (The speakers were sworn in by the court
14 reporter.)

15 CHAIRMAN MADDEN: Okay. State your name and
16 address for the record, please.

17 DAVID JONES: David Jones, 11012 Clayton Road,
18 Frontenac.

19 Good evening. I guess in an effort to save
20 time, it would be efficient with -- with the points that
21 staff have made and the recommendations, I did want to
22 just confirm that we were fine with the current color
23 scheme that was suggested and the patio canopy.

24 But so I'd like to limit our comments to the
25 couple items that are still outstanding, and that would be

1 with the entry tower and the lighting.

2 Staff had conditioned our approval that we
3 continue the LED light band that we had proposed around
4 all four sides of the building. We had originally
5 proposed three sides, leaving the back side off. We are
6 fine with that recommendation, and would be happy to add
7 that -- those fixtures to the rear of the building so all
8 four sides would be covered.

9 The main item really is the tower element. And
10 I want to emphasize that the, I guess, the project is
11 really conditioned on the -- on the sign package that we
12 are proposing to change. And that's really what's driving
13 the exterior remodel of the building.

14 We just completed an interior remodel with
15 substantial interior remodel two weeks ago of the space,
16 and as part of that, it was that we worked with the
17 franchisor and wanted to upgrade the exterior.

18 Part of their conditions for improving the
19 exterior would be to put updated sign package on the
20 exterior of the building.

21 So, really, that was what was driving the
22 exterior improvements that we are asking for.

23 With that, the updated sign package has the
24 signage above the entry of the building, which is the
25 current tower of the building, and we currently have it on

1 the front of the building and on the west side, but it
2 would be all isolated to the tower of the building.

3 Just a real brief history of this building.
4 It's a 25-year-old building. We've been a tenant there
5 for ten years. We've had ongoing maintenance issues with
6 that tower, with a leaky roof, leaky windows. The
7 existing windows are original, they're 25-years-old. They
8 tend to leak when it rains. They are blistering. The
9 mullions are coming apart. So they are -- just been an
10 ongoing maintenance problem for us.

11 The windows themselves, I also want to clarify,
12 are -- are not punched through to the building. Those are
13 strictly an architectural element of the tower itself, so
14 they are not letting any daylight in the building
15 whatsoever, it's strictly an architectural element of the
16 corner of the tower itself. So by eliminating them, while
17 it does change the exterior features of the building, it's
18 really doing nothing to the interior.

19 The decorative roof element that is there
20 currently, again, on the tower, that is a canvas awning.
21 It's been replaced at least two or three times by the
22 landlord due to leaking, tears. It's literally blown off
23 the tower at least once, landed in the parking lot, and it
24 also rains when it leaks -- or leaks when it rains.

25 So the design of that tower element, even though

1 it is -- is not -- it's on the corner and it's not -- the
2 windows themselves are not punched through to the interior
3 of the space, it is positioned where a corner of it is
4 half on the exterior of the building and half on the
5 interior, so when it does rain and it does leak, it does
6 rain through the vestibule of the space itself, which does
7 become a slip hazard and a -- and a maintenance issue from
8 a liability standpoint.

9 So what we had proposed with this change was to
10 remove those windows, replace it with a brick inset and
11 place our signage on the tower element, once and for all
12 eliminating that leak problems that we've had.

13 And staff had asked that we reconsider replacing
14 it with the -- if you see, there's a black background,
15 which is an EFIS material we are recommending the signs
16 would be attached to, and consider leaving the windows or,
17 potentially, I guess, changing those windows out.

18 And our comment with that would be that the
19 existing windows, if we're going to spend any money at all
20 on the exterior, this is really the time to make that
21 change. They do leak; they're going to be an ongoing --
22 ongoing maintenance issue for us. So we had suggested
23 that those be eliminated.

24 The landlord has requested that they not be
25 replaced. That they have requested that we infill that

1 with a matching brick, and be painted to match the balance
2 of the building. And from their perspective, I think they
3 just want to eliminate any longterm maintenance issue as
4 well.

5 So we have gotten that approved through the
6 franchisor, through the landlord, and that is what we had
7 presented with our application to the City for those
8 changes on the corner.

9 An alternative to that that -- that we have
10 proposed to add some interest to the corner, cause as it
11 is right now, even though it is giving more of a modern
12 appearance, it does clean it up; it's 1980s building, so
13 this does bring it to a little bit more modern of a look,
14 we had proposed, instead of the black fascia that's on --
15 above the entryway, instead of making that a black, we
16 could do a brushed aluminum, silver aluminum, which we
17 have done at other locations before, that would add some
18 interest to the corner of the building, adds another
19 reflective material, which we understand is part of the
20 Design Guidelines that we like to see in the City.

21 And it's a compromise that's been approved by
22 the landlord and approved by the franchisor.

23 We could also then carry that up to the roof cap
24 on the tower to compliment the fascia.

25 At the same time then we can also do the soffit

1 at the main entry in the same material.

2 So that's -- that is what we are requesting.

3 I'd be more than happy to answer any questions.

4 CHAIRMAN MADDEN: Questions? Yeah.

5 MR. CARNEY: I just have a question.

6 So the picture I'm looking at, the gold portion
7 there is what you're talking about replacing with
8 aluminum, the gold portion behind the Buffalo Wild Wings,
9 or are you talking about a smaller --

10 DAVID JONES: No, this would be the horizontal
11 black --

12 MR. CARNEY: The horizontal --

13 DAVID JONES: -- black fascia --

14 MR. CARNEY: -- portion in front.

15 DAVID JONES: -- that is above the doors.

16 MR. CARNEY: Okay.

17 DAVID JONES: That is nonexistent now, so we'd
18 be talking about adding that as part of our branding
19 detail anyway, but instead of making that a matte black,
20 we'd recommend making that in a silver aluminum.

21 MR. CARNEY: Okay.

22 DAVID JONES: And that would be this part right
23 there.

24 MR. CARNEY: Okay.

25 CHAIRMAN MADDEN: Mr. Faron.

1 MR. FARON: You mentioned this type of finish
2 also being addressed higher up on the tower, was that
3 correct? What would that -- that band up there?

4 DAVID JONES: The top cap. We suggested we
5 could also make that in the same brushed aluminum finish.

6 MR. FARON: Have you considered, you know, the
7 cornice, the banding that you have around the entire
8 building, have you thought about doing that at the tower
9 instead of just --

10 DAVID JONES: This part through here?

11 MR. FARON: Yes, how that --

12 DAVID JONES: That is an existing metal cap
13 right now that is painted to match the cornice color.

14 I suppose we could certainly paint that part of
15 it as silver to match.

16 MR. FARON: I'm -- I guess what I'm saying is
17 that design element, have you thought about putting it on
18 top. I mean we do have that pyramid now, but have you
19 ever thought about adding a little bit more to the top of
20 that, similar to what goes around the building? And I --

21 DAVID JONES: I'm sorry, I guess I'm not
22 following your comment right now.

23 MR. FARON: Well, is that -- I'll maybe ask
24 staff.

25 Paul, is that an EFIS system, that top part, I

1 know you'd mentioned --

2 MR. LANGDON: Yeah.

3 MR. FARON: -- it's masonry there, but --

4 MR. LANGDON: The flared cornice?

5 MR. FARON: Yeah, the flared cornice is EFIS?

6 DAVID JONES: Yes.

7 MR. FARON: Have you thought, you know, putting
8 that on top? I mean am I assuming that the yellow there,
9 is that masonry or is that --

10 DAVID JONES: It's brick.

11 MR. FARON: It is brick. Okay.

12 DAVID JONES: It's painted currently.

13 MR. FARON: Is that the only brick that's
14 painted on the building now?

15 I know, Paul, you mentioned, is it -- I guess I
16 should have looked -- I mean I don't know if you have the
17 elevations --

18 DAVID JONES: Yeah, the tower -- the tower
19 itself is brick.

20 MR. FARON: Right.

21 DAVID JONES: And it's painted, which has -- and
22 always has been, and the balance of the building is EFIS.

23 MR. FARON: Okay. That's what I was -- okay.
24 So most of it is EFIS. Everything I see --

25 DAVID JONES: That's correct.

1 MR. FARON: -- here is basically EFIS

2 and --

3 DAVID JONES: No, the balance of the building is
4 EFIS.

5 And then the new patio canopy that we were
6 recommending is a standing seam metal and that would be a
7 black finish.

8 MR. FARON: I guess I mention that flared
9 cornice just because of making a bit more of a statement
10 from Olive in the evening.

11 I know staff has mentioned trying to backlight
12 and illuminate that tower a bit more.

13 DAVID JONES: Well, part of this recommendation
14 is the LED yellow band that I mentioned at the beginning,
15 and that would follow that cornice all the way around the
16 building on all four sides, so that would give some accent
17 to --

18 MR. FARON: But not on the tower, right? It
19 wouldn't be on the tower, would it, that LED banding?

20 DAVID JONES: Yes, it is.

21 MR. FARON: At the top.

22 DAVID JONES: It's on the tower as well. So it
23 would be around here on all four sides --

24 MR. FARON: Okay.

25 DAVID JONES: -- and then across, be capped on

1 the roof.

2 MR. FARON: Yeah. And while we're talking about
3 that, that is going to be covered with vinyl on the top to
4 prevent -- to force down lighting on all that banding
5 light? Instead of putting a metal canopy or something,
6 you're going to put a vinyl covering on that to prevent
7 uplighting and --

8 DAVID JONES: That's correct. On that fixture
9 itself. It's very small profile.

10 MR. FARON: Right.

11 DAVID JONES: And it does have a -- a top on
12 it that -- top piece of vinyl on it that keeps the
13 reflection from going off into the -- into the top.

14 MR. FARON: And the black piece with the
15 signage, that -- is that lifted off of that brick tower?

16 DAVID JONES: It does -- does protrude out from
17 the tower, and that would be an EFIS material, black EFIS.

18 MR. FARON: And you're proposing for the top of
19 that tower, I guess, a similar roof that's on the rest of
20 the building and connected?

21 DAVID JONES: It would be a permanent roof.
22 Proposing changing that to permanent roof.

23 I do want to also add -- excuse me -- that, of
24 course, the franchisor had much different ideas for this
25 building with an entirely different color scheme.

1 Typical that we would do a black and yellow
2 checked pattern across the canopy of the patio, so we have
3 consciously scaled this back to what we feel is a fair
4 compromise where the colors -- main body color that is --
5 is similar to the rest of the buildings in the center, and
6 put most of our focus on the entry itself, and try to
7 limit those changes to the entrance itself.

8 MR. FARON: Could I -- could I ask, on the
9 drawings, I saw some bubbled issues, some keynotes, was
10 that an issue with the EFIS on the west elevation coming
11 into the building? I mean I don't know if you have the
12 drawings, or I mean we looked at them, and I kind of made
13 a few notes about C13 and coming into the building. They
14 seemed to be bubbled, and I wasn't sure if that was just a
15 change in the EFIS style or design, and if you don't have
16 it right there, I mean I guess we could look at it later,
17 but.

18 Another question was, I see that you've
19 eliminated two of the lights at the end there. And it
20 seems like in one set of drawings you took out another
21 column there. It seems like it's the third or fourth
22 light over. I don't know if you're looking at a set of
23 drawings here, sorry, if --

24 DAVID JONES: I don't know that I have staff's
25 comments --

1 MR. FARON: Okay.

2 DAVID JONES: -- a copy of drawings that you
3 were looking at.

4 MR. FARON: Just noticed that one of the lights
5 was -- poles was gone, and that made sense because the
6 lights were right next to each other.

7 DAVID JONES: If it -- if it is the patio --

8 MR. FARON: Yeah.

9 DAVID JONES: -- globe lights, we did eliminate
10 some of those, and it was primarily because one of them
11 was -- was outside of the seating area --

12 MR. FARON: Right.

13 DAVID JONES: -- so we felt that we were really
14 accenting --

15 MR. FARON: Yeah.

16 DAVID JONES: -- dead space.

17 MR. FARON: I think there were two, correct,
18 outside --

19 DAVID JONES: And the other two in towards the
20 interior space that we felt they were getting a little bit
21 too close to the -- to passageways for the customers and
22 were unnecessary.

23 We were just trying to limit the number of them.

24 MR. FARON: Right. Yeah, seems like you took
25 one out right next to -- there were two right next to each

1 other, but it was not bubbled on the drawing so.

2 Did you ever consider continuing the canopy to
3 the end like it is now? I mean I will say, looking at
4 that elevation from Olive, is fairly attractive when the
5 canopy goes all the way over.

6 DAVID JONES: Uh-huh.

7 MR. FARON: That the general facade of the
8 building is fairly plain.

9 DAVID JONES: Uh-huh.

10 MR. FARON: And I'm not going to cheer an EFIS
11 facade in that material, but and the canopy tends to make
12 that look a little bit better, I would say, from Olive. I
13 know you want to change the whole scheme.

14 DAVID JONES: Right.

15 MR. FARON: But I know there's not seating over
16 there, but, to me, when I look at some of those pictures,
17 that front facade from Olive is that, I guess, south
18 elevation, is more attractive with another canopy there.
19 It's already existing. I think that was probably put in
20 there for some design reason, because I don't believe
21 there's patio seating there at present, is there?

22 DAVID JONES: There is not. And there -- they
23 were existing frames when we took the space ten years ago.

24 One option that we could consider is possibly
25 putting canvas awnings over the two windows that are

1 existing that where we were not putting the patio covering
2 at. That could be a potential option.

3 MR. FARON: Yeah, I just -- I look at the
4 existing, you know, from page 30, a bit more attractive to
5 me than just opening up another, you know, EFIS piece of
6 the building there, as you have on the other three sides,
7 but.

8 DAVID JONES: I don't know that we would want to
9 put the metal canopy all the way across due to the
10 expense. The canopy that we're putting on there now is --
11 is really for our seating.

12 MR. FARON: Right now is it a canvas and you're
13 proposing a standing seam?

14 DAVID JONES: It's a canvas --

15 MR. FARON: Yeah.

16 DAVID JONES: -- and it's -- I think it
17 protrudes from the building maybe 10 feet.

18 MR. FARON: Right.

19 DAVID JONES: And the one that we're proposing
20 would protrude out significantly farther and have ceiling
21 fans, lights --

22 MR. FARON: Standing seam construction.

23 DAVID JONES: -- TVs. That's correct.

24 MR. FARON: Yeah.

25 CHAIRMAN MADDEN: You done?

1 MR. FARON: Oh, one last question.

2 I know you had mentioned signage on two sides,
3 and I think staff was going to address a possibility of
4 that being acceptable, whether -- is it Park Center Drive
5 is a public road or not --

6 DAVID JONES: Yeah.

7 MR. FARON: -- I'm sure Paul will bring that up,
8 but you're assuming that you're going to be able to get
9 that through -- through the City to have on both sides?

10 DAVID JONES: Uh-huh.

11 MR. FARON: You don't have that though now,
12 right?

13 DAVID JONES: We do. We do have --

14 MR. FARON: You do have, okay.

15 DAVID JONES: We do have signage on the west
16 side.

17 MR. FARON: Okay.

18 DAVID JONES: And if you're interested in the
19 brief history of that, we did have this discussion ten
20 years ago. And at the time we -- it was determined that
21 without that signage, there is no other directional
22 signage in the center at all if you enter from the west
23 side, from the west side of Olive, so without any kind of
24 directional signs, any monument signs, you're coming in
25 through this direction --

1 MR. FARON: Right.

2 DAVID JONES: -- off of Whispering Pines,
3 there's really no identifying features to the building at
4 all so --

5 MR. FARON: You have a lot of people coming out
6 of the movie theater --

7 DAVID JONES: That's right.

8 MR. FARON: -- who do not see. Yeah.

9 DAVID JONES: It is probably the primary
10 entrance to -- to our building off of that drive.

11 MR. FARON: True.

12 DAVID JONES: So it -- it was determined at the
13 time that it made sense. We needed something to identify
14 the building and what was there. So there is existing
15 signage on west side.

16 MR. FARON: I'm sure, Paul, I don't know if it's
17 acceptable nonconformity right now or -- okay.

18 Thank you so much.

19 CHAIRMAN MADDEN: Mr. Pullium.

20 MR. PULLIUM: And I just want to make clear,
21 cause the existing photograph that what you have now with
22 the signage, you have -- you have signage running most of
23 the length of that frontage, and what you're suggesting is
24 all that signage goes away?

25 DAVID JONES: That's correct.

1 MR. PULLIUM: And it's now restricted to just
2 the tower?

3 DAVID JONES: Correct.

4 We have currently 137 square feet of signage on
5 the south elevation facing Olive, and roughly 25 square
6 feet on the west side, so there's 167 square feet, and
7 we're proposing reducing that down to 100 square feet with
8 50 square feet on each side.

9 And we feel that proportionately the -- the
10 design that we are proposing now is -- is much more
11 efficient with the space, it's condensed to the corner
12 entry, and it's more visible, going to be more visible
13 from Olive.

14 We're currently 265 or 270 feet off of Olive, so
15 unlike some of the newer centers that -- that are in Creve
16 Coeur that are 100 feet off of Olive, visibility is much
17 better. We are 270 feet off of the street and sitting a
18 little bit in a hole, so we feel proportionately it --
19 it's a benefit.

20 MR. PULLIUM: And you're behind a massive
21 electrical tower.

22 DAVID JONES: Yes.

23 CHAIRMAN MADDEN: Any other questions?

24 Paul, you going next?

25 MR. LANGDON: Yeah.

1 CHAIRMAN MADDEN: Thank you.

2 DAVID JONES: Thank you.

3 MR. LANGDON: Good evening, Mr. Chairman,
4 Members of the Commission, Paul Langdon, Director of
5 Community Development for the City.

6 Absolutely agree with the applicant that this
7 really comes down to a primary issue about the tower.

8 We did see the early concept that did have the
9 entire building painted in the -- the corporate yellow.
10 There's the actual colors.

11 The -- the scheme changes a little bit with the
12 repaint, but it's very much more in keeping with the rest
13 of the center, that is one of the Design Guidelines where
14 you have multiple buildings in one development that they
15 be somewhat coordinated, and I think in this case that's
16 held true with the revisions.

17 I think the lighting changes are appropriate.

18 And initially when we were talking about just
19 expanding canvas canopies, and then we have a standing
20 seam canopy, so it's much more durable, and that's also in
21 line with the Design Guidelines.

22 I think the idea of adding another one to -- to
23 match here in the same sort of arrangement that exist
24 today would be a good idea.

25 It does generally cover up a fairly bland part

1 of the wall, but we also recognize there's a cost there.

2 There is a fair bit of allowed outdoor seating
3 with this conditional use permit, so that area could be
4 used, it's not that it's -- it's not available for use or
5 something, it's just -- it's away -- well away from the
6 door, and currently the seating, I don't know if you can
7 see it from this picture, but the seating is -- outside is
8 all in this area. And most of it is outside of the canopy
9 because it does not extend very far.

10 The question about the -- the streets and how
11 that affects signs, really quickly.

12 I think under the -- the old ordinance was not
13 very clear about when a building faced a second street
14 when there was a great distance to that street. And I
15 don't know if the interpretation at the time was that the
16 second street was Whispering Pines or the second street
17 was Park Center. This is Park Center Drive.

18 The -- the current ordinance says if there's
19 another building in between then -- then you don't face
20 that street.

21 Now, the -- the tower is not immediately in
22 front, but the lot does not abut the street. There is
23 another building there. So I don't know that Whispering
24 Pines really qualifies as a second frontage.

25 However, the wrinkle in this is that this piece

1 of road does not allow parking. It's a curb all the way
2 down both sides. It meets the lane width requirements.
3 St. Louis County has assigned officially the name Park
4 Center Drive to that -- that piece of -- of pavement. It
5 does go from an intersection to an intersection, so -- and
6 it's -- and it's opened and unvetted access for the
7 public, so in all ways, but a formal right-of-way, it's a
8 street.

9 And when we run into this situation before, it
10 starts to become uncertain about whether this qualifies as
11 a street.

12 If it does, then there's frontage; if it
13 doesn't, then there's not.

14 So we go back to looking at Whispering Pines
15 perhaps and trying to determine if there's really an issue
16 of the building being between or not, and an
17 interpretation was done in the past.

18 Obviously, I don't have a good answer for you on
19 the signs. But the signs really will happen one way or
20 the other.

21 The -- the building design discussion can be
22 independent of the signs, as far as we're concerned.

23 Now, if the applicant has a decision to make, if
24 they don't end up qualifying for the additional signage,
25 but at least then if they do, the building changes that

1 they're pursuing are already reviewed and -- and if they
2 find favor with you all and the City Council, then they're
3 done. They don't need to come back and then rehash the
4 issue.

5 If it's approved with the changes and the signs
6 get done or don't get done, then, you know, they -- they
7 will make the decision they have to make.

8 So I think that the -- the design review has
9 merit, regardless of how the signs come out of this.

10 There was a common sign plan approved for Park
11 West Center. As you know, when we revised the sign code,
12 the common sign plan process was completely eliminated
13 because it was administrative and too big.

14 Now that it's, it being the building, is being
15 changed, the signs that were allowed under that really go
16 away as a grandfathered sign.

17 If they were working with existing sign area and
18 the existing location, well, then that's something they
19 could do as a grandfathered sign. But once you take them
20 down and go to a whole new place on the building, whole
21 new design, then we're really talking about a new
22 approval, going to have to meet the current sign code.

23 Without looking at the details, I believe Park
24 Center, Park West would qualify as a master sign plan
25 site, but the owner would have to pursue that because it

1 applies to all of the buildings on all of the properties
2 within the development, so that may be a future
3 possibility as well for this location.

4 The question about what to do with the tower
5 element, I think that it was a matter of -- of trying to
6 support the Design Guidelines, we always like to see
7 windows, even when they're fairly an effectuation of the
8 building and not really illuminating anybody's space on
9 the inside, they still have benefit in terms of the
10 outside, and ultimately the Design Guidelines speak more
11 to the exterior appearance the general public has to look
12 at than the interior effect.

13 Having said that, also recognize that it would
14 take a substantial amount of work to repair them. At the
15 time that they would be repaired, you could also be
16 pursuing the applicant's preferred alternative, which is
17 to fill in the space, and then create a usable wall area
18 there.

19 With the addition of the -- the brushed steel or
20 aluminum, it brings a little bit of color to an otherwise
21 two-tone system. It brings maybe a little more
22 architectural interest back into the building. And I
23 think that if the Planning Commission is thinking that
24 a -- a compromised solution would be preferred here, then
25 I think that that's a step in the right direction to try

1 and bring a little more interest, and, certainly, if you
2 add in the second canopy then, you know, we're starting
3 to -- to accomplish things with this retrofit, so,
4 generally very supportive of the project.

5 We can resolve these details, I think it's a
6 good way to keep the building viable going in the future
7 with a strong national tenant, which is also an objective
8 of the Comprehensive Plan to maintain viability of older
9 buildings along Olive Boulevard.

10 So if you have any other questions for me, I'd
11 be happy to answer them.

12 CHAIRMAN MADDEN: Any questions?

13 Yes, sir.

14 MR. FARON: Paul, on the signage right now, we
15 have a linear signage, I can see in the one elevation. Is
16 that the same on the west elevation, it's similar?

17 MR. LANGDON: On the west elevation?

18 MR. FARON: I know we had signage, gentleman
19 said, on two sides right now.

20 MR. LANGDON: Yeah, I can -- you can -- these
21 pictures were just taken the other day.

22 DAVID JONES: It's just the one --

23 MR. LANGDON: Yeah.

24 DAVID JONES: There's no channel letters.

25 MR. FARON: Okay.

1 MR. LANGDON: If I zoom right in, it's right
2 there.

3 MR. FARON: Okay. So and then that linear. So
4 the proposal is just to eliminate all that and have the
5 logo and the product -- the restaurant name, on the tower
6 on both sides, which --

7 MR. LANGDON: That's correct.

8 MR. FARON: -- probably even better than what
9 you have now on the west elevation, which is --

10 MR. LANGDON: That's your --

11 MR. FARON: Yeah.

12 MR. LANGDON: -- south elevation and your west
13 elevation.

14 MR. FARON: Right. In looking at the drawings
15 now, again, that yellow is brick. You'd infill with
16 brick, and the -- the piece that states the restaurant
17 name is a vinyl that's on brackets or -- it's not any
18 punch lettering or anything like that? It's no kind of
19 metal lettering that's backlit in any way, shape or form?

20 MR. LANGDON: Correct.

21 MR. FARON: We're okay with that, I guess, at
22 this point?

23 MR. LANGDON: That it's not backlit --

24 MR. FARON: Yeah --

25 MR. LANGDON: -- or materials or --

1 MR. FARON: -- or that's just a vinyl -- I mean
2 you're just going to be hiding the infill brick behind
3 that, correct, and probably painted the same color as the
4 gold or yellow field?

5 MR. LANGDON: Well, the -- the -- the brick
6 fills in the windows --

7 MR. FARON: Yeah.

8 MR. LANGDON: -- which end up here. This panel
9 goes over the top, which I believe is an EFIS panel?

10 DAVID JONES: Those are actual channel letters.

11 MR. LANGDON: Oh.

12 DAVID JONES: Those are -- those are lit metal
13 channel letters.

14 MR. FARON: Okay.

15 MR. LANGDON: Okay. So those are --

16 DAVID JONES: The same -- the same with the logo
17 itself.

18 MR. FARON: Okay.

19 MR. LANGDON: And then you got the -- the
20 lighting coming up from the bottom.

21 DAVID JONES: That same tower.

22 MR. FARON: So at night that would just be kind
23 of be hovering. Yeah. Okay.

24 And, Paul, I know you had talked about keeping
25 the windows, the top. I mean if we were to get another

1 canopy, I guess you'd be okay with eliminating all that
2 and maybe continue that canopy facade across and leave the
3 signage as it is now and cover that with a permanent roof
4 like the rest of the building?

5 MR. LANGDON: I think it's a reasonable
6 compromise.

7 CHAIRMAN MADDEN: Okay.

8 MR. FARON: Thank you.

9 CHAIRMAN MADDEN: So let me sum up what I think
10 we just -- trying to cut a deal here.

11 If he puts in a second awning where the second
12 one is right now, we'll go with everything else. Is that
13 basically what we're saying?

14 MR. LANGDON: And the stainless or aluminum or
15 whatever --

16 DAVID JONES: Yeah, I just want to clarify.

17 CHAIRMAN MADDEN: Could you come up cause we --

18 DAVID JONES: Sure.

19 CHAIRMAN MADDEN: -- have this on the record,
20 please.

21 DAVID JONES: I'm sorry, I just wanted to
22 clarify on the patio canopy, that I'm not agreeing to
23 adding a second same sized one.

24 That's a pretty substantial canopy that we're
25 proposing that covers the entire patio, so it protrudes

1 out from the building, I think, 20-something feet, so
2 that's not just a decorative awning that's on the side of
3 the building. That is where all of the seating will be at
4 for -- for underneath that patio.

5 CHAIRMAN MADDEN: All right.

6 DAVID JONES: But what we could propose, I said,
7 on -- on those two window elements that are here, we
8 could -- we do have a canvas awning that we could do over
9 those two windows, and that could add some interest on
10 that wall.

11 MR. FARON: I guess a canvas awning would be
12 more feasible, but I don't know how that would look, that
13 would possibly, in daylight, be a little gaudy, but
14 compared to the substantial standing seam, you know, I'm
15 trying --

16 DAVID JONES: It would be a substantial cost.

17 MR. FARON: Yeah, that facade looks better with
18 that other canopy, but we're giving a bit on the tower for
19 sure, and I would hope we could work something out with
20 the signage to the west. I --

21 CHAIRMAN MADDEN: Can I ask what the new canopy
22 costs?

23 DAVID JONES: We are putting on that same canopy
24 at another location right now, and the patio expense, just
25 for that canopy, is about \$40,000.

1 CHAIRMAN MADDEN: And there's no thought of ever
2 using that whole area for outdoor seating?

3 DAVID JONES: We have more than ample seating.
4 What we'll have, with the current covered space, it will
5 have, with the addition of the new patio and the open-air
6 seating, we'll have close to 70 seats already, which is --
7 is more than -- than we're comfortable with.

8 It is -- it's a huge patio that they put in at
9 one time, and that it would just be additional space that
10 we wouldn't use.

11 MR. FARON: And right now it doesn't stick out
12 as far as it -- you're proposing, right now?

13 DAVID JONES: That's correct.

14 MR. FARON: And so it's --

15 DAVID JONES: We're talking about going out
16 twice --

17 MR. FARON: Right.

18 DAVID JONES: -- the distance.

19 MR. FARON: Right.

20 DAVID JONES: It's -- it's -- it's -- the patio
21 itself is stepped, so we're actually ripping out that
22 concrete --

23 MR. FARON: Right.

24 DAVID JONES: -- we're putting it all on one
25 level.

1 MR. FARON: Okay. That was -- I was looking at
2 your lights that were tiered, and I was wondering if you
3 could line them up, but now you're addressing that you're
4 leveling that whole package. Okay.

5 DAVID JONES: Part of this project as well.

6 MR. FARON: And it's -- that would be fine. I
7 mean I don't have a problem with at least covering the
8 doors to add some more life to that facade.

9 CHAIRMAN MADDEN: Where you don't want to put
10 the canopy, is that concrete over there or is that --

11 DAVID JONES: Yes, it is.

12 CHAIRMAN MADDEN: -- dirt?

13 DAVID JONES: It's concrete patio as well. And
14 we've never used it for seating.

15 CHAIRMAN MADDEN: Okay.

16 MR. FARON: What was it at one time, Paul, was
17 it all outdoor seating for the previous restaurant?

18 DAVID JONES: I think so. I think Dock Rockers
19 was the previous tenant, and they had a tiki lounge out
20 there, and it was a -- I believe they used the entire
21 space.

22 MR. FARON: I know it's a cost, but have you
23 ever considered removing it and landscaping or --

24 CHAIRMAN MADDEN: That's what I -- yeah, that's
25 what I was going to suggest.

1 MR. FARON: I mean I just --

2 CHAIRMAN MADDEN: As long as you're tearing out
3 the other.

4 MR. FARON: I mean a tree or something would --

5 DAVID JONES: I don't know that we would want to
6 necessarily rip out the entire patio, but what we could do
7 is, we've talked to the landlord about compromising,
8 there's a huge transformer --

9 MR. FARON: Right.

10 DAVID JONES: -- right there as well.

11 MR. FARON: Right.

12 DAVID JONES: And we talked about possibly
13 putting some green space around the transformer, and that
14 would soften that space somewhat.

15 MR. FARON: Even some potted -- potted trees or
16 something that would kind of hide that facade a little bit
17 maybe --

18 DAVID JONES: We did have that discussion with
19 the landlord, and I think that there's some room there
20 that they would do something for us.

21 CHAIRMAN MADDEN: Okay.

22 MR. FARON: Well, I think staff, you know what
23 we're kind of leading in so.

24 CHAIRMAN MADDEN: Yeah, I really -- we need to
25 do something over there, and if we could do large

1 potted --

2 MR. ROVAK: Planter boxes.

3 CHAIRMAN MADDEN: -- something over there, and
4 work with Paul and his crew and, you know, get something
5 that looks nice over there, and like you said, you wanted
6 to do something anyway --

7 DAVID JONES: Right.

8 CHAIRMAN MADDEN: -- and cover up the large
9 transformer.

10 DAVID JONES: I like the idea of doing some
11 large concrete planters or something. Something similar
12 to that.

13 MR. FARON: Then you could always use it if ever
14 the time comes to --

15 DAVID JONES: Uh-huh.

16 MR. FARON: -- add more exterior seating
17 something other.

18 CHAIRMAN MADDEN: Okay. Let me talk to Paul
19 again.

20 DAVID JONES: Okay.

21 CHAIRMAN MADDEN: So we're going to do the new
22 tower the way he wants to do it, providing that he gets --
23 they get with you and do some heavy-duty landscaping on
24 that open area over there.

25 MR. LANGDON: Yeah, I think -- I don't know that

1 we're talking about filling the space, but something
2 that --

3 CHAIRMAN MADDEN: Yeah, something that looks
4 nice, large planters.

5 MR. LANGDON: -- keeping the wall that's behind
6 it.

7 CHAIRMAN MADDEN: Yeah.

8 MR. LANGDON: Plus on the tower, the -- the
9 metal change from the black metal to the brushed.

10 MR. FARON: Is that the only place that would
11 be, just that little band on both sides of the entrance or
12 would it be up above?

13 MR. LANGDON: I understand it would be down here
14 and up here.

15 MR. FARON: And above. Okay. To cap that.
16 Okay.

17 CHAIRMAN MADDEN: What about, do you want the
18 two awnings over the windows? It looks like to me the
19 one's almost going to run into, you know, be so close to
20 the --

21 MR. LANGDON: You know, I think, personally, I
22 think there's enough going on here without adding another
23 material. Would not be the way to go, especially with the
24 landscape, you don't want the landscape and canopies
25 competing, so one or the other. If the standing seam is

1 cost prohibitive, then I say stop with the canopies and
2 just go with some kind of landscape.

3 CHAIRMAN MADDEN: Landscape. Okay.

4 Is there anybody in the audience that has any
5 comments? No.

6 Okay. So somebody can put a motion together.

7 Well, wait a minute. Wait a minute.

8 MR. LUMLEY: Add the exhibits and close the
9 hearing.

10 CHAIRMAN MADDEN: Yeah.

11 Oh, you have a question?

12 MR. PULLIUM: I guess just -- I do.

13 It seems like we came to an agreement except for
14 we're not sure exactly how much he's going to fix up the
15 landscaping on that patio area, and can we make that a
16 condition right now, or does it have to come back before
17 us, because it seems to me we've already come to a
18 resolution on this -- on this issue.

19 MR. LANGDON: We have --

20 MR. PULLIUM: But maybe not.

21 MR. LANGDON: -- in other -- other situations,
22 the ultimate -- the final ordinance references a landscape
23 for zoning administrator approval with some criteria, and
24 the conditions, I would say, that's really up to you all.
25 If you want to see it, then you should continue this and

1 see it next time. If you're okay moving it forward with a
2 condition that the landscape would be approved by the
3 staff, then we can do that.

4 MR. PULLIUM: I would make a motion that -- that
5 we add the condition he just spoke of.

6 CHAIRMAN MADDEN: Okay. But, first of all,
7 he's --

8 You got to include all --

9 MR. LUMLEY: You got to conclude the hearing
10 first.

11 CHAIRMAN MADDEN: Okay. That'll end the public
12 part of it.

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

19 CHAIRMAN MADDEN: Thank you.

20 (The public hearing was ended.)
21
22
23
24
25



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 31, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, March 31, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

6. NEW BUSINESS

B. PUBLIC HEARING

Application #14-005: Approval of an amendment to the Conditional Use Permit for Buffalo Wild Wings to allow substantive changes to the exterior elevations.

Applicant/Agent: Erica Freeman
 Shea Design, Inc.
 10 S. 8th Street
 Minneapolis, MN 55402

Property Owner: West Park Retail LLC
 c/o Altus Properties, Inc.
 1610 Des Peres Road, Suite 320
 St. Louis, MO 63141

Mr. David Jones, 11012 Clayton Road, said that he is agreeable to most of the staff comments and recommendations. Mr. Jones stated the only issue that he wants to address is the entry tower. Mr. Jones said the entire project is conditioned on the sign package and the updated sign package has the signage above the entrance of the building, which is the tower. Mr. Jones gave a small history of the building, explaining they have been a tenant for 10 years and the windows are 25 years old and when it rains the windows and roof of the tower leak. Mr. Jones said part of their proposal includes removing the windows and replacing them with brick. Mr. Jones stated as an alternative to add interest to the corner, instead of black fascia they could use a silver aluminum. Mr. Jones added

that the franchise wanted to do a completely different scheme and what is being proposed has been massively scaled back.

Mr. Faron asked about signage and where it would be located. Mr. Jones stated that it was necessary to identify the building and therefore the only signage they are proposing is strictly to the tower.

Mr. Paul Langdon, Director of Community Development, said that he agrees with the applicant that the tower element is the main issue. Mr. Langdon discussed the signage and said the sign and building changes can be separate issues. Mr. Langdon stated staff usually likes to see windows, but in this case the aluminum replacing the black trim is bringing some interest back to the building. Mr. Langdon stated they are supportive of the project overall and the smaller details can be dealt with later in the process.

After general discussion regarding the need to further improve the south façade of the building, Chair Madden clarified that the area on the patio will be heavily landscaped, using large planters or something to that effect and the tower will be brushed aluminum.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Pullium motioned to recommend repeal of Ordinances 1345, 1480, 1498 and 1678, and approval of a new conditional use permit for Buffalo Wild Wings restaurant subject to the conditions contained in the draft ordinance attached to the staff report for Application #14-005, as presented to the Planning and Zoning Commission on March 31, 2014, with the added condition to delete condition 6 and replace it with the condition to include the flashing (brushed aluminum) and there be additional landscaping submitted for Zoning Administrator approval. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Dr. Barton – aye
Chair - aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Mr. Carney – aye

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 10:40 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

BILL No 5488

ORDINANCE No. _____

AN ORDINANCE AUTHORIZING THE INSTALLATION OF ONE (1) FIRE HYDRANT FOR ELSIE MANOR COURT EAST OF THE INTERSECTION OF MOSLEY ROAD AND ELSIE MANOR COURT IN THE CITY OF CREVE COEUR, MISSOURI.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR MISSOURI AS FOLLOWS:

SECTION 1: As requested by the Creve Coeur Fire Protection District, the Missouri American Water Company, in accordance with its duties pursuant to its certificate of convenience and necessity, shall install one (1) public fire hydrant in the City of Creve Coeur at the following location:

One (1) new public fire shall be installed on the south side of Elsie Manor Court approximately 150 ft. east of the intersection of Mosley Road and Elsie Manor Court on Lot 1 before the cul-de-sac.

SECTION 2: All of said work shall be done under the supervision of the City Council or its proper representative, and for the purpose of this ordinance, the Missouri American Water Company is hereby given permission to make all necessary excavations for the proper execution of said work.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



Creve Coeur FIRE PROTECTION DISTRICT

Administrative Center • 11221 Olive Boulevard • St. Louis, Missouri 63141-7652
Office (314) 432-5570 • Fax (314) 432-2367

April 14, 2014

Ms. Debbie Ryan
City Of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: Fire hydrant ordinance for Mosely Grove Subdivision.

Dear Ms. Ryan:

Please prepare an ordinance authorizing the Missouri American Water Company to install one new public fire hydrant:

- One (1) – new public fire hydrant shall be installed on the south side of Elsie Manor Court approximately 150 ft. east of the intersection of Mosley Rd. and Elsie Manor Court on Lot-1 before the cul-de-sac.

There will be an extension of an 6-inch water main from the existing public fire main on Mosley Rd. to the proposed public fire hydrant on Mosley Manor Ct

The fire flow requirements for this fire hydrant will be 1000 gpm with a 20 psi residual pressure.

Please forward copies of the ordinance to Missouri American Water Company and the Creve Coeur Fire Protection District. If you need additional information, please contact me at 314-432-5570, fax – 314-432-2367 or email – aoestereich@ccfire.org.

Yours in Fire Safety:

A handwritten signature in cursive script, appearing to read "Arthur K. Oestereich".

Arthur K. Oestereich
Fire Marshal

Cc: Susan Moynihan – Missouri American Water Company
Grant Stecher Wind Engineering

AN ORDINANCE AMENDING SECTION 345.080 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR REGARDING PEDESTRIANS.

WHEREAS, Section 345.080 of the City Code of Ordinances regulates the use of roadways by pedestrians; and

WHEREAS, the City has determined that Section 345.080 should be clarified regarding its application to medians to better assure public safety;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1. Section 345.080 of the City Code of Ordinances is hereby revised to read as follows:

SECTION 345.080: PEDESTRIANS WALKING, JOGGING ALONG ROADWAY

A. Where sidewalks are provided, it shall be unlawful for any pedestrian to walk, run or jog along or upon an adjacent roadway.

B. Where sidewalks are not provided, any pedestrian walking or jogging along or upon a highway shall, when practical, walk, run or jog only on the left side of the roadway or at the shoulder facing traffic which may approach from the opposite direction.

C. Medians are part of the roadway and are not to be used by pedestrians except in the course of actively crossing the roadway in compliance with the provisions of Chapter 345.

Section 2. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ, MAYOR

ATTEST:

DEBORAH RYAN, CITY CLERK



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: April 23, 2014

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Pedestrian Safety Ordinance

The Police department has encountered numerous protests in the last year at the Monsanto World Headquarters. One of the problems encountered during these protests have been the protesters themselves who walk out to the median and attempt to demonstrate and pass out brochures to passing motorists. This in itself has been a safety concern, as they are too close to the roadway for vehicles traveling at speeds of up to 40 miles per hour.

The Missouri Department of Transportation has also voiced their concerns about anyone standing or occupying the medians and has asked the Police department to take enforcement action to ensure the safety of all involved.

The ordinance specifically outlines that medians are a part of the roadway and are not to be used by pedestrians except in the course of actively crossing the roadway in compliance with the provisions of the ordinance.

The Police department will make every effort to ensure the safety of all those involved, and will additionally have an ordinance that allows us to enforce such actions if necessary.

RESOLUTION NO. 1107

A RESOLUTION APPROVING A NEW PARKING LOT AT THE MERCY HOSPITAL SKILLED NURSING FACILITY LOCATED AT 12120 CONWAY ROAD

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was submitted by Dennis Pruitt of Heideman Associates, Inc., on behalf of Mercy Hospital – St. Louis, for approval of an amended site concept plan and a site development plan for the permanent installation of a parking lot adjacent to the skilled nursing facility addressed as 12120 Conway Road; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on March 31, 2014; 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 resolution has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed Site Development Plan, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists 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 community facilities or services.

NOW, THEREFORE, be it resolved by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: The Site Concept Plan for Mercy Hospital – St. Louis is hereby amended to add a new parking lot adjacent to the Skilled Nursing Facility, addressed as 12120 Conway Road, as depicted on the “Amended Master Concept Plan” submitted by Dennis Pruitt of Heideman Associates on February 13, 2014, in conjunction with Planning and Zoning Application #13-048.

Section 2: The Site Development Plan for the Skilled Nursing Facility parking lot is approved subject to the following conditions:

1. The applicant is required to submit a Site Improvement Permit application, showing all elements of the parking lot construction, including landscaping, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial

RESOLUTION NO. 1107

conformance with the "Amended Master Concept Plan" and the "Site Development Plan, Skilled Nursing Facility – Parking Lots," submitted by Dennis Pruitt of Heideman Associates on February 13, 2014 and December 19, 2013, respectively, in conjunction with Application #13-048.

2. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
3. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.

Section 3: This resolution shall become effective upon approval.

ADOPTED THIS 28th DAY OF April, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-048 APPROVAL OF AN AMENDMENT TO THE SITE CONCEPT
PLAN FOR MERCY HOSPITAL AND SITE DEVELOPMENT PLAN
APPROVAL OF A NEW PERMANENT PARKING LOT AT
THE SKILLED NURSING FACILITY**

FOR THE MEETING OF: Monday, March 31, 2014, 7:00 PM

LOCATION: 12120 Conway Road (see attached map). The property is zoned PH (Planned Hospital).

REQUEST: An application has been submitted by Dennis Pruitt, of Heideman Associates, Inc., on behalf of Mercy Hospital – St. Louis, for approval of an updated campus site concept plan and site development plan approval of a permanent parking lot in place of an existing temporary lot. There is a similar lot that will also be paved but it is in the City of Town and Country.

ADDITIONAL INFORMATION: In the PH (Planned Hospital) zoning district, all site concept and site development plans require City Council approval after receiving a recommendation from the Planning and Zoning Commission.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Visual impact along Conway Road

Comp. Plan References

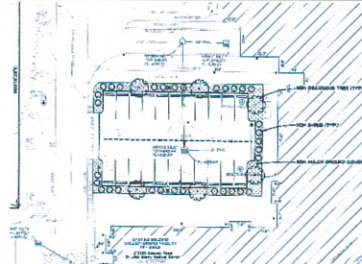
- Design Guidelines

Zoning Code References

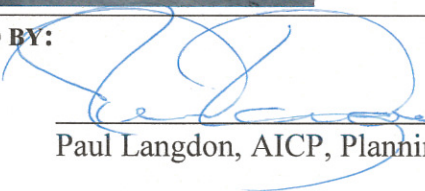
- Section 405.310: "PH" Planned Hospital Zoning District
- 405.640: Fences within the Front Yard Section and along Street Right-of-Way

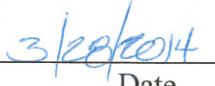
APPLICANT: Dennis Pruitt
Heideman Associates, Inc.
13545 Barrett Parkway Drive
Suite 200
St. Louis, MO 63021

PROPERTY OWNER: Mercy Hospital
615 S. New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP, Planning Director


Date

ATTACHMENTS: Applicant's materials submitted December 19, 2013 (site development plans) and February 13, 2014 (site concept plan).

PROJECT PROPOSAL

Mercy Hospital installed two temporary parking lots adjacent to their skilled nursing facility several years ago. Although they were largely screened from view, they were composed only of compacted gravel. The lots were not shown on the formal site concept plan either. In the subsequent years, it has become evident that the lots are in much demand and the hospital has decided to formally complete the lots. To do so, they propose to add them to the site concept plan and have submitted site development plans showing pervious concrete paving, perimeter landscaping, and new lighting. The City Council has final approval authority on all site concept and site development plans in the PH district upon receipt of a 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	Zoning District	Separated by
North	Main hospital campus	"PH" Planned Hospital	N/A
South	Skilled nursing facility	Town & Country zoning	N/A
East	Skilled nursing facility	"PH" Planned Hospital	N/A
West	Synagogue	"A" Single-family Residential	N/A

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan provides only the following direction that is applicable to this review:

4. New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

Since the parking lot is not close to any residential area and City Staff are not aware of any concerns being received since the temporary surface was installed, it appears that the parking lot meets with the goals of the Comprehensive Plan.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines contain a variety of goals for parking lots. Applicable to this proposal are the following:

G. Parking

1. The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping.
2. Parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable.
3. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas is strongly encouraged.
4. Parking design should minimize glare, reflection and the visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas.
5. Parking structure/lot design should not interfere with pedestrian circulation nor obstruct direct access to and from the principle building and the street.

6. A landscaped separation should be used between parking areas and buildings to create a visual landscaped foreground for buildings.
7. Landscaped parking islands should be incorporated into all parking lots. These parking islands should be located at the beginning and end of all parking aisles as well as every 8-10 parking stalls or other landscape breaks to large parking areas. Where parking aisles have less than 16 continuous stalls, they should be placed in the middle of the aisle. Landscaped parking islands must be a minimum of 9-feet in width.

The parking lot is comparatively small so the area of asphalt is limited and it would not be economically feasible to build a structure for so few spaces. The attached landscape plan shows that new landscape will be installed between the lot and building and several shade trees are included. The Design Guidelines do recommend that a landscaped median occur after no more than 10 continuous stalls. However, there are no other sections to this parking lot and the loss of two stalls is significant in such a small lot. Given the limited size of the lot and the high parking demands on all of the hospital campus (attached photos show a full lot), staff suggest that the proposed plan adequately addresses the Design Guidelines.

ZONING ORDINANCE ANALYSIS

As shown on the applicant's plans, the new parking lot does not create any site coverage issues for the campus and it is located well away from the nearest street so no setback issues arise. It provides at least five feet of landscaped area around the perimeter, the stalls are nine feet by nineteen feet and the drive aisle is 26 feet wide. These dimensions are all in conformance with Zoning Ordinance regulations.

CONCLUSION

If the Planning Commission believes the parking lot proposal meets with the goals of the Comprehensive Plan and Design Guidelines, and is in conformance with the Zoning Code, they can vote on a recommendation to approve the amendment to the site concept plan for Mercy Hospital and the site development plan for the parking lot. The City Council may grant final approval by resolution. If the Planning Commission and City Council wish to approve the site development plan, staff recommend the following usual and customary conditions of approval:

- The applicant is required to submit a Site Improvement Permit application, showing all elements of the parking lot construction, including landscaping, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Amended Master Concept Plan" and the "Site Development Plan, Skilled Nursing Facility – Parking Lots," submitted by Dennis Pruitt of Heideman Associates on February 13, 2014 and December 19, 2013, respectively, in conjunction with Application #13-048.
- An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.

ACTION AND MOTION

Action by the Planning Commission should be a vote on a motion to recommend approval, approval with conditions, or deferral. The following is an example motion for this application:

“I move to approve the amendment to the site concept plan for Mercy Hospital and the site development plan for the skilled nursing facility parking lot, subject to the conditions listed in the Staff Report prepared for Application #13-048 for the meeting of March 31, 2014” (Conditions may be added, modified or eliminated by separate motion.)

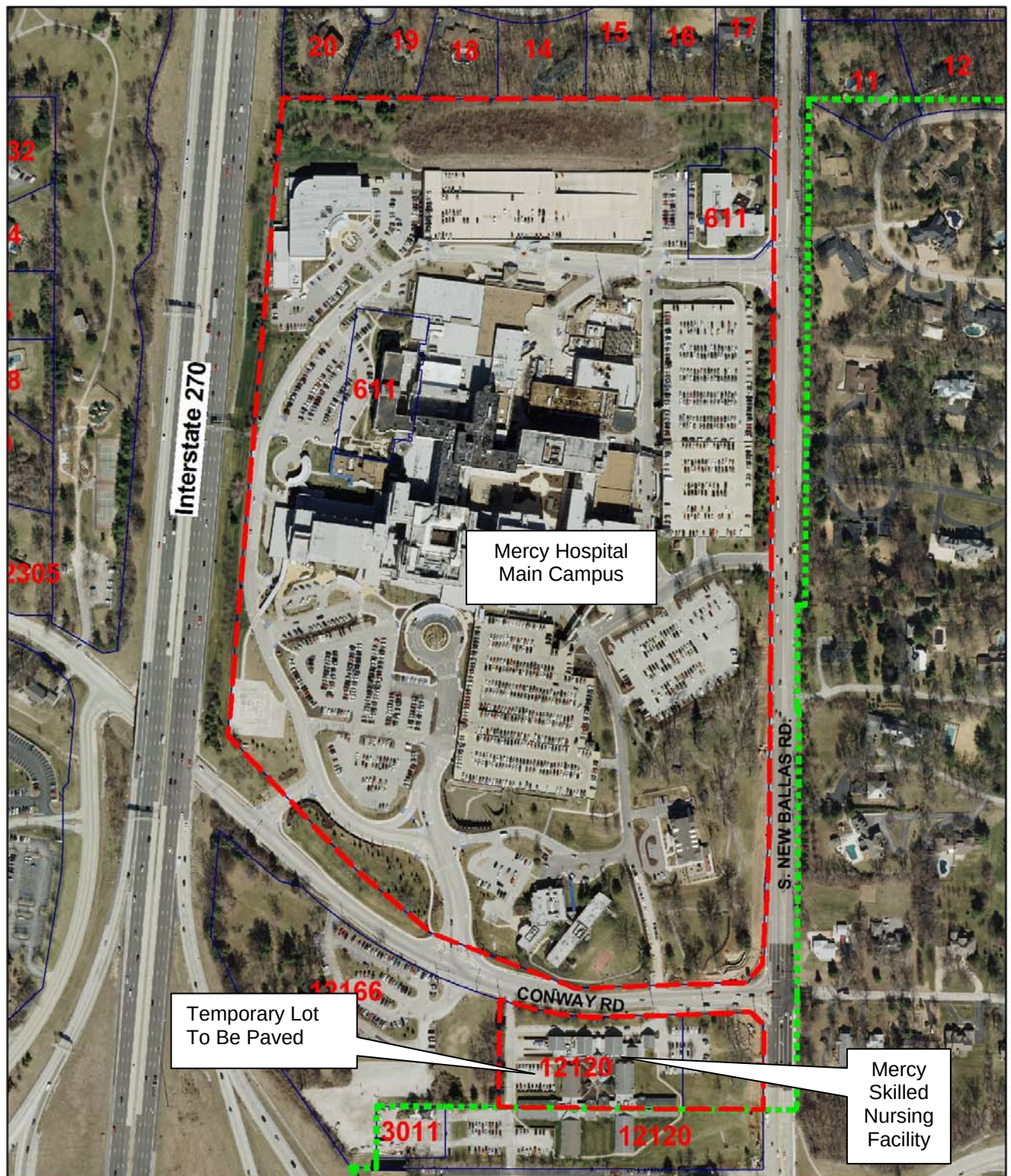
APPENDIX 1: COMPREHENSIVE PLAN

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



- Legend
- Subject Properties
 - Property Lines
 - City Limit



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 08/29/2013
	Description: View looking east into the center of the parking lot. Note screen wall on the left and fence on the right.
	Description: View looking southeast from the entrance to the nursing home loading dock area. Note fence behind cars in far row.
	Description: View looking northeast into the parking lot. The end of the screen fence is visible on the right.

SITE DEVELOPMENT PLAN

SKILLED NURSING FACILITY - PARKING LOTS

Mercy Hospital - St. Louis

A Tract of Land in the Northwest 1/4 of Section 15
Township 45 North, Range 5 East
St. Louis County, Missouri

PROPERTY OWNER:
MERCY HOSPITAL - ST. LOUIS
615 S. NEW BALLAS ROAD
CREVE COEUR, MISSOURI 63141
CONTACT: CODY BELL
PHONE: 314-251-4706
E-MAIL: cody.bell@mercy.net

1540-153205-1121

Sign & Seal

NAME: MICHAEL J. VELLOFF
LICENSE NUMBER: E-2000161862
DISCIPLINE: CIVIL
CORPORATION AUTHORITY NUMBER: 001194

THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL ENGINEERING WORK. IT DOES NOT APPLY TO ANY RESPONSIBILITY TAKEN FOR ENVIRONMENTAL, GEOTECHNICAL, INCLUDING BUT NOT LIMITED TO, SOILS, STABILITY, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL, FIRE PROTECTION, TRAFFIC ENGINEERING, SURVEYING, BOUNDARY AND TOPOGRAPHIC, OR ARCHITECTURAL (BUILDING OR LANDSCAPE).

STATE OF MISSOURI
MICHAEL J. VELLOFF
NO. E-2000161862
CIVIL ENGINEER

SHEET INDEX

- C1 COVER SHEET
C2 SITE / GRADING PLAN
C3 CONCEPT LANDSCAPE PLAN
C4 SITE / GRADING PLAN (Overall)

Building Name: MERCY - SKILLED NURSING FACILITY

12120 Conway Road

Creve Coeur, Missouri 63141

Project Name & Project Number: Co-Worker Parking

Sheet Name: COVER SHEET

Date: 12/20/2013

Drawn By: MJV

Checked By: DDP

Scale:

NOTED

Floor No. Site

Sheet No. C1

140# 132400.00

SITE DATA:

ZONING CLASSIFICATION - PH

DEVELOPMENT AREA

CAMPUS - 70.42 Acres
SKILLED NURSING FACILITY - 7.93 Acres
OLD R.O.W TAKINGS - 125 Acres
TOTAL AREA 79.60 Acres
(3,467,376 Sq. Ft.)

F.A.R. (Floor Area Ratio)

EXISTING - 2,399,021 Sq. Ft.*
3,467,376 Sq. Ft. - .70 FAR
(MAXIMUM FAR BY ORDINANCE = 1.0)
• GROSS BUILDING AREA

SITE COVERAGE

EXISTING- 53.3%
NEW- 53.7%
(MAXIMUM SITE COVERAGE = 55%)

PARKING

EXISTING PARKING • 6,094 SPACES
• 213 HC ACCESSIBLE
EX. PARKING REMOVED 0 SPACES
NEW PARKING ADDED 42 SPACES
NEW TOTAL PARKING • 6,136 SPACES
• 213 HC ACCESSIBLE

SITE LIGHTING

MATCH NEW HOSPITAL STANDARD LIGHTING
AT CANCER CENTER (AEROLUME, 250W,
METAL HALIDE)

24' MAXIMUM HEIGHT

FIXTURES TO BE DOWNCAST, CUTOFF AT 73°
FROM VERTICAL AND FULLY SHIELDED

SITE LANDSCAPING

SEE LANDSCAPE PLAN

STORM WATER DETENTION, CHANNEL

PROTECTION + WATER QUALITY

ALL NEW PAVEMENT WILL BE PERVIOUS
ASPHALT. THERE WILL BE NO INCREASE IN
SITE IMPERVIOUS, THEREFORE NO
ADDITIONAL DETENTION WILL BE PROVIDED.

UTILITIES + DISTRICTS

METROPOLITAN ST. LOUIS SEWER DISTRICT
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN ELECTRIC COMPANY
AT+T
CREVE COEUR FIRE DISTRICT
PARKWAY SCHOOL DISTRICT

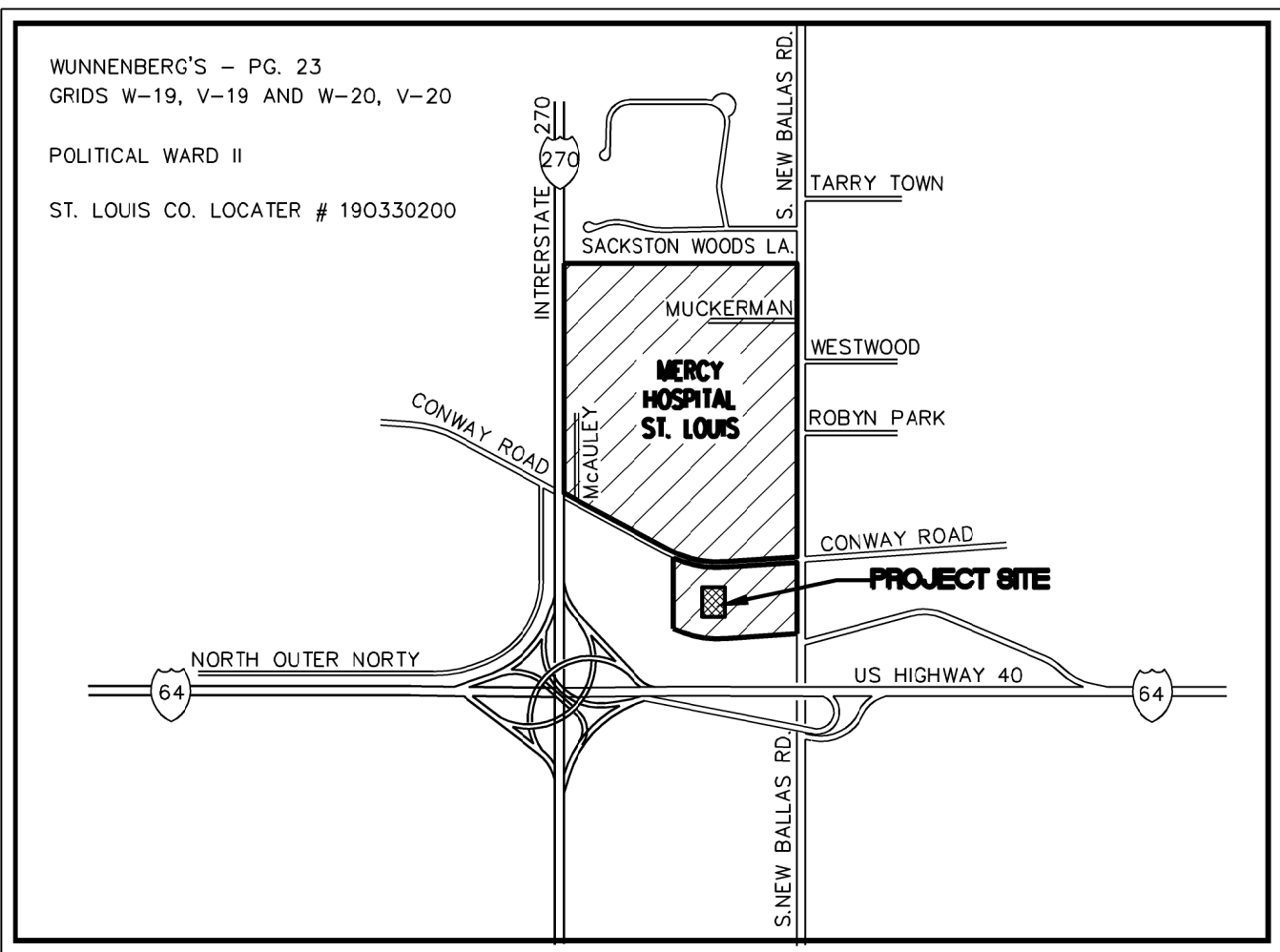
LEGAL DESCRIPTION:

A TRACT OF LAND IN SECTION 15, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY,
MISSOURI AS RECORDED IN DEED BOOK 8011, PAGE 1010, DATED THE 24TH DAY OF
SEPTEMBER, 1986, AND CONTAINING 8.125 ACRES.

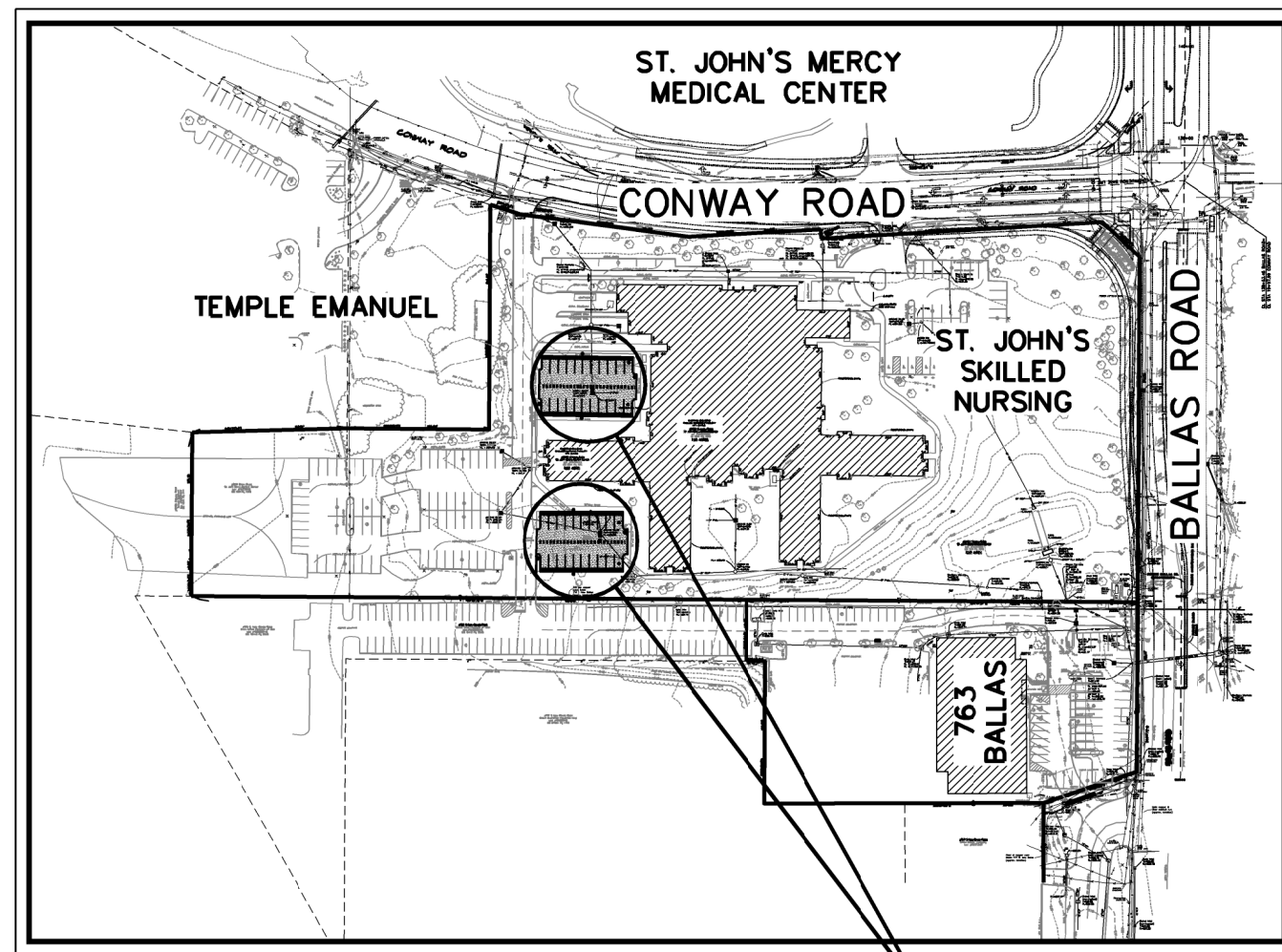
SUBJECT TO RIGHT-OF-WAY DEDICATIONS, EASEMENTS, CONDITIONS AND RESTRICTIONS OF
RECORD, IF ANY.

MSD BENCHMARK:

13-233 646.47 - "50." ON THE SOUTHERN CORNER OF A 7.5' X 7.5' CONCRETE BASE OF AN
ORNAMENTAL SIGN AT THE ST. JOHN'S MERCY HOSPITAL; 365' WEST OF BALLAS ROAD AND
50' NORTH OF CONWAY ROAD ALSO 30' WEST OF CARDINAL RITTER DRIVE ENTRANCE.



LOCATION MAP
NTS



SITE MAP
SCALE: 1"=200'

GRAVEL LOTS
TO BE PAVED

LEGEND NEW IMPROVEMENTS

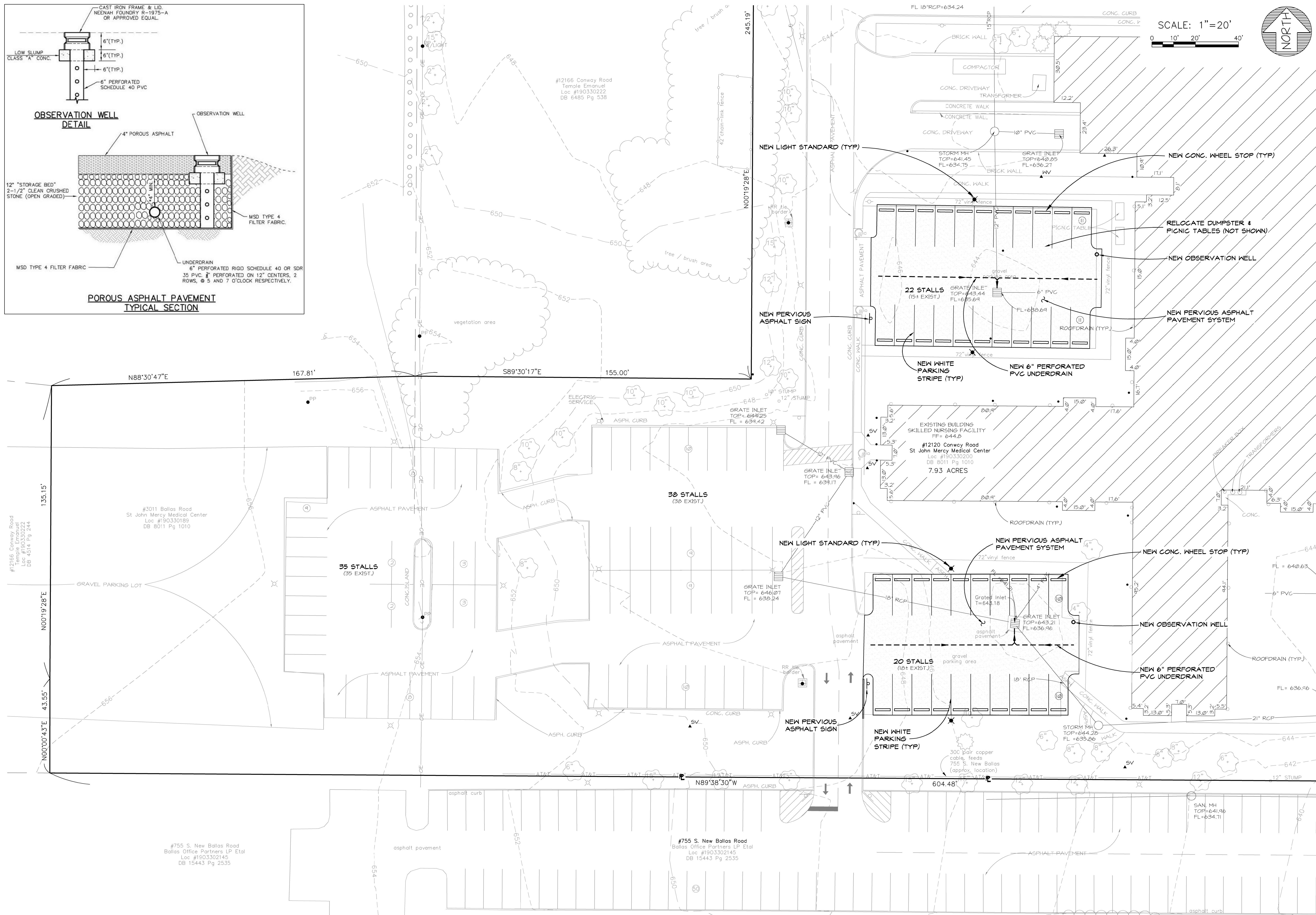
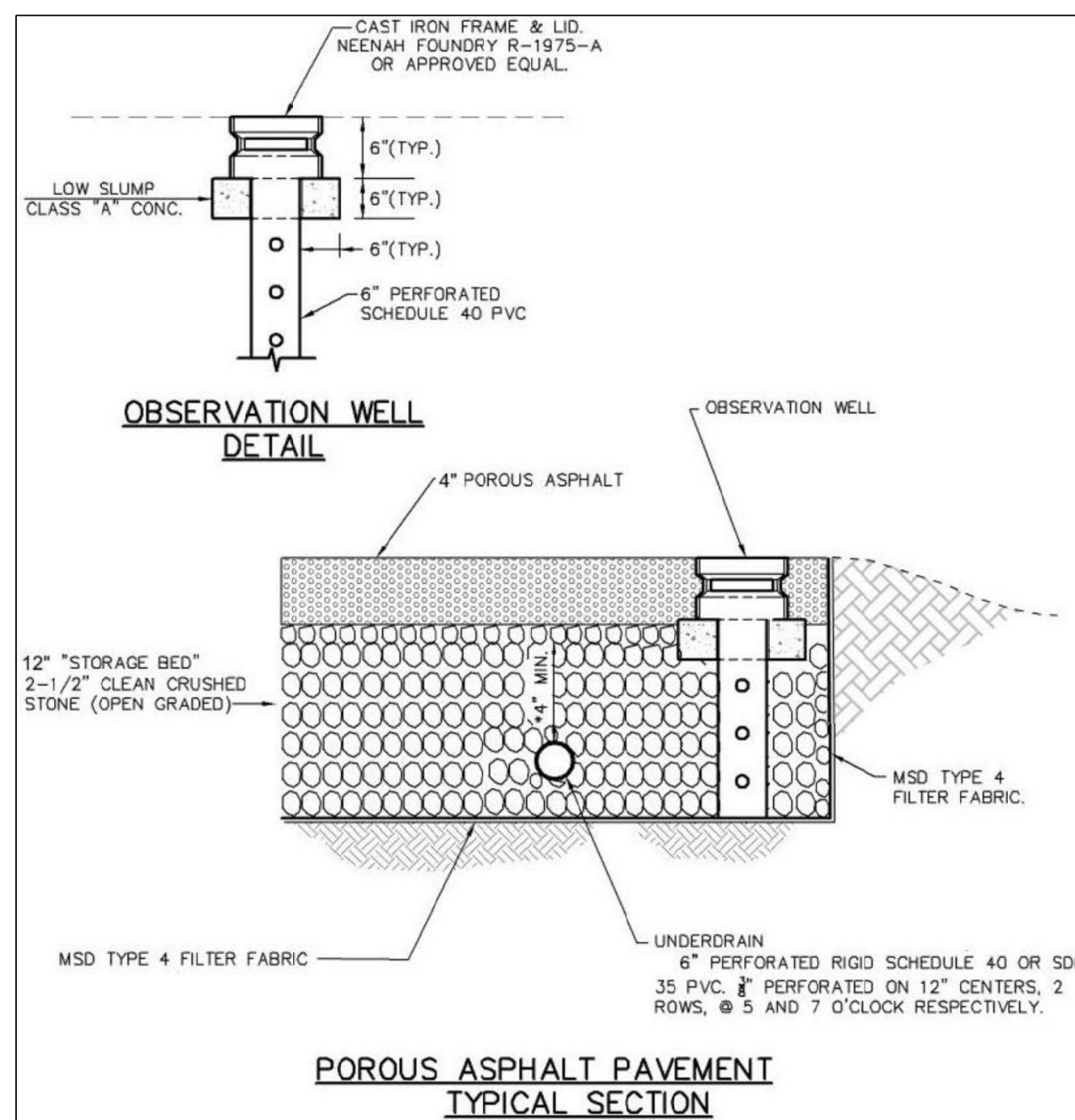
CONTOUR — ELEV —
SPOT ELEVATION — ELEV —
STORM SEWER —
SANITARY SEWER —
MANHOLE •
CURB INLET ■
GRATE INLET ■
LIGHT STANDARD •
WATER LINE — W —
FIRE HYDRANT •
GAS SERVICE — G —
ELECTRIC SERVICE — E —
TELEPHONE SERVICE — T —
CONCRETE PAVEMENT []
PERVIOUS PAVEMENT []
TO BE REMOVED T.B.R.
USE IN PLACE U.I.P.
ADJUST TO GRADE A.T.G.
TO BE PROTECTED T.B.P.

LEGEND EXISTING CONDITIONS

CONTOUR — ELEV —
SPOT ELEVATION — ELEV —
SEWER —
OLD IRON PIPE •
GRATE INLET ■
AREA INLET ■
MANHOLE •
LIGHT STANDARD •
SIGN •
MAILBOX •
GUY WIRE —
POWER POLE •
WATER VALVE •
WATER METER •
IRRIGATION VALVE •
GAS VALVE •
GAS METER •
GAS DRIP •
FIRE HYDRANT •
WATER SPRINKLER •
FLAGPOLE •
WATER LINE — W —
GAS LINE — G —
OVERHEAD ELECTRIC — OE —
TELEPHONE LINE — T —
BUSH •
TREE •

ENGINEERING DECLARATION

THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS
PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR
CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS
SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS,
AND FUTURE AVAILABLE DATA.



MSD BENCHMARK:

13-233 646.47 - "SQ." ON THE SOUTHERN CORNER OF A 7.5' X 7.5' CONCRETE BASE OF AN ORNAMENTAL SIGN AT THE ST. JOHN'S MERCY HOSPITAL; 365' WEST OF BALLAS ROAD AND 50' NORTH OF CONWAY ROAD ALSO 30' WEST OF CARDINAL RITTER DRIVE ENTRANCE.

ENGINEERING DECLARATION

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No.	Date	Revisions
1		
2		
3		
4		
5		
6		

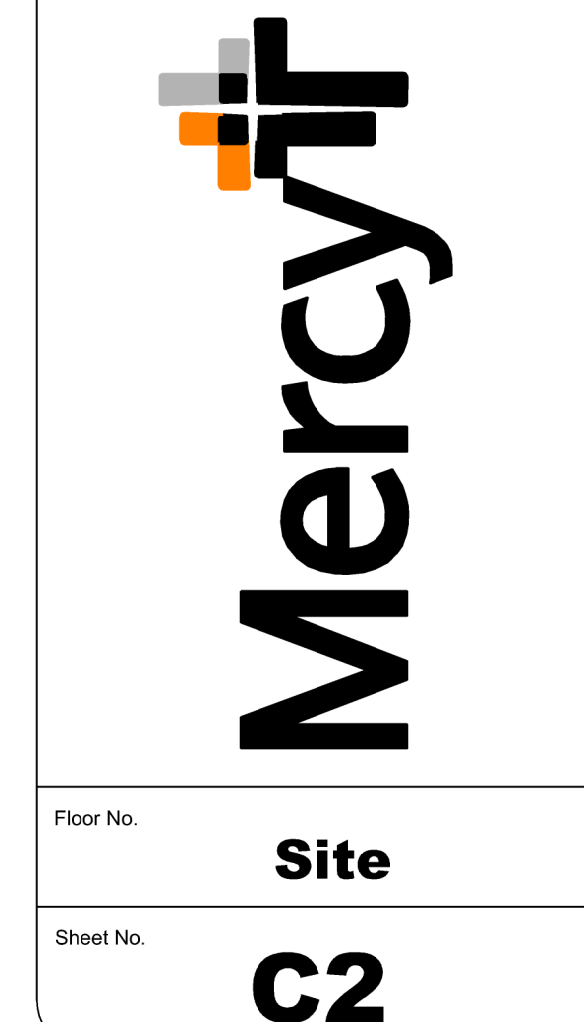
NAME: MICHAEL J. VELLOFF
 LICENSE NUMBER: E-2000161862
 EXPIRATION DATE: JANUARY 2008 01/01/08

THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL/ENGINEERING SHOWN. IT DOES NOT APPLY TO ANY RESPONSIBILITY OR LIABILITY FOR ENVIRONMENTAL, GEOLOGICAL, INCLUDING BUT NOT LIMITED TO SOILS, GEOTECHNICAL, STRUCTURAL, MARINE, ELECTRICAL, FLOOD CONTROL, TRAFFIC, LANDSCAPE ARCHITECTURE, LAND SURVEYING, TOPOGRAPHIC, OR ARCHITECTURAL (BUILDING OR LANDSCAPE).

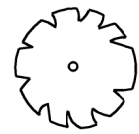
STATE OF MISSISSIPPI
 MICHAEL J. VELLOFF
 NO. E-2000161862
 REGISTERED PROFESSIONAL ENGINEER

Sign & Seal

Building Name: MERCY - SKILLED NURSING FACILITY 12120 Conway Road Creve Coeur, Missouri 63141	Project Name & Project Number: Co-Worker Parking		Date: 12/20/2013
	Sheet Name: SITE / GRADING PLAN		Drawn By: MJV Checked By: DDP Scale: NOTED



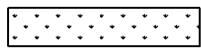
LANDSCAPE LEGEND



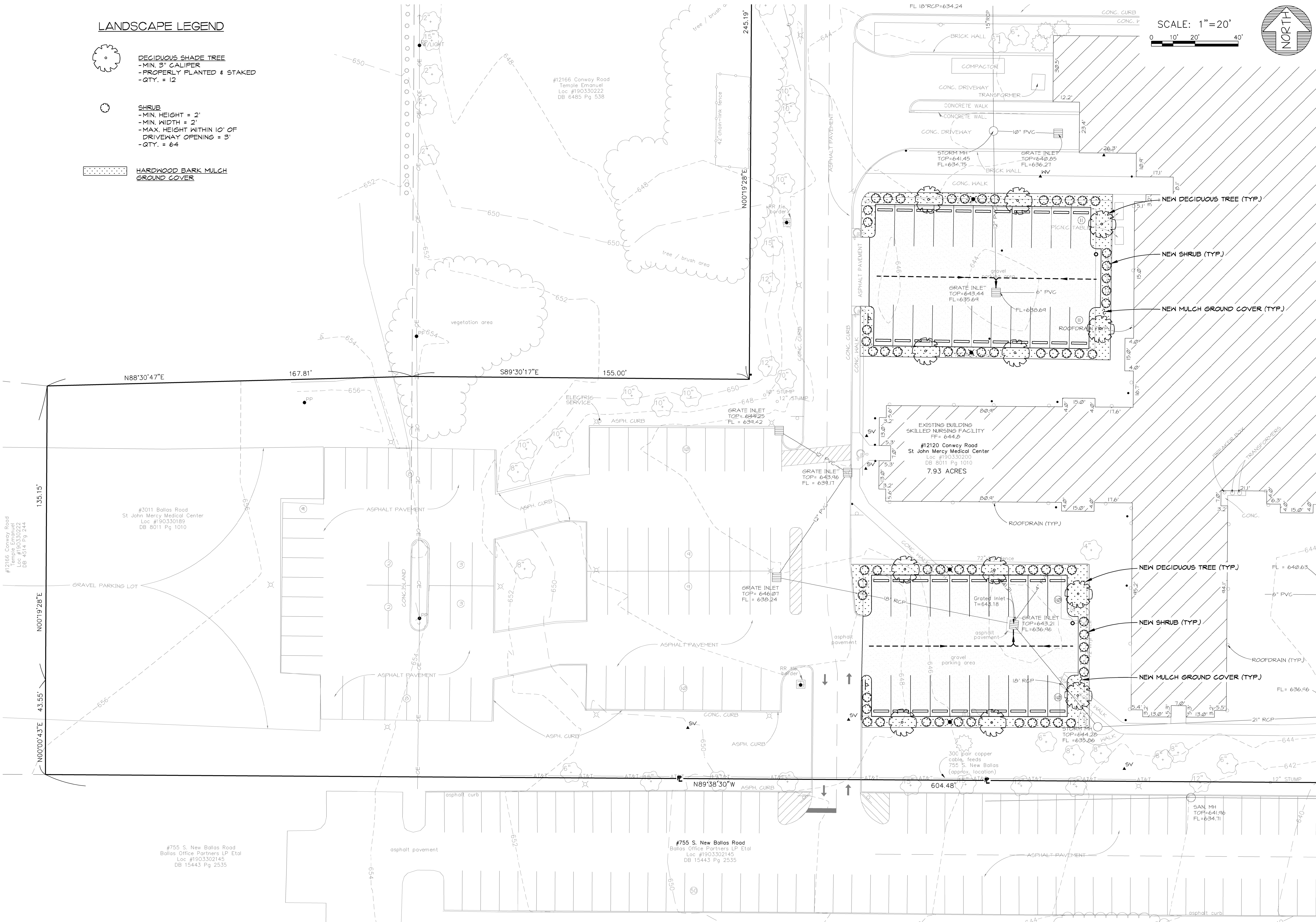
DECIDUOUS SHADE TREE
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-PROPERLY PLANTED & STAKED
-QTY. = 12



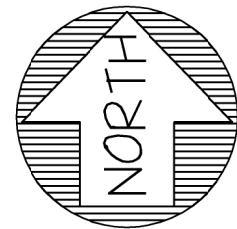
SHRUB
-MIN. HEIGHT = 2'
-MIN. WIDTH = 2'
-MAX. HEIGHT WITHIN 10' OF
DRIVEWAY OPENING = 3'
-QTY. = 64



HARDWOOD BARK MULCH
GROUND COVER



SCALE: 1"=20'
0 10' 20' 40'



ENGINEERING DECLARATION

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MSD BENCHMARK:

13'-233' 646.47' - "50." ON THE SOUTHERN CORNER OF A 7.5' X 7.5' CONCRETE BASE OF AN ORNAMENTAL SIGN AT THE ST. JOHN'S MERCY HOSPITAL, 365' WEST OF BALLAS ROAD AND 50' NORTH OF CONWAY ROAD ALSO 30' WEST OF CARDINAL RITTER DRIVE ENTRANCE.

NAME: MICHAEL J. VELLOFF
LICENSE NUMBER: E-2000161862
DISCIPLINE: CIVIL
CORPORATE AUTHORITY NUMBER: 001194

THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL ENGINEERING WORK HE DOES NOT APPLY TO ANY RESPONSIBILITY TAKEN FOR ENVIRONMENTAL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, TRAFFIC ENGINEERING, SURVEYING, BOUNDARY AND TOPOGRAPHIC, OR ARCHITECTURAL (BUILDING OR LANDSCAPE).

MICHAEL J. VELLOFF
E-2000161862
PROFESSIONAL ENGINEER

SMHS JOB NUMBER:
1540-153205-1121
Sign & Seal

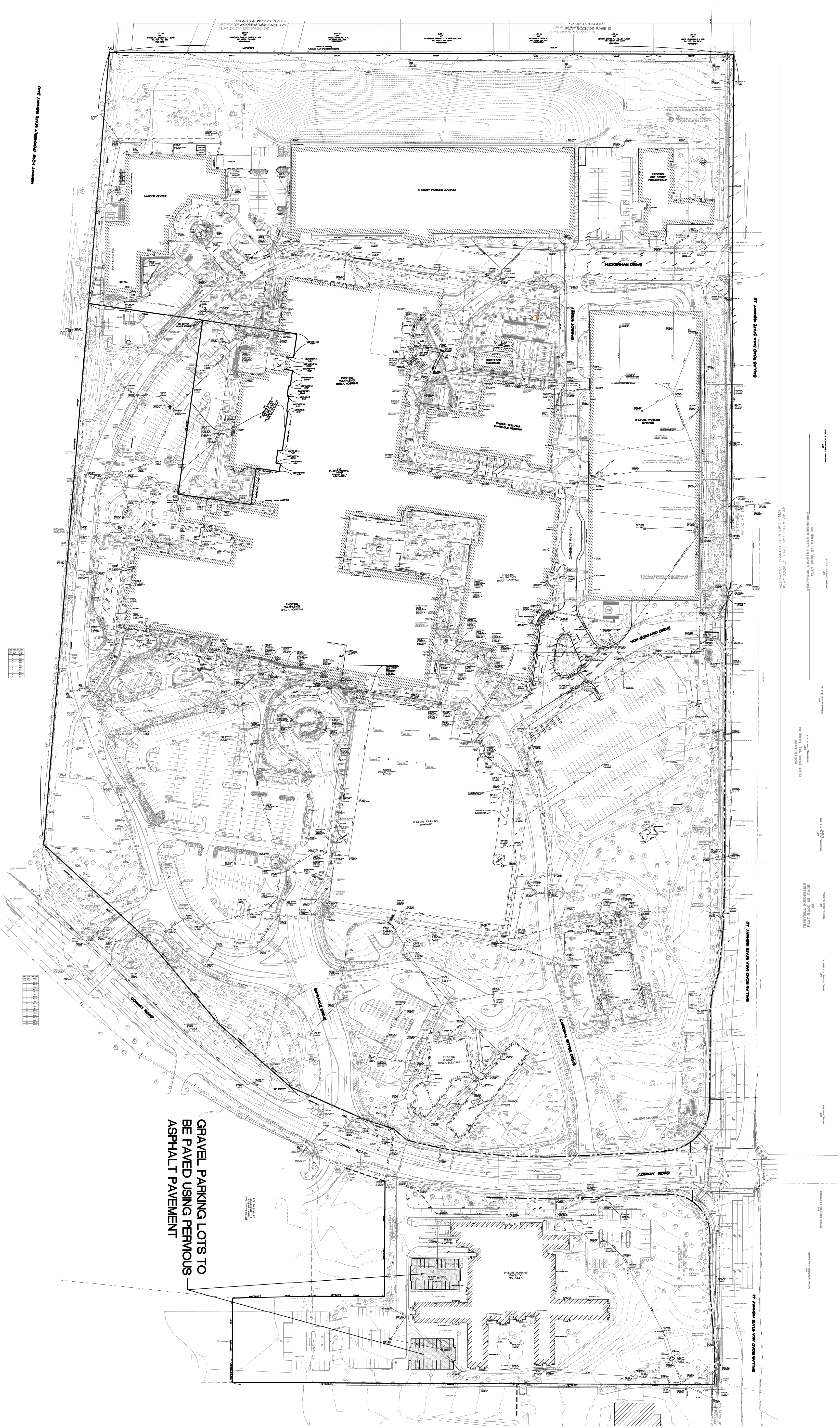
MERCY - SKILLED NURSING FACILITY			
12120 Conway Road			
Creve Coeur, Missouri 63141			
Project Name & Project Number:			
Co-Worker Parking		CONCEPT LANDSCAPE PLAN	
Building Name:		NOTED	
Date:		12/20/2013	
Checked By:		MJV	
Drawn By:		DDP	
Scale:		DDP	

Floor No.

Site

Sheet No.

C3



MSD BENCHMARK:
13-233 646.41' - "50" ON THE SOUTHERN CORNER OF A 15' X 75' CONCRETE BASE OF AN ORNAMENTAL SIGN AT THE ST. JOHN'S MERCY HOSPITAL, 365' WEST OF BALLAS ROAD AND 50' NORTH OF CONWAY ROAD ALSO 30' WEST OF CARDINAL RITTER DRIVE ENTRANCE.

ENGINEERING DECLARATION
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Floor No

Sheet No

Site

C4

Mercy

IT

Building Name:

Project Name & Project Number:

Sheet Name:

MERCY - SKILLED NURSING FACILITY
12120 Conway Road
Creve Coeur, Missouri 63141

12/20/2013

Checked By: MJV

Scale: NOTED

Drawn By: DDP

NOTED

SITE / GRADING PLAN (OVERALL)

SMHS JOB NUMBER:

Sign & Seal

1540-153205-1121

MICHAEL J. VELOFF

REGISTERED PROFESSIONAL ENGINEER

NO. E-200161882

No.	Date	Revisions
1		
2		
3		
4		
5		
6		

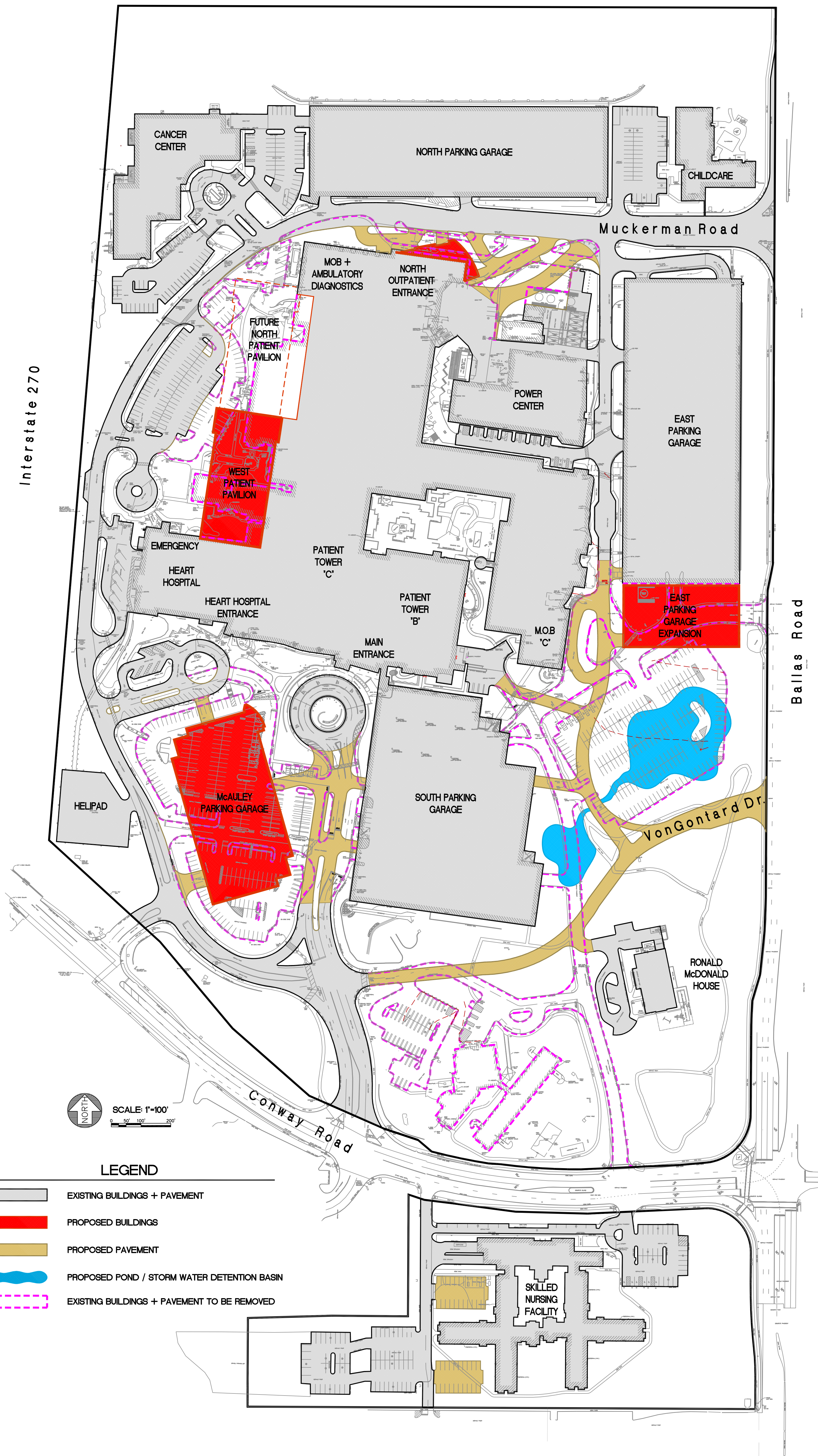
Architects or Designers or Engineers Logo:

HEIDEMAN ASSOCIATES, INC.

A Zak Company

13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021

p 314.822.2217
f 314.822.7858
www.zakcompanies.com



Engineers Logo:

HEIDEMAN ASSOCIATES, INC.
A Zak Company
13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021
p 314.822.2217
f 314.822.7858
www.zakcompanies.com

Sign & Seal:

MICHAEL JAMES VELLOFF
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NO. E-2000161862

Owners Name:

Mercy Hospital - St. Louis
615 South New Ballas Road
Creve Coeur, Missouri 63141

Project Name:

Amended Master Concept Plan

Owners Logo:

Mercy

Date:

02-05-14

Scale:

1" = 60'

Sheet No.

1 of 1



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 31, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, March 31, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. NEW BUSINESS

A. Application #13-048: Approval of an amendment to the Site Concept Plan for Mercy Hospital and Site Development Plan approval of a new permanent parking lot at the Skilled Nursing Facility.

Applicant/Agent: Dennis Pruitt
 Heideman Associates, Inc.
 13545 Barrett Parkway Drive, Suite 200
 St. Louis, MO 63021

Property Owner: Mercy Hospital
 615 South New Ballas Road
 Creve Coeur, MO 63141

Chair Madden recused himself from this application due to his wife working at Mercy.

Mr. Dennis Pruitt, 13545 Barrett Parkway Drive, said Mercy is proposing to pave a current gravel parking lot with pervious asphalt pavement, to make it more permanent. Mr. Pruitt showed a site plan of the area that is being requested.

Mr. Howard motioned to approve the amendment to the site concept plan for Mercy Hospital and the site development plan for the skilled nursing facility parking lot, subject to the conditions listed in the Staff Report prepared for Application #13-048 for the

meeting of March 31, 2014. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Mr. Howard – aye

Mr. Rovak – aye
Mr. Carney – aye

Dr. Barton – aye
Chair - aye

3. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 10:40 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

RESOLUTION NO. 1108

A RESOLUTION TO ADOPT THE CAPITAL IMPROVEMENT PLAN FOR THE CITY OF CREVE COEUR FOR THE PERIOD FY 2015 THROUGH FY 2019

WHEREAS, on March 11, 2014, and April 17, 2014, the Finance Committee reviewed the Capital Improvement Plan and recommended approval to the City Council; and

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed Capital Improvement Plan on March 31, 2014; and

WHEREAS, a public hearing was held before the City Council on March 24, 2014 for public comment and input on the proposed Capital Improvement Plan; and

WHEREAS, Section 9.6 (c) of the City Charter requires adoption of the Capital Improvement Plan by the last day of the twelfth month of the current fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1: The City Council hereby adopts the Capital Improvement Plan, which is attached hereto as Exhibit A, Exhibit B, and Exhibit C, and are hereby incorporated as a part of this Resolution as if fully set out herein.

SECTION 2: The adoption of this Resolution and the Capital Improvement Plan contained therein complies with the requirements outlined in Section 9.4 and 9.6 of the Creve Coeur City Charter.

SECTION 3: The City Council hereby declares its intent to proceed with the full implementation of the Capital Improvement Plan that is the subject of this Resolution.

SECTION 4: This Resolution shall take effect immediately upon its adoption.

Adopted this 28th day of April, 2014.

Barry Glantz
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk

Exhibit A

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2015-2019

	FY2013 BUDGETED	FY2013 ACTUAL	FY2014 BUDGETED	FY2014 PROJECTED	FY2015	FY2016	FY2017	FY2018	FY2019
9501 Building & Improvement Projects									
02 ADA Improvements (CDBG)	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
12 Government Center Energy Efficiency Projects	\$ -	\$ 52,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13 Public Art	\$ 20,000	\$ -	\$ 60,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
14 Public Works Equipment Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000	\$ -
15 Gov Center Space Analysis / Preliminary Design / Renovation	\$ 300,000	\$ -	\$ 50,000	\$ 41,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -
17 Police Locker Room Renovation	\$ 70,000	\$ -	\$ -	\$ 19,999	\$ -	\$ -	\$ -	\$ -	\$ -
18 Public Art Bus Shelter	\$ 29,000	\$ -	\$ 31,965	\$ 31,965	\$ -	\$ -	\$ -	\$ -	\$ -
19 Energy Audit	\$ 20,000	\$ 17,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20 Public Works Salt Storage	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 439,000	\$ 69,432	\$ 161,965	\$ 112,964	\$ 325,000	\$ 20,000	\$ 20,000	\$ 250,000	\$ 20,000
% of Total Capital Outlay	13%	3%	6%	4%	9%	1%	1%	11%	1%

9506 Park Development Projects									
01 Misc. Park Improvements & Grant Match	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000
06 Golf Course Bridge Replacement	\$ 25,000	\$ 3,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07 Tappmeyer House Exterior Painting	\$ -	\$ -	\$ 40,000	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -
10 Golf Course Path Replacement	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
11 Certified Nature Explorer Classroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	\$ -	\$ -
12 Dielmann Recreation Complex Renovations	\$ -	\$ -	\$ -	\$ 12,000	\$ 311,550				
Subtotal	\$ 25,000	\$ 3,732	\$ 60,000	\$ 12,000	\$ 421,550	\$ 50,000	\$ 112,500	\$ 50,000	\$ 90,000
% of Total Capital Outlay	1%	0%	2%	0%	11%	2%	5%	2%	4%

9509 Stormwater Projects									
01 Stormwater Improvements Per Master Plan	\$ 20,000	\$ 18,167	\$ 150,000	\$ 105,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -
02 Stormwater Master Plan Update	\$ -	\$ 5,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03 Chilton Ln Stormwater Improvements	\$ 125,000	\$ 16,008	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -
04 Middlebrook Drive Stormwater Improvements	\$ -	\$ 31,075	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
10 Golf Course Pond Siltation Removal (North)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
11 Golf Course Dam Rehab. & Pond Siltation Removal (South)*	\$ -	\$ -	\$ -	\$ -	\$ 440,000	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 145,000	\$ 70,308	\$ 150,000	\$ 235,000	\$ 440,000	\$ 250,000	\$ 150,000	\$ 150,000	\$ 450,000
% of Total Capital Outlay	4%	3%	5%	9%	12%	11%	6%	7%	19%

New projects in bold

*Project design/patchwork cost for Golf Course Dam Rehab/Pond Siltation Removal (South) project design was paid for under Stormwater Improvements per Master Plan in FY14

Exhibit A

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2015-2019

	FY2013 BUDGETED	FY2013 ACTUAL	FY2014 BUDGETED	FY2014 PROJECTED	FY2015	FY2016	FY2017	FY2018	FY2019
9510 Street & Sidewalk Improvements									
01 Street/Sidewalk Maintenance Program	\$ 1,350,000	\$ 1,119,340	\$ 1,133,000	\$ 1,133,000	\$ 1,000,000	\$ 1,100,000	\$ 1,133,000	\$ 1,166,990	\$ 1,202,000
02 Street Reconstruction	\$ -	\$ -	\$ 350,000	\$ 370,000	\$ 400,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
03 Conway Road Sidewalk & Resurfacing	\$ -	\$ 24,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11 Emerson Road (grant match)	\$ -	\$ 6,687	\$ -	\$ -	\$ -	\$ 21,000	\$ 226,500	\$ -	\$ -
13 West Olive Lighting	\$ 530,000	\$ 364,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14 Ladue Sidewalk Infill - Graeser to Coeur De Ville**	\$ 520,000	\$ 291,177	\$ -	\$ 55,900	\$ -	\$ -	\$ -	\$ -	\$ -
15 Graeser Rd Resurfacing	\$ 45,000	\$ 33,602	\$ 429,000	\$ 267,400	\$ 340,000	\$ -	\$ -	\$ -	\$ -
17 Mosley Rd. Engineering	\$ -	\$ -	\$ 75,000	\$ 60,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
18 Olive Blvd Sidewalk - Fernview west - Phase I	\$ 25,000	\$ 10,794	\$ 40,000	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -
19 Olive Blvd Sidewalk - Mason West Engineering Concept - Phase II	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -
20 Coeur De Ville Dr Resurface	\$ -	\$ -	\$ 50,000	\$ 70,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -
21 Warson Rd Resurface (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 100,000	\$ -	\$ -
22 Olive Blvd. (New Ballas to Craig) Engineering (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -
23 Mason Rd Sidewalk Infill/Conway to Olive Engineering (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
24 Lindbergh Streetscape Enhancement Project - Phase I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Subtotal	\$ 2,470,000	\$ 1,850,047	\$ 2,077,000	\$ 1,957,700	\$ 2,270,000	\$ 1,686,000	\$ 1,859,500	\$ 1,466,990	\$ 1,522,000
% of Total Capital Outlay	75%	82%	76%	77%	61%	72%	77%	67%	65%

9515 Capital Equipment									
01 Public Works Capital Equipment***	\$ 219,000	\$ 252,284	\$ 248,500	\$ 238,623	\$ 252,000	\$ 261,660	\$ 247,957	\$ 269,255	\$ 258,366
02 Major Office Equipment	\$ -	\$ -	\$ 36,000	\$ -	\$ 36,000	\$ -	\$ -	\$ -	\$ -
03 Zamboni Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
04 Police Vehicle Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -
Subtotal	\$ 219,000	\$ 252,284	\$ 284,500	\$ 238,623	\$ 288,000	\$ 341,660	\$ 277,957	\$ 269,255	\$ 258,366
% of Total Capital Outlay	7%	11%	10%	9%	8%	15%	11%	12%	11%

TOTAL CAPITAL OUTLAY	\$ 3,298,000	\$ 2,245,804	\$ 2,733,465	\$ 2,556,287	\$ 3,744,550	\$ 2,347,660	\$ 2,419,957	\$ 2,186,245	\$ 2,340,366
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9514 Debt Service									
01 Millennium Park (year 2000 amenities)	\$ 993,344	\$ 993,569	\$ 804,994	\$ 804,994	\$ -	\$ -	\$ -	\$ -	\$ -
02 Millennium Park Final Debt Retirement Payment	\$ -	\$ -	\$ 2,625,000	\$ 3,360,000	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 993,344	\$ 993,569	\$ 3,429,994	\$ 4,164,994	\$ -	\$ -	\$ -	\$ -	\$ -
% of Total Year End Figures	23%	31%	56%	62%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	\$ 4,291,344	\$ 3,239,372	\$ 6,163,459	\$ 6,721,281	\$ 3,744,550	\$ 2,347,660	\$ 2,419,957	\$ 2,186,245	\$ 2,340,366
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New Projects in bold

**Project cost less than anticipated; FY13 includes design/partial construction; FY14 includes remaining construction cost

***Overage resulted from purchase of leaf vacuum equipment budgeted in FY12 and paid for FY13

Exhibit A

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2015-2019

	FY2013 BUDGETED	FY2013 ACTUAL	FY2014 BUDGETED	FY2014 PROJECTED	FY2015	FY2016	FY2017	FY2018	FY2019
	2013	2013	2014	2014	2015	2016	2017	2018	2019
FUND REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	\$ 1,407,568	\$ 1,580,402	\$ 821,735	\$ 1,250,168	\$ 627,802	\$ 203,986	\$ 246,997	\$ 235,495	\$ 482,291
Estimated Capital Improvement Sales Tax Revenue (1/2 Cent)	\$ 1,928,500	\$ 1,898,578	\$ 1,927,057	\$ 1,895,000	\$ 1,918,688	\$ 1,942,671	\$ 1,966,954	\$ 1,991,541	\$ 2,016,436
Estimated Interest Revenue	\$ 36,000	\$ 38,836	\$ 20,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 1,500	\$ 1,500	\$ 2,000
Est. Addtl Revenue (Outside agencies, grants, reimbursement & other)	\$ 814,000	\$ 571,725	\$ 430,164	\$ 997,636	\$ 968,046	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Proceeds from equipment sales	\$ 20,000	\$ -	\$ 20,000	\$ 36,279	\$ 32,000	\$ 24,000	\$ 20,000	\$ 20,000	\$ 20,000
General Fund Transfers	\$ 400,000	\$ 400,000	\$ 525,000	\$ 525,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
General Fund Transfer/Millennium Park Debt Retirement	\$ -	\$ -	\$ 2,625,000	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues & General Fund Transfers In	\$ 3,198,500	\$ 2,909,139	\$ 5,547,221	\$ 6,098,915	\$ 3,320,734	\$ 2,390,671	\$ 2,408,454	\$ 2,433,041	\$ 2,458,436
Total Anticipated Year End Expenditures	\$ 4,291,344	\$ 3,239,372	\$ 6,163,459	\$ 6,721,281	\$ 3,744,550	\$ 2,347,660	\$ 2,419,957	\$ 2,186,245	\$ 2,340,366
Ending Fund Balance (Cash Basis)	\$ 314,724	\$ 1,250,168	\$ 205,497	\$ 627,802	\$ 203,986	\$ 246,997	\$ 235,495	\$ 482,291	\$ 600,361
Estimated Additional Revenue (Funding Sources)									
Community Development Block Grants for ADA Improvements	\$ -	\$ 14,463	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Conway Rd Resurface STP-S Grant	\$ -	\$ 17,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Energy Effncy. & Conserv. Block Grant Lighting Retrofits/Boiler Rebate	\$ -	\$ 16,240	\$ -	\$ 6,840	\$ -	\$ -	\$ -	\$ -	\$ -
Court Reimbursement - Arena Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STL County Muni Parks Grant / Dielmann Recreation Complex Renovations	\$ -	\$ -	\$ -	\$ 4,000	\$ 270,000	\$ -	\$ -	\$ -	\$ -
West Olive Lighting - STPE Grant	\$ 318,000	\$ 290,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ladue Sidewalk - STPE Grant	\$ 420,000	\$ 207,188	\$ -	\$ 40,832	\$ -	\$ -	\$ -	\$ -	\$ -
Graeser Rd Overlay - STPS Grant	\$ 36,000	\$ 25,954	\$ 343,200	\$ 125,000	\$ 278,046	\$ -	\$ -	\$ -	\$ -
Public Art Bus Shelter - Developer Contribution	\$ -	\$ -	\$ 26,964	\$ 26,964	\$ -	\$ -	\$ -	\$ -	\$ -
Olive Blvd. - Fernview west - Phase 1 - Contributions from adjacent property	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Coeur de Ville Dr Resurface STP-S Grant	\$ -	\$ -	\$ 40,000	\$ 56,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Debt Service Reserve - Millennium Park	\$ -	\$ -	\$ -	\$ 738,000	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 793,000	\$ 571,725	\$ 430,164	\$ 997,636	\$ 968,046	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000

New projects in bold

Executive Summary

Five-Year Capital Improvement Program Fiscal Years 2015-2019



Executive Summary

What is a Capital Improvement Plan?

The Capital Improvement Plan (CIP) is the city's long-range plan for improvements to infrastructure, parks, and other community facilities. The CIP is a tool to assess the long-term capital needs, values, and desires of the city and to establish funding of high-priority projects in a timely, cost-effective manner. This plan is a living document and is subject to change.

The CIP is intended to ensure that policy makers are responsible to the residents and businesses of Creve Coeur with respect to the expenditure of city funds for capital improvements.

CIP Goals

The following are goals of the CIP:

- Provide a planned replacement of deteriorating infrastructure.
- Repair deteriorated infrastructure
- Add new facilities that enhance

the quality of life in Creve Coeur.

Adoption of the CIP

The City Council is responsible for approval of the CIP. Prior to the City Council action, the plan is submitted to the Finance Committee annually for recommendations and comments. The Planning & Zoning Commission also reviews the plan emphasizing the location, extent, and character of the proposed projects and forwards a recommendation to the City Council for its ultimate review and consideration. The City Council will hold a public hearing prior to adoption.

2015-2019 CIP

The program lists and describes each project, justifies its benefits to the community, identifies the qualifying criteria for each project, estimates the cost and outlines the funding method to be utilized. Projects identified in the CIP were identified by residents, business, city boards, committees and

commissions, and operating departments of the city.

Prioritization of projects was initiated at the department level and reviewed by the Planning & Zoning Commission, Finance Committee, and City Council.

Timeline

An approximate five-month process was established to gather information, ascertain public input, and prioritize and prepare the CIP. The Finance Committee, the Planning & Zoning Commission and the City Council reviewed the CIP at public meetings, and a public hearing before City Council was held in March.

Funding

Over the next five years, the projected revenues for capital projects total approximately \$13 million. The 1/2 cent Capital Improvement Sales Tax serves as the



Executive Summary

major source. The balance is covered by General Fund transfers and intergovernmental assistance. The total cost of capital projects over the next five years is estimated at \$13 million.

CIP Criteria

A special set of criteria has been identified to assist in assessing and prioritizing CIP projects. Project criteria includes the following:

- Public Safety: focused on preserving and protecting the general public from harm including road or transportation improvements, stormwater diversion, emergency operations equipment, etc.
- Condition of Existing Facility: maintaining city infrastructure and facilities in a serviceable condition.
- Operating Efficiency: equipment or facilities improvements to streamline work processes, reduce environmental impact, or benefit from technological advancements
- Citizen Demand: level of demonstrated citizen support or demand.
- Economic Growth: projects focused on attracting businesses, residents or visitors to the city
- Protection & Conservation: improvements to park system or historical landmarks for future generations.
- Beautification: aesthetic improvements to natural habitats or frequently traveled or visited areas within the city for public enjoyment such as the use of public art on public lands
- Coordination (projects, regulations): includes projects made possible by grant funding, combining projects to reduce costs or minimize disruption to services, or meet state or federal law requirements.
- Availability of Outside Funding: projects that are likely to be considered for grant funding or shared cost programs.



9501 Building & Improvement Projects

**Five-Year Capital Improvement Program
Fiscal Years 2015-2019**



Americans with Disabilities Act (ADA) Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$20,000	\$20,000	\$0		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	

Project Description

In FY15, approximately \$20,000 of CDBG ADA funds are planned to be committed to ADA improvements in the city council chambers which would be part of a larger renovation of the entire city council chambers and Government Center. ADA projects using CDBG funds beyond FY15 are yet to be determined.

Existing Condition

None.

Justification

Improve ADA compliance at Municipal Facilities.

Operating Budget Impact

None.

Comments

The City is designating this funding with the anticipation of receiving grant funding in the amount of \$20,000 from Community Block Grant Commission. This is an annual grant available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$20,000

Equipment

Other

Total Annually \$20,000

Public Art

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$75,000		\$75,000		\$75,000					

Project Description

The Creve Coeur Arts Commission seeks to identify locations and install art on public lands to further the goals of the Public Art Master Plan approved in 2012.

FY15 includes the installation of two artist-designed transit shelters and several concrete pads on public land for the display of temporary (on-loan) or installation of permanent art. Cost for concrete pads may include foundations, and installation of landscaping and utilities for the artwork. Specific site locations have yet to be determined.

Existing Condition

None.

Justification

These types of projects would help implement the Public Art Master Plan.

Operating Budget Impact

Ongoing maintenance of the pieces may be required, but cost is anticipated to be minimal.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$75,000

Equipment

Other

Total FY15 \$75,000

Public Works Equipment Storage Building

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$230,000		\$230,000					\$230,000		

Project Description

Demo the existing residential structure and replace it with a equipment storage shed in the same location.

Existing Condition

The existing house is deteriorating and has no value for the Public Works operations. The basement stays wet, the grading and subsurface drains are such that storm water infiltrates through the back door of the basement, the roof and chimney also leak into the upstairs portion of the house.

Justification

The existing structure provides no benefit to the Public Works Department. The property at 1030 N. Lindbergh is used as an equipment storage lot, leaf and limb transfer station, and is also used to store materials and supplies for city projects. A new equipment storage building will offer storage for city equipment. Currently the equipment is stored outside in the elements which causes accelerated aging through exposure to UV as well as extreme temperature changes, rain and snow.

Operating Budget Impact

This structure will have water, electric, and sewer hookups so although minimal, there will be monthly utility cost. In addition, we propose a concrete block building with a metal roof, there should be minimal maintenance. We anticipate an annual cost of \$3000 for maintenance and utilities.

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$230,000

Equipment

Other

Total FY18 \$230,000

Government Center Space Analysis/Preliminary Design/Renovation

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 241,000		\$ 241,000	\$41,000	\$ 200,000					

Project Description

This project includes a space analysis and preliminary design for various accessibility, security, aesthetic, and functional improvements throughout the Government Center including the council chambers, lobby, community center, storage space, and offices. Designs will include estimates for engineering and construction.

Existing Condition

The Government Center, which was initially built in the 1940s and renovated in the late 1980s, is dated and worn. Accessibility, security, and appearance can be improved throughout the building.

Justification

The project will improve accessibility by enhancing audio/visual equipment and constructing an ADA ramp in the council chambers. Council Chambers safety will be enhanced by installing a ballistic wall in the dais and providing an additional point of egress. The Government Center will be analyzed for better use of space and improved functionality, ergonomics, use of technology and modernized and improved aesthetic appeal.

Operating Budget Impact

None.

Comments

Although the results of the Study are not completed, \$200,000 is budgeted in FY 2015 to begin renovation designs.

Expenditure Type:

Planning, Design, & Engineering	\$ 241,000
Land Acquisition	
Construction	
Equipment	
Other	
Total FY14 & FY15	\$ 241,000

Public Works Salt Storage Area

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$30,000		\$30,000		\$30,000				

Project Description

The construction of a temporary salt storage area will create space to store a salt reserve of about 500 tons of de-icing salt for extreme winters. About 60% of the time our salt dome will hold a large enough supply for the average winter, however, the remaining 40% of the time additional salt or additional storage space for de-icing salt is necessary. Most salt supplies are purchased in the summer and staff estimates how severe the weather will be during the following winter. Normally when the city needs more salt due to an excessive winter weather, the product is not available. This area will create a reserve supply for the city to tap into during extreme winters.

Existing Condition

The city's existing salt dome will hold approximately 2000 tons of road salt for snow removal and de-icing operations which during an average winter enough salt to service the city for a winter season. About 40% of the time during the winter staff is aggressively pursuing the purchase of salt, if available in the St. Louis area, because our supply is very low. A reserve storage area will guarantee the city to have enough salt on hand to meet the needs of our most difficult winters.

Justification

The city does not have the ability to store enough salt reserves to meet the needs for emergency snow removal operations.

Operating Budget Impact

An additional salt reserve area will allow the city to benefit from purchasing salt at off-season rates rather than paying mid-winter emergency salt prices.

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$30,000

Equipment

Other

Total FY15 \$30,000

9506 Park Development Projects

**Five-Year Capital Improvement Program
Fiscal Years 2015-2019**



Park Grant Local Match

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
TBD	TBD	\$40,000				\$40,000		\$40,000	

Project Description

FY17 and FY19 represents only grant match (\$40,000) for future park grant proposals normally required for grant applications. Project scope and cost is yet to be determined.

Existing Condition

None.

Justification

Park grants are competitive. By budgeting for the local match, the grant application can be completed without searching for available funds or making amendments to the program.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other \$40,000

Total FY17 & FY19 \$40,000

Golf Course Cart Path Replacement

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$250,000		\$250,000		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	

Project Description

This project is to replace the 10,500 linear feet of asphalt cart path with concrete at Creve Coeur Golf Course at a rate of 2100 linear feet per year at a cost of \$50,000 annually.

Existing Condition

Current asphalt cart paths are deteriorating including high/low spots, broken asphalt and potholes.

Justification

The entire path through the course needs to be replaced. It is proposed that this work be distributed over five years to both minimize the impact on play and make the project cost and installation more manageable.

Operating Budget Impact

A concrete path requires less maintenance than the current asphalt path and the construction may be able to be performed by city crews at a reduced cost. An asphalt path requires replacement every 12-15 years; whereas a concrete path can last 30 years or more.

Comments

City crews will be used to for the construction of the concrete paths. Cost is primarily for the cost of concrete. City staff are evaluating whether it is more cost-effective to use asphalt or concrete.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$50,000

Equipment

Other

Total FY15 \$50,000

Tappmeyer House Exterior Painting

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$60,000		\$60,000		\$60,000					

Project Description

This project includes the replacement of damaged wood, entry doors, tuck-pointing chimneys, and repainting the house.

Existing Condition

The Tappmeyer House has rotting wood siding, porches, and doors. There is also significant evidence of peeling paint on the wood siding and trim as well as deteriorating masonry joints on the chimneys.

Justification

The exterior condition of the house is deteriorating and is in need of attention.

Operating Budget Impact

Future budget impact will be determined by the method and materials chosen to be used for this renovation project.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$60,000

Equipment

Other

Total FY15 \$60,000



Certified Nature Explorer Classroom

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$22,500		\$22,500				\$22,500			

Project Description

The proposed classroom could be located in either Malcolm Terrace Park or Millennium Park. This classroom would include elements such as a music & movement area, a place to do nature art, a place to build, climb or crawl, places to gather or play in water and signage throughout.

Existing Condition

None

Justification

The goal will be to create an area that can be utilized for both programming provided by the City as well as a place for birthday parties, a meeting place for play or scout groups and an outdoor classroom for local schools.

Operating Budget Impact

Minimal impact—similar to adding playground equipment.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$22,500

Equipment

Other

Total \$22,500

Dielmann Recreation Complex Renovations

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$323,550	\$274,000	\$49,550	\$12,000	\$311,550					

Project Description

FY15 amount includes the construction costs for renovation of the Dielmann Recreation Complex including updated interior lighting and flooring, renovation of meeting room spaces, new furnishings and construction of a centralized check-in desk. A grant pays for \$270,000 or 87% of the construction cost. FY14 included the cost of planning cost to which 33% was paid for by a grant (\$4,000).

Existing Condition

The lighting in the ice rink is currently inadequate (dim) and inefficient. Flooring, finishes and furniture are out-of-date, space is not flexible enough to be used for multiple revenue streams. Lack of centralized desk is inefficient.

Justification

Without updating, the flooring will continue to deteriorate and become a safety hazard both physically and from a cleanliness standpoint. Some of the space is vacant throughout the day and could be reconfigured to create additional revenue sources such as a fitness room, game room, etc. Most importantly, a central check-in desk will streamline operations and provide facility guests a main point of contact.

Operating Budget Impact

Energy efficiency cost savings are anticipated as a result of upgrades.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering	\$12,000
Land Acquisition	
Construction	
Equipment	
Other	\$311,550
Total FY14/FY15	\$323,550

9509 Stormwater Projects

**Five-Year Capital Improvement Program
Fiscal Years 2015-2019**



Miscellaneous Stormwater Master Plan Projects

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$150,000		\$150,000				\$150,000	\$150,000		

Project Description

Numerous stormwater-related projects that involve streams and public infrastructure have been identified in the 2012 Master Plan Update. The City aims to address these issues over time according to their benefit rating in the master plan as funding allows. Middlebrook Drive stormwater improvements have been identified as a separate project in FY16; however, FY17 and FY18 includes funding for other projects that have yet to be determined. Part of the funding for each year will be needed to design and permit some of the projects.

Existing Condition

Most areas under consideration exhibit erosion, while some involve deteriorated infrastructure or flooding.

Justification

Several projects have been identified in the 2012 Master Plan Update that are recommended to be funded over the next five years.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:	\$ 50,000
Planning, Design, & Engineering	
Land Acquisition	\$100,000
Construction	
Equipment	
Other	
Total Annual (FY17 & FY18)	\$150,000

Middlebrook Drive Stormwater Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$250,000		\$250,000			\$250,000				

Project Description

This project involves replacing a deteriorated culvert pipe under Middlebrook Drive and making associated repairs to the impacted area of the roadway and the stream. This project was originally scheduled to be constructed in FY14; however, the Metropolitan Sewer District (MSD) is planning a sanitary sewer replacement in 2014-2015. The sewer MSD is replacing is located within the Middlebrook Project Limits.

Existing Condition

The culvert pipes are deteriorating with some impact to the roadway pavement above.

Justification

Analysis of the stream found that the existing culvert pipe does not meet current size requirements, so lining the pipe or in-kind replacement would not be permissible. The Stormwater Committee identified the replacement of this culvert as a high priority, because a failure of this culvert would limit access to or isolate several homes on Middlebrook Drive.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering	\$10,000
Land Acquisition	
Construction	\$240,000
Equipment	
Other	
Total FY2016	\$250,000

Golf Course Pond Siltation Removal (North)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$450,000		\$450,000						\$ 450,000	

Project Description

The golf course ponds between holes number 6 and 9 have filled with siltation debris from stormwater runoff north of the golf course. The project would involve dredging and removing silt from the ponds to increase their depth and provide adequate stormwater retention and also prevent algae buildup that occurs when the ponds become too shallow. The project also includes the installation of a separator or filter structure upstream from the first pond in the series of retention facilities.

Existing Condition

The upstream ponds in the series of retention lakes at the golf course are silting in and require silt removal to continue to perform properly as a sediment collection facility.

Justification

The ponds have filled up with siltation debris and must be dredged to provide for adequate stormwater runoff filtration. Suspended solids are one of the biggest pollutant in our streams and as part of the Clean Water requirements settling ponds are recommended on the upstream end of retention/detention areas to allow the solids to filter out before releasing the discharge to creeks and streams.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$450,000

Equipment

Other

Total \$450,000

Golf Course Dam Rehabilitation & Pond Siltation Removal (South)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 440,000	N/A	\$ 440,000		\$ 440,000					

Project Description

The project involves the repair of the failed dam, the removal of silt from the southern lake, and various channel and aesthetic improvements at the Creve Coeur Golf Course.

Existing Condition

A hole in the dam became evident in June 2013, and the initial attempt to repair the dam also failed. The southern lake has been partially drained to keep stormwater from continuously flowing through the hole in the dam. Prior to being drained, the southern lake had silted to the point that it was too shallow to run the fountain.

Justification

The southern pond relies upon the dam to exist, and the pond will be lowered to an unhealthy depth until the dam can be fixed. This is a poor presentation in a golf course that is otherwise well kept. The southern pond has filled up with siltation debris and must be dredged to provide for adequate stormwater runoff filtration.

Operating Budget Impact

Improvements to the dam should reduce costs associated with removing algae from the southern pond. The design for the dam and the landscaping includes easily maintained plantings and elements.

Comments

Design funding for the dam repair was allocated in FY2014 from the Stormwater Improvements per Master Plan budget.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$ 440,000

Equipment

Other

Total \$ 440,000

9510 Street & Sidewalk Improvements

**Five-Year Capital Improvement Program
Fiscal Years 2015-2019**



Street/Sidewalk Maintenance Program

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 1,000,000	n/a	\$ 1,000,000		\$ 1,000,000	\$ 1,100,000	\$ 1,133,000	\$ 1,166,990	\$ 1,202,000	

Project Description

The project includes concrete replacement and asphalt resurfacing of subdivision streets and maintenance of existing sidewalks throughout the City.

Existing Condition

While the majority of the City's pavement network is in good condition, annual and on-going evaluation of pavement conditions find ageing and failing pavement and sidewalks throughout the City.

Justification

The City uses a pavement management system which aims to rate the pavement condition of all streets approximately every four years, or approximately 25% of the streets per year, in order to prioritize streets for repair and maintenance and preserve the existing infrastructure as efficiently as possible. Federal regulations require that sidewalks meet accessibility guidelines so that users can travel safely. This program supports the federal requirements and enhances the City's Pedestrian Plan.

Operating Budget Impact

Concrete slab replacement, asphalt overlays, and other maintenance programs will improve and preserve the structural base and prevent further erosion that will result in reducing pot hole repairs and other ongoing maintenance needs.

Comments

\$100,000 was moved to Street Reconstruction for FY2015 to address several deteriorated streets that can no longer be efficiently maintained.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$1,000,000

Equipment

Other

Total FY 2015 \$1,000,000

Street Reconstruction

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 400,000	n/a	\$ 400,000		\$ 400,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	

Project Description

The City plans to replace four deteriorated asphalt-on-concrete ("combination") streets in FY2015. An annual amount of \$300,000 is recommended for years FY2016 through FY2019 for the reconstruction of other streets that will be identified at a later date.

Existing Condition

Several streets throughout the City, particularly "combination" streets, have deteriorated to a point that standard maintenance (such as resurfacing) is insufficient to address the problems with the street.

Justification

All of the City's streets will eventually fail at a structural level and will require reconstruction. This program provides the City with a tool to address some of its streets that are in poor or failing condition each year.

Operating Budget Impact

Allocation of funds for reconstruction will allow for more of the operating budget to be used for street and sidewalk maintenance. This will address the needs of more streets and sidewalks and will reduce the number of calls for City staff to make repairs.

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$ 400,000

Equipment

Other

Total FY 2015 \$ 400,000

Emerson Road Improvements (Grant Match)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 290,971	TBD	\$ 290,971	\$ 43,471		\$ 21,000	\$ 226,500			

Project Description

This project includes pavement widening and resurfacing, new sidewalk, and new curb and gutter along the City-maintained section north of De Smet Jesuit High School. The project will also include lengthening the right-turn lane from Emerson to Ladue Road and I-270. The amount of \$226,500 represents a 30% grant match for the \$755,000 project. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a federal STP-S grant.

Existing Condition

The existing roadway is in satisfactory condition, but its edges are deteriorating, and sidewalk currently exists only in front of DeSmet High School. Peak traffic also stacks at Emerson and Ladue.

Justification

Additional capacity on Emerson Road will alleviate traffic on New Ballas Road, improve access between the City's central business district and I-270, and improve traffic flow at the Ladue/Emerson intersection. Emerson does not meet current standards for width and safety. Pedestrian access will be improved with a continuous sidewalk from Ladue to Old Ballas.

Operating Budget Impact

The net impact to the operating budget is not expected to be significant.

Comments

The Missouri Department of Transportation owns Emerson Road south of DeSmet Jesuit High School.

Expenditure Type:

Planning, Design, & Engineering	\$ 21,000
Land Acquisition	
Construction	\$ 226,500
Equipment	
Other (2011 Concept Plan)	\$ 43,471
Total	\$ 290,971



Graeser Road Resurfacing

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 641,000	\$ 379,200	\$ 261,800	\$ 301,000	\$ 340,000					

Project Description

The City has been awarded a federal STP-S grant in the amount of \$379,200 to resurface the asphalt pavement of Graeser Road from Ladue Road to Olive Boulevard. Accessibility updates to the sidewalk along Graeser will also be included. The City will provide a grant match in the amount of \$261,800, just over 40% of the anticipated total cost of the project.

Existing Condition

The pavement along much of the Graeser Road shoulder has deteriorated, and most of the sidewalk ramps along Graeser are out of compliance with current accessibility guidelines.

Justification

Graeser Road serves a major north-south corridor in the City and is in need of repair.

Operating Budget Impact

Maintenance costs along Graeser Road are expected to decrease following this project, as all need for crack seal and pothole patching will have been repaired.

Comments

Construction is expected in the summer of 2014 and will likely span parts of FY2014 and FY2015.

Expenditure Type:

Planning, Design, & Engineering	\$ 51,000
Land Acquisition	
Construction	\$ 590,000
Equipment	
Other	
Total (FY2013 - FY2015)	\$ 641,000



Mosley Road Engineering

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 90,000	N/A	\$ 90,000	\$ 60,000	\$ 30,000					

Project Description

The project includes preparing a conceptual plan and preliminary engineering for the future reconstruction of Mosley Road.

Existing Condition

Mosley Road has several geometric problems that cannot be addressed through routine maintenance. Mosley may require partial or full redesign and reconstruction to improve these conditions.

Justification

Preparing a conceptual plan and completing preliminary engineering for Mosley Road will help the City calculate a cost for the project and will assist the City in planning and budgeting for final design and construction.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering \$ 90,000

Land Acquisition

Construction

Equipment

Other

Total (FY2014 - FY2015) \$ 90,000

Olive Boulevard Sidewalk—Mason West Engineering Concept

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 50,000		\$ 50,000			\$ 50,000				

Project Description

The project involves preliminary engineering to determine the scope of a project to construct infill sidewalk along various segments of Olive Boulevard between Mason Road and Fernview Drive as well as a significant stretch of new sidewalk between Fernview Drive and the new Highway 141. This preliminary study will be used to apply for a grant application in the future.

Existing Condition

No continuous sidewalk currently exists on the south side of Olive Boulevard between Fee Fee Road and the west City limit.

Justification

This project will improve pedestrian accessibility along Olive Boulevard.

Operating Budget Impact

Minor future maintenance of the sidewalk is expected, but it is not expected that this will significantly impact the operating budget.

Comments

Nearly all of this project will be constructed within the right of way of the Missouri Department of Transportation. Survey and concept engineering for the area around Fernview Drive were completed in 2013 as part of "Phase 1."

Expenditure Type:

Planning, Design, & Engineering	\$ 50,000
Land Acquisition	
Construction	
Equipment	
Other	
Total FY16	\$ 50,000

Coeur de Ville Drive Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 570,000	\$ 440,000	\$ 130,000	\$ 70,000	\$ 500,000					

Project Description

The City was successful in obtaining a federal STP-S grant to improve Coeur de Ville Drive. The City's match will be \$130,000, which represents about 20% of the \$570,000 project. The project will involve rehabilitating Coeur de Ville Drive between Royal Valley Drive and Lake School park, as well as updating the existing sidewalk from Olive Boulevard to Ladue Road. Additional plantings will be installed between Coeur de Ville Drive and I-270 to expand the visual barrier.

Existing Condition

The existing roadway and sidewalk are in need of maintenance and, in areas, replacement. Several sidewalk ramps do not meet current accessibility guidelines and need to be replaced.

Justification

The asphalt resurfacing and replacement of sidewalk, curb, and gutter will help prevent deterioration of the roadway base and will reduce future maintenance expenses.

Operating Budget Impact

The project will reduce future maintenance expenses by preserving and/or replacing the existing deteriorated infrastructure.

Comments

The Missouri Department of Transportation owns and maintains much of Coeur de Ville Drive, including the sections between Ladue Road and Royal Valley Drive and between Parc Provence and Olive Boulevard.

Expenditure Type:

Planning, Design, & Engineering	\$ 70,000
Land Acquisition	
Construction	\$ 500,000
Equipment	
Other	
Total (FY2014 - FY2015)	\$ 570,000



Warson Road Resurfacing (Grant Match)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 115,000	TBD	\$ 115,000			\$ 15,000	\$ 100,000			

Project Description

The amount of \$115,000 represents a 20% grant match amount for a \$575,000 project that would involve resurfacing the asphalt pavement of Warson Road and updating its sidewalks. The full project cost of \$575,000 will be added to the CIP if the City is successful in obtaining the federal STP-S grant.

Existing Condition

The existing roadway pavement has deteriorated and will need resurfacing within the next five years. The sidewalks along Warson Road need repairs and accessibility updates.

Justification

The asphalt resurfacing and replacement of sidewalk, curb, and gutter will help eliminate deteriorated and failed areas and will provide a better, safer, and more accessible roadway and sidewalk. Resurfacing the pavement will protect the roadway base and will help control future maintenance expenses for Warson Road.

Operating Budget Impact

The project will reduce future maintenance expenses by preserving and/or replacing the existing deteriorated infrastructure.

Comments

Although Warson Road is located both north and south of Olive Boulevard, the project limits for these improvements are limited to the area south of Olive Boulevard to the southern city limits at the Mary Institute Country Day School campus.

Expenditure Type:

Planning, Design, & Engineering	\$ 15,000
Land Acquisition	
Construction	\$ 100,000
Equipment	
Other	
Total (Grant Match)	\$ 115,000

Olive Boulevard Engineering (New Ballas to Craig)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 200,000	TBD	\$ 200,000			\$ 200,000				

Project Description

The project includes engineering study and design for transportation improvements and reconfiguration of Olive Boulevard between New Ballas Road and Craig Road.

Existing Condition

Olive Boulevard has deteriorated pavement, curbing, medians and sidewalk between New Ballas Road and Craig Road. Several improvements could be made to enhance the appearance, improve the functionality, and manage the access of this section of road that serves as a major artery for and entrance to the City.

Justification

A recent traffic study has suggested that this section of Olive Boulevard lacks adequate traffic lanes for the number of vehicles that use it. Completing the design and engineering will help the City understand the scope of the required improvements, calculate a cost for the project, and assist the City in planning and budgeting for future construction.

Operating Budget Impact

None.

Comments

The Missouri Department of Transportation owns and maintains Olive Boulevard. Improvements for Olive would qualify for federal grant reimbursement.

Expenditure Type:

Planning, Design, & Engineering \$ 200,000

Land Acquisition

Construction

Equipment

Other

Total FY16 **\$ 200,000**



Mason Road Sidewalk Infill—Conway to Olive (Grant Match)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$ 70,000	TBD	\$ 70,000						\$ 20,000	\$ 50,000

Project Description

The project involves survey, design, and construction of sidewalk to create a continuous pedestrian route along Mason Road between Conway Road and Olive Boulevard. The amount of \$70,000 represents a 20% grant match for the anticipated project cost of \$350,000. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a federal grant for the project.

Existing Condition

No continuous sidewalk currently exists along Mason Road between Conway Road and Olive Boulevard. Gaps are present between Conway Road and Ladue Road and then for much of Mason between Ladue Road and Hibler Road.

Justification

This project will improve pedestrian accessibility along Mason Road.

Operating Budget Impact

None.

Comments

Mason Road is owned and maintained by St. Louis County. Projects to improve Mason Road qualify for federal grant assistance.

Expenditure Type:

Planning, Design, & Engineering	\$ 20,000
Land Acquisition	
Construction	\$ 50,000
Equipment	
Other	
Total (Grant Match)	\$ 70,000

Lindbergh Streetscape Enhancement Project—Phase I

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$500,000	\$400,000	\$100,000				\$100,000			

Project Description

The project purpose is to improve the appearance of the corridor. This proposed project is a reduced scope of the Lindbergh Streetscape Enhancement Project identified on the Future Projects list. This project includes painting the traffic signal mast arms black and installing illuminated street name signs at three intersections, and painting artwork on the concrete median. In addition, native planting areas with trees, native grasses, and wildflowers are proposed for the Olive/Lindbergh interchange.

Existing Condition

For the most part, Lindbergh Blvd. is a 4-lane road with a concrete barrier as a median between the north and south lanes. The traffic signals are old and either galvanized or painted yellow. There is an asphalt pedestrian path on each side of the road in the shoulder area.

Justification

To improve the aesthetics of the Lindbergh Blvd. corridor in an effort to improve the character of this commercial and residential mixed area.

Operating Budget Impact

City staff plan to use drought tolerant native plants for the proposed landscape areas at the Olive/Lindbergh interchange which will also be low maintenance so staff anticipates a minimal impact on the operating budget.

Comments

City staff plans to apply for a Transportation Alternative grant in the spring of 2014. This Federal grant has been made available through the Transportation Improvement Program and is specifically designed to fund visual enhancement projects.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$100,000

Equipment

Other

Total FY17 (Grant Match) \$100,000

9515 Capital Equipment

Five-Year Capital Improvement Program Fiscal Years 2015-2019



Public Works Capital Equipment

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$252,000		\$252,000		\$252,000	\$261,660	\$247,957	\$269,255	\$258,366	

Project Description

City equipment costing greater than \$20,000 and having a useful life of at least five years based on replacement schedule. All Public Works Department equipment listed below is for replacement of existing equipment that is at least 10 years old.

Existing Condition

Equipment has reached the end of its useful life.

Justification and Operating Budget Impact

Replacement of old public works equipment is necessary in order to provide reliable services and reduce annual maintenance costs.

Comments

The following major equipment purchases are planned for FY2015 as replacements for existing older equipment:

- 1 Chipper Truck with Arbortech Dump Bed \$ 85,300
- 1 One-Ton Dump Truck with Plow and Spreader \$ 48,960
- 1 One-Ton Service Body and Tommylift for Conc. Tools \$ 45,000
- 1 Leaf Vacuum (Diesel Powered) \$ 37,740
- 1 Pickup Truck –with Service Body for Signs \$ 35,000
- \$252,000

Public Works staff plans to either trade-in or sell at auction replaced trucks and equipment after the new replacements arrive. The amount of compensation for the sold equipment will be reported as a revenue and will help offset the cost to purchase the new vehicles and equipment.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment \$252,000

Other

Total FY15 \$252,000



Major Office Equipment

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$36,000		\$36,000		\$36,000					

Project Description(s)

1. Police Voice Recognition System (VRS): It provides phone call recording/ audio, radio transmission and provides documentation for prosecutorial purposes.
2. Emergency services benefit from the ability to retrieve information from a voice recording system. The system offers the ability to manage multimedia incident information efficiently and effectively. The system consolidates and synchronizes all available incident data, providing all the facts as they unfold and increasing the changes that all vital evidence is available to review. (Approximately \$36,000).

Existing Condition

The current system is 5 years old and is in need of replacement.

Justification

1. The VRS records all incoming and outgoing phone calls and radio traffic.
2. The recording system is designed for PSAP management and provides the PD with the ability to capture and manage multimedia management sources from audio, video, GIS, data as well as third-party voice and video inputs.
3. This provides audio recording for all incoming PD phone lines, radio transmissions, and other sources needed for prosecutorial and investigative purposes.

Operating Budget Impact

1. VRS - Not significant, if any, beyond initial equipment expense.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment \$36,000

Other

Total FY15 \$36,000

Zamboni for Ice Arena

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$80,000		\$80,000			\$80,000				

Project Description

Purchase a new ice resurfacing vehicle to replace the current 2003 Olympia Ice Resurfacer.

Existing Condition

Current Olympia vehicle is aging and replacement should occur in FY16 at the latest.

Justification

Actual usage is figured in hours with each hour equating to about 35 miles. The current machine has 4317 hours; unit averages about 400 hours per year. The life of the machine is 12 to 14 years.

Operating Budget Impact

Maintenance and repair costs are approximately \$3,000/annually; however, as unit ages cost of maintenance can substantially increase.

Comments

Without a properly functioning ice resurfacer, operations at the ice arena would have to be suspended; this is especially critical since the ice is used daily through the entire year, and there is little to no time available for extensive repairs. On average, the Olympia runs about 400 hours per year. There is currently a back-up Olympia for use in emergencies, but it is not dependable for extended periods of time.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment \$80,000

Other

Total FY16 \$80,000

Police Vehicle Replacement

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Future
\$30,000		\$30,000				\$30,000			

Project Description

The replacement of an existing Chevrolet Tahoe used for the purpose of emergency management, as well as the daily operations of the police department. PD anticipates a \$4,000 trade-in value for the existing vehicle.

Existing Condition

Current Chevrolet Tahoe is 4+ years old (2010) and has 74,000 miles.

Justification

During inclement weather, the four wheel drive vehicle is important to have so that the police has the mobility as well as a safe vehicle that will be able to adapt to the weather conditions. Currently the Police department has 3 four-wheel drive vehicles that can be used by patrol in inclement weather. This purchase will be to replace a current aging vehicle.

Operating Budget Impact

\$1,200 a year for maintenance.

Comments

It is anticipated that the availability of a pursuit-rated police package in an AWD vehicle will be forthcoming. This allows the vehicle to be used for patrol activities and also allows for the option of use in inclement weather.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment \$30,000

Other

Total FY17 \$30,000



Future Projects

**Five-Year Capital Improvement Program
Fiscal Year(s) To Be Determined**



Future Project: Downtown Streetscape and Infrastructure

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
Unknown									

Project Description

The downtown plan calls for a significant investment into the public rights-of-way, including pavement, gutters, wide sidewalks, cross-walks, signals and street furniture beyond items that are developer expenses.

Existing Condition

Excluding the perimeter roads, only the Studt pavement meets the downtown zoning requirements. Everything else will need to be purchased.

Justification

The City has had this district in the Comprehensive Plan since 1969 and it is not reasonable to expect that all of the costs within the public rights-of-way can be borne by the development community. Without public investment, the likelihood of development is increasingly remote.

Operating Budget Impact

Unknown

Comments

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

Future Project: New Ballas Rd./Olive Blvd. Intersection Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$1,750,000									\$1,750,000

Project Description

This project will improve the geometry of the intersection by re-aligning lanes and extending right turn lanes. As an additional improvement, the existing traffic signals will be replaced with new black powder-coated posts and mast arms and updated pedestrian signals.

Existing Condition

The New Ballas Road lane alignment is offset between the north and south sides of Olive Blvd. The traffic signal equipment is getting older and will soon require replacement.

Justification

The intersection of Olive Boulevard and North New Ballas Road is one of the principal intersections in the City. The equipment is outdated, and the geometry and visibility of the intersection pose potential hazards.

Operating Budget Impact

Comments

Olive Boulevard is owned and maintained by the Missouri Department of Transportation, and this project would require MoDOT approval and permitting.

Expenditure Type:

Planning, Design, & Engineering	\$200,000
Land Acquisition	\$50,000
Construction	\$1,500,000
Equipment	
Other	
Total	\$1,750,000

Future Project: Studt Extension - Old Ballas Road to Craig Road

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
>\$1,000,000									>\$1,000,000

Project Description

The downtown plan recommended that Studt Avenue be extended east beyond Old Ballas Road, to Craig Road. This will require the purchase of the office building at 677 Craig Road prior to construction of the road.

Existing Condition

The office property is in fair condition but is small and does not appear to be fully occupied. It is appraised by the St. Louis County Assessor at \$831,900. There is no right-of-way present and no reusable pavement.

Justification

The intersection of North New Ballas Road and Olive Boulevard has a very low level of service for those going northbound to Olive Boulevard. Extending Studt Avenue would draw motorists well east, through the future downtown area, before turning on Craig Road to reach Olive Boulevard.

Operating Budget Impact

Unknown - estimated to be greater than \$1 million

Comments

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

>\$1,000,000

Future Project: Government Center Electrical Switchgear Replacement

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$250,000									\$250,000

Project Description

Replace the incoming electrical service switchgear boxes in the lower level boiler room.

Existing Condition

The city currently has Federal Pacific switchgear main breaker panels controlling the main feed from Ameren U.E. Federal Pacific has been out of business for a number of years and replacement parts are no longer available. Although the current panel is functioning well, the city's insurance provider is recommending the city replace the panel.

Justification

Operating Budget Impact

There will be no affect on the operating budget. Energy efficiency will not improve with a new panel and since the existing panel is functioning correctly we have not experienced any repair bills directly related to the panel.

Comments

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction \$250,000

Equipment

Other

Total \$250,000

Future Project: Hibler Rd. Reconstruction—East of Falaise

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$500,000									\$500,000

Project Description

The scope of this project would realign the vertical profile of the street as well as widen the pavement and install curbs. In addition, stormwater facilities and a sidewalk would also be constructed.

Existing Condition

This section of Hibler Rd. is a narrow, two-lane asphalt road with small ditches along each side for drainage. On each side of the road there are trees immediately adjacent to the pavement which form a small wooded area of common ground for neighboring subdivisions.

Justification

Reconstructing this section of road would improve the pavement condition and improve safety by removing trees, widening the road, and placing curbs.

Operating Budget Impact

Comments

Expenditure Type:

Planning, Design, & Engineering	\$50,000
Land Acquisition	
Construction	\$450,000
Equipment	
Other	
Total	<u>\$500,000</u>

Future Project: Lindbergh Streetscape Enhancement Project

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$1,600,000									\$1,600,000

Project Description

Improve the appearance of the corridor. City staff are researching a variety of streets enhancement elements such as: landscape beds and tree plantings at the Olive/Lindbergh interchange, sandblasting old paint off the concrete median and applying staining, painting the signal mast arms and overhead signs black, and installing illuminated street name signs.

Existing Condition

For the most part, Lindbergh Blvd. is a 4 lane road with a concrete barrier as a median between the north and south lanes. The traffic signals are old and either galvanized or painted yellow. There is an asphalt pedestrian path on each side of the road in the shoulder area.

Justification

Operating Budget Impact

Depending on the irrigation, and the amount of landscaping and lighting that is installed annual maintenance costs could be significant.

Comments

City staff will continue to pursue grants to assist with the cost to construct some or all of the desired improvements.

Expenditure Type:

Planning, Design, & Engineering	\$100,000
Land Acquisition	
Construction	\$1,500,000
Equipment	
Other	
Total	<u>\$1,600,000</u>

Future Project: Mosley Road Reconstruction

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$2,750,000									\$2,750,000

Project Description

Reconstruct Mosley Road to have a standard cross section throughout the length of the road. This would include a standard road width and profile. To reconstruct the street would require full depth reconstruction as well as the installation of additional stormwater facilities that meet the current codes and regulations.

Existing Condition

Mosley Road is a two-lane asphalt road of variable width. It is apparent that the roadway base is deficient in areas and will require reconstruction. The vertical and horizontal alignments are such that the rideability of the road is less than desirable.

Justification

Mosley Road serves as one of the principal roadways for the east half of the City. Several neighborhoods rely on Mosley Road as their sole access route to Olive Boulevard or Ladue Road.

Operating Budget Impact

Comments

Staff will request East West Gateway to reclassify this roadway to make it eligible for grant funding. If successful, staff will pursue STP Grant funding to assist with the construction cost to improve this roadway.

Expenditure Type:

Planning, Design, & Engineering	\$250,000
Land Acquisition	
Construction	\$2,500,000
Equipment	
Other	
Total	<u>\$2,750,000</u>

Future Project: New Ballas Road Sidewalk Phase II

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$220,000									\$220,000

Project Description

This project is designed to fill in gaps in the pedestrian network on the west side of New Ballas Rd. from Rocky Rd. to Ladue Rd.

Existing Condition

The sidewalk on the west side of New Ballas Rd. has a number of gaps. Between Rocky and Ladue Rd. The city and DeSmet recently constructed sidewalk along the Post Office frontage and across the DeSmet frontage. No sidewalk exists between Rocky Dr. and the Post Office and from Emerald Green south to Ladue Rd.

Justification

Operating Budget Impact

Comments

It will be necessary to obtain easements for this project.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$220,000

Future Project: Olive Blvd. Improvements (New Ballas Rd. to Craig Rd.)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$5,100,000									\$5,100,000

Project Description

The scope of this project includes the construction of additional right turn lanes, new raised medians to limit left turns across traffic and provide access management, and the replacement of traffic signal equipment including posts, mastarms, and signal heads. In addition, a 6-8 foot wide concrete sidewalk is planned for both the north and south side of the road. The additions of these new surface improvements will also require additional storm water collections systems and water treatment facilities to comply with the current MSD standards.

Existing Condition

This stretch of Olive Blvd. has variable number of lanes, lane widths, and lane alignments. The traffic signal equipment is getting old and will be in need of replacement. There is currently a two-way left turn lane in the center of the road which adds to congestion, reduced safety, and poor access management.

Justification

Olive Boulevard serves as the principal east-west roadway in the City and connects the City's central business district to Interstate 270. Improvements to Olive Boulevard will impact many and will help draw business to Creve Coeur.

Operating Budget Impact

Comments

Olive Boulevard is owned and maintained by the Missouri Department of Transportation, and this project will require MoDOT approval and permitting.

Expenditure Type:

Planning, Design, & Engineering	\$500,000
Land Acquisition	\$100,000
Construction	\$4,500,000
Equipment	
Other	
Total	\$5,100,000

Future Project: West Olive Median Enhancements Phase II (Mason Rd. to Fernview Dr.)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
\$2,200,000									\$2,200,000

Project Description

This project includes the construction of landscape medians with decorative lighting in the medians. Additional r-turn lanes may also be constructed to help manage traffic at signalized intersections. Replacement of traffic control signals with an upgraded black powder coat, APS cross walk signals, and illuminated street name signs are also planned as part of this project.

Existing Condition

Olive Blvd. from Mason Rd. west to Fernview Dr. is mostly 4 lanes wide with a two way turn lane between the east bound and west bound lanes. There are many points to make left turns to either the north or south thus causing congestion and safety concerns.

Justification

Operating Budget Impact

Comments

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$2,200,000

Future Project: Lindbergh Pedestrian Bridge/LI District Infrastructure

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
>\$1,000,000									>\$1,000,000

Project Description

A pedestrian bridge is contemplated over Lindbergh Boulevard to link the plant science and light industrial areas to the services west of Lindbergh. Sidewalks, street lights and new road surfaces are also needed.

Existing Condition

The bridge and sidewalks are not present. The road surfaces are severely broken in many locations and the streetlights are present in limited locations.

Justification

There is increasing development pressure on the "LI" Light Industrial district to convert properties to high-tech. This promises to be a significant benefit to community identity and economic development, however, the current conditions are not attractive to these uses.

Operating Budget Impact

Unknown

Comments

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

>\$1,000,000

Future Project: Ladue Road Improvements at I-270

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Future
Unknown									Unknown

Project Description

Evaluate the traffic flow of Ladue Road between New Ballas Road and Coeur de Ville, including the Ladue Road interchange at Interstate 270. Design and construct improvements to provide better traffic management and access to get on and off I-270.

Existing Condition

Ladue Road intersects New Ballas Road, Emerson Road, Interstate 270, and Coeur de Ville within a quarter of a mile. This area is heavily used during morning and evening rush hours as commuters use this route for work, local hospitals, and schools. Turning lane lengths are generally inadequate to accommodate this congestion, and several of the turning movements from these intersections are in conflict.

Justification

Traffic congestion and difficulties navigating across lanes of traffic to gain access to I-270.

Operating Budget Impact

Unknown

Comments

Both Ladue Road and Interstate 270 are owned and maintained by the Missouri Department of Transportation, and improvements to these roadways will require MoDOT approval. The City will explore grant and cost-sharing opportunities to implement this project.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total



City of Creve Coeur

To: Mayor and City Council
From: Mark Perkins, City Administrator
Date: February 24, 2014
Re: Capital Improvement Program Update – FY2015-2019

The proposed Capital Improvement Program (CIP) for the five-year period beginning July 1, 2014 is provided herein. The plan is also being submitted to the Planning and Zoning Commission and Finance Committee for their review and recommendations. A public hearing before the City Council is scheduled for Monday, March 24. As in previous years, input from the public, City staff, and the City's boards, commissions and committees has been considered as part of the CIP update.

Revenues

The $\frac{1}{2}$ cent capital improvement sales tax is the major funding source for the CIP. Capital sales tax revenues are projected to be \$1,895,000 at the end of the current fiscal year compared to last year's total of \$1,898,578, or a reduction of approximately 0.2%. A 1.25% annual increase in sales tax revenue is projected in years 2015 through 2019. A General Fund transfer of \$400,000 is proposed for each year. These transfers will provide additional funding for the City's street program and are possible due to the City's significant fund balance. General Fund transfers to the Capital Fund are made in most years, and are appropriate based on the transportation-oriented revenue sources of the General Fund which include the County Road and Bridge tax revenues.

The City has been successful in obtaining grant funding for street and park projects, and it is anticipated that we will be able to obtain future grant funding as well to supplement the plan as presented.

Expenditures

Capital outlay for the next five years will range from approximately \$2.2 million to \$3.7 million annually. These figures will likely increase as federal transportation funds are secured for certain projects.

Previously debt service had comprised a significant portion of the City's CIP dollars since the purchase and construction of Millennium Park in 2000. The debt was retired in January 2014, six years ahead of schedule. By paying off this debt early (\$4,164,994), the city saved a considerable amount in interest. The interest rate on the bonds were approximately 4%, while our investment earnings are averaging approximately 1%. Early retirement of this debt frees up approximately \$600,000 to \$800,000 annually for capital projects going forward.

Status updates for FY14 projects and CIP FY15-19 highlights for each major category are provided below:

9501 Building & Improvement Projects

Americans with Disabilities Act Improvement (ADA) / Community Development Block Grant (CDBG) (\$20,000/FY14) – City staff are still looking at potential projects for ADA improvements at government facilities, suitable for use of federal CDBG funds.

Public Art (\$75,000/FY15) – The Creve Coeur Arts Commission requested funds for artwork to be placed on public land in FY14; however the project was postponed to FY15. Project includes the installation of two artist-designed transit shelters and the addition of newly proposed concrete pads to display temporary art (on-loan) or permanent art on public lands to further the goals of the Public Art Master Plan.

Public Works Equipment Storage Building (\$230,000/FY18) – Proposed to provide protection from the weather to extend the life of major equipment.

Government Center Space Analysis and Preliminary Design (\$41,000/FY14; \$200,000/FY15) – In FY14, a cost analysis and conceptual plan report for future renovation is anticipated to be completed by spring. In FY15, some funds are budgeted to begin making renovations to the building based on the report. The last major renovation occurred in 1987, when the building was converted from an elementary school to the Government Center. Efficiency, accessibility and security upgrades will be considered as part of the scope of this project. Additional funding will be budgeted in future CIP years as the scope of the renovations unfolds.

Police Locker Room Renovation (\$19,999/FY14) – Reconstructed showers and space reconfigurations were completed in the PD men's locker room. Additional improvements to both the men's and women's locker rooms may be included as part of the future Government Center Renovations.

Public Art Bus Shelter (\$31,965/FY14) – The City anticipates receiving a signed contract and for construction to begin this fiscal year for a artistically designed transit shelter located at the CVS Pharmacy located at 11560 Olive Blvd.

Public Works Salt Storage (\$30,000/FY15) – A newly proposed salt storage structure to ensure the city has an adequate supply of salt to treat road pavements (FY15).

9506 Park Development Projects

Park Improvements and Grant Match (\$12,000/FY14) – In FY14, staff worked with a consultant to conduct a needs assessment of the Dielmann Recreation Complex to which the City was reimbursed \$4,000 from a grant for the assessment.

Tappmeyer House Exterior Painting (\$60,000/FY15) – Originally slated for FY14, this project includes replacement of damaged wood and either painting, siding, or a combination thereof.

Golf Course Cart Path Replacement (\$50,000/FY15-19) – Project includes replacement of 10,500 linear feet of deteriorating asphalt path. Work will be performed by city crews.

Certified Nature Explorer Classroom (\$22,500/FY17) – Proposed outdoor classroom for either Malcolm Terrace Park or Millennium Park to create a programming/play area.

Dielmann Recreation Complex Renovations (\$311,550/FY15) – The City was approved to receive a regional parks commission grant (\$270,000) for construction of improvements to the building, including lighting and flooring replacement, and other renovations to improve the operational efficiency and usage of the facility which will be completed in FY15.

9509 Stormwater Projects

Stormwater Master Plan Projects (\$105,000/FY14; \$150,000/FY17 & FY18) – The Stormwater Master Plan completed in 2012 identified several projects to be completed over the next several years. In FY14, funds were used in response to an emergency engineering and design project for the failed dam and minor temporary repairs at the Golf Course.

Chilton Lane Stormwater Improvements (\$130,000/FY14) – Replaced a failed stormwater culvert under the road, installed headwalls and restored landscape. Project began in FY12 with design and construction was completed in FY14.

Middlebrook Drive Storm Water Improvements (\$250,000/FY16) – Project includes replacing the culvert pipes under Middlebrook Drive and making associated repairs to the roadways. The project has been identified as a priority by the Stormwater Committee.

Golf Course Pond Siltation Removal (North) (\$450,000/FY19) – Project includes de-silting the northern ponds, installing additional bank treatments and aquatic plants and constructing a sediment collection structure to address water quality and make future sediment removal for routine maintenance easier. The retention ponds are vital to the stormwater management for the office park north of the golf course.

Golf Course Dam Rehabilitation & Pond Siltation Removal (South) (\$440,000/FY15) – Project includes repairing the dam which failed in FY14, de-silting south ponds, and installing boulder wall and aquatic plants to improve water quality and appearance.

9510 Street & Sidewalk Projects

Street/Sidewalk Maintenance Program (\$1,133,000/FY14; \$1,000,000/FY15) -- The majority of CIP expenditures are dedicated to preserving the City's streets and sidewalks through concrete-slab replacement, asphalt overlay, and other preservation techniques. Priorities are guided by the City's infrastructure management program and street rating system. In FY14, some funds were used from this account to pay for reconstruction projects including South Graeser Road, Brooktrail Court, as well as miscellaneous asphalt overlay and concrete slab replacements in the city.

Street Reconstruction (\$370,000/FY14; \$400,000/FY15) – In FY14, Chasselle Lane reconstruction was completed over budget as a result of project design, greater than expected soil remediation and materials, and project management costs. In FY15, staff are proposing additional funding of \$400,000 for large street reconstruction projects. The city maintains a large number of ‘composite’ streets – asphalt over concrete – and these projects often result in extensive reconstruction. Spoede Woods, Sona Lane and Winrock Drive are proposed for reconstruction.

Emerson Road Reconstruction (\$247,000/FY16 & FY17) - A conceptual plan was completed in FY12, and a grant match is now proposed to be included in the CIP. The project includes the reconstruction of the road pavement, placement of a sidewalk, stormwater control systems in the city-owned section of ROW from DeSmet High School to Old Ballas Road, and a higher-capacity right-turn lane from Emerson to Ladue. The amount of \$247,000 represents a 30% grant match for the project. Construction is anticipated to begin in FY16 and continue into FY17.

Ladue Sidewalk Infill/Graeser to Coeur De Ville (\$55,900/FY14) – Project purpose was to fill gaps and make sidewalks ADA compliant in the area. Total anticipated cost of the project was \$520,000. The project began in FY13 and was completed this fiscal year under budget by \$173,000.

Graeser Road Overlay (\$607,400/FY14 & FY15) – Federal funds have been secured to cover 67%, or \$429,000 of the total cost of this project (\$645,000), which includes an asphalt overlay from Ladue Rd. to Olive Blvd and curbing, gutter, and sidewalk repairs including accessibility ramps. Due to rapid deterioration of the roadway, the recently received engineer’s construction cost estimate is higher than the original cost estimate (\$537,000) used to apply for the grant for the construction. In FY13, the engineering for the project was completed. Construction and expenses will begin in FY14 and continue into FY15.

Mosley Road Preliminary Engineering (\$90,000/FY14 & FY15) - Preliminary engineering will include development of a project scope and budget for future inclusion in the City’s CIP.

Olive Blvd. Sidewalk Fernview West Phase 1 (\$1,400/FY14) – In FY14, a preliminary survey was completed for a sidewalk improvement project. Following meetings with MoDOT officials, it was discovered the project would require significant intersection improvements. City staff propose to include Phase 1 with Phase 2 below and pursue grant opportunities to offset the estimated \$500,000 project cost and has moved the project to Olive Blvd. Sidewalk Mason West Engineering Concept Phase 2 in FY16.

Olive Blvd. Sidewalk Mason West Engineering Concept Phase 2 (\$50,000; FY16) – Cost includes the concept design only for a project to fill in existing gaps in the Olive Boulevard sidewalk network west of Mason Road to the western city limits. Grant match funding will be scheduled into the 5-year CIP after the concept plan is completed.

Coeur De Ville Drive Overlay – (\$70,000/FY14 and \$500,000/FY15) – In FY14, an engineering design was completed. Construction will begin in FY15. The City has secured a federal grant to cover 80% of the cost of the project, which includes an asphalt overlay between Olive Blvd. and Ladue Rd. as well as curbing, gutter, and sidewalk repairs including accessibility ramps. Additional plantings would be installed between Coeur De Ville and I-270 including around the MoDOT equipment storage area to expand the visual barrier.

Warson Road Overlay Grant Match (\$115,000; FY16/FY17) – The project scope includes an asphalt overlay from the city's southern city limits to Olive Blvd and curbing, gutter, and sidewalk repairs. The full project cost will be included in future CIPs if the City is successful in obtaining the grant.

Olive Blvd. /New Ballas Rd. to Craig Rd. Engineering (\$200,000; FY16) – The project scope includes center medians to improve traffic access management, wider sidewalks, and streetscaping enhancements.

Mason Rd. Sidewalk Infill/Conway Rd. to Olive Blvd. (\$20,000; FY19) – The project includes design of sidewalk infill. City staff plan to apply for a grant to design and construct this project in the future.

Lindbergh Streetscape Enhancement Project Phase I Grant Match (\$100,000; FY17) – This project includes painting traffic signals black, illuminated street name signs, artwork on concrete medians and native landscaping at the Olive/Lindbergh interchange.

9516 Capital Equipment

Proposed funding for capital equipment ranges from \$258,366 to \$341,660 per year over the next five years. Only capital equipment with a cost of \$20,000 or more, and a useful life of 5 years or longer are included in the CIP.

Public Works Equipment (\$238,623/FY14) – all capital equipment approved in FY14 was purchased under budget (\$9,877).

Major Office Equipment (\$36,000/FY15) – Originally approved in FY14 budget, the purchase of a Police Voice Recognition System was moved to FY15.

Zamboni Replacement (\$80,000; FY16) – Cost to replace ice resurfacing vehicle at end of its useful life for the Ice Arena.

Future Project List

A list of potential projects for a future CIP is included. Future projects are identified as projects with either no available funding or with a scope and/or estimate that has not been fully developed. These projects are *not* part of the five-year CIP, but may warrant future consideration for funding.

Project Descriptions

Detailed project description sheets, as well as the information included herewithin, are available on the City's website www.creve-coeur.org/cip.

Attachments

Capital Improvement Program Schedule FY2015-2019
Five-Year Capital Improvement Program FY2015-2019 spreadsheet
Ten-Year Capital Improvement Program Revenues and Expenditures Summary FY2010-2019 spreadsheet

CC: Planning & Zoning Commission, Finance Committee, Economic Development Commission, Stormwater Committee, Parks & Recreation Committee, Horticulture, Environment & Beautification Committee, and Climate Action Task Force

**Capital Improvement Program
FY 2015-2019 Schedule for Annual Update**

November 2013 – January 2014	Solicit input from citizens, City committees, and City staff
February 25, 2014	Proposed CIP provided to City Council, P&Z and Finance
March 2014	P&Z and Finance Committee review
March 10 & March 24, 2014	City Council Work Sessions
March 24, 2014	Public Hearing before City Council
March 24	City Council Approval

**TEN-YEAR CAPITAL IMPROVEMENT PROGRAM
REVENUE AND EXPENDITURES SUMMARY FY2010-2019**

	Actual Revenues 2010	Actual Revenues 2011	Actual Revenues 2012	Actual Revenues 2013	Projected Revenues 2014	Projected Revenues 2015	Projected Revenues 2016	Projected Revenues 2017	Projected Revenues 2018	Projected Revenues 2019
REVENUES:										
Beginning Fund Balance (est. Cash Basis as of July 1)	2,348,092	1,757,372	2,200,221	1,580,402	1,250,169	627,803	203,987	246,998	235,495	482,291
City Sales Tax	1,791,239	1,879,463	1,895,865	1,898,578	1,895,000	1,918,688	1,942,671	1,966,954	1,991,541	2,016,436
Interest on Investments	45,239	40,314	36,993	38,836	20,000	2,000	4,000	1,500	1,500	2,000
Other Agency Funding	724,426	17,845	839,049	571,725	997,636	968,046	20,000	20,000	20,000	20,000
Other Revenues	49,907	105,128	26,402	0	36,279	32,000	24,000	20,000	20,000	20,000
Transfers from Other Funds	400,000	750,000	400,000	400,000	3,150,000	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	3,010,811	2,792,750	3,198,309	2,909,139	6,098,915	3,320,734	2,390,671	2,408,454	2,433,041	2,458,436
	Actual Expenditures 2010	Actual Expenditures 2011	Actual Expenditures 2012	Actual Expenditures 2013	Projected Expenditures 2014	Projected Expenditures 2015	Projected Expenditures 2016	Projected Expenditures 2017	Projected Expenditures 2018	Projected Expenditures 2019
EXPENDITURES:										
Buildings & Improvements	425,763	47,751	213,794	69,432	112,964	325,000	20,000	20,000	250,000	20,000
Park Development Projects	412,393	32,537	209,381	3,732	12,000	421,550	50,000	112,500	50,000	90,000
Stormwater Projects	9,622	1,062	64,546	70,308	235,000	440,000	250,000	150,000	150,000	450,000
Street Overlay/Repair	1,252,685	1,046,628	1,991,628	1,850,047	1,957,700	2,270,000	1,686,000	1,859,500	1,466,990	1,522,000
Capital Equipment	249,327	229,380	342,736	252,284	238,623	288,000	341,660	277,957	269,255	258,366
Debt Service	1,251,741	992,543	996,043	993,569	4,164,994	-	-	-	-	-
TOTAL CAPITAL EXPENDITURES	3,601,531	2,349,901	3,818,128	3,239,372	6,721,281	3,744,550	2,347,660	2,419,957	2,186,245	2,340,366
ENDING FUND BALANCE (CASH BASIS)	1,757,372	2,200,221	1,580,402	1,250,169	627,803	203,987	246,998	235,495	482,291	600,361

As of 03/25/2014



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

April 21, 2014

Mayor Barry Glantz
City Council Members
City of Creve Coeur
300 N New Ballas Road
Creve Coeur, MO 63141

Re: Capital Improvement Plan FY15-19

Honorable Mayor and City Council Members:

The Planning and Zoning Commission, at its meeting of March 31, 2014, reviewed the Capital Improvement Plan (CIP) for FY 2015-2019 presented by Sharon Stott, Assistant to the City Administrator.

By unanimous vote, the Planning Commission recommends approval of the CIP, which was before the City Council on Monday, March 24th, 2014.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible.

Sincerely,

CITY OF CREVE COEUR

Timothy Maiden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

City to Hold Public Hearing on March 24 for Five-Year Capital Improvement Plan

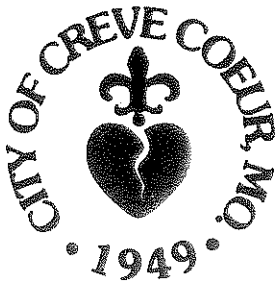
CREVE COEUR – The Creve Coeur City Council will hold a public hearing on Monday, March 24, at 7:30 p.m., in the Creve Coeur Council Chambers located at 300 N. New Ballas Rd., Creve Coeur, Mo., for the proposed five-year Capital Improvement Plan (CIP) FY2015-2019.

Major revenues and expenditures for the proposed CIP FY2015-2019 include:

	Projected Revenues 2015	Projected Revenues 2016	Projected Revenues 2017	Projected Revenues 2018	Projected Revenues 2019
REVENUES:					
City Sales Tax	1,918,688	1,942,671	1,966,954	1,991,541	2,016,436
Interest on Investments	2,000	4,000	1,500	1,500	2,000
Other Agency Funding	968,046	20,000	20,000	20,000	20,000
Other Revenues	32,000	24,000	20,000	20,000	20,000
Transfers from Other Funds	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	3,320,734	2,390,671	2,408,454	2,433,041	2,458,436
	Projected Expenditures 2015	Projected Expenditures 2016	Projected Expenditures 2017	Projected Expenditures 2018	Projected Expenditures 2019
EXPENDITURES					
Building & Improvements	325,000	20,000	20,000	250,000	20,000
Park Development Projects	421,550	50,000	112,500	50,000	90,000
Stormwater Projects	440,000	250,000	150,000	150,000	450,000
Street Overlay/Repair	2,270,000	1,686,000	1,859,500	1,466,990	1,522,000
Capital Equipment	288,000	341,660	277,957	269,255	258,366
Debt Service	0	0	0	0	0
TOTAL CAPITAL EXPENDITURES	3,7444,550	2,347,660	2,419,957	2,186,245	2,340,366

For more information on the CIP, visit the city website at www.creve-coeur.org/CIP, or call Sharon Stott, Assistant to the City Administrator, at 314-872-2516.

10508415 County Feb 27, 2014



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

April 17, 2014

Mayor and Council
City of Creve Coeur
Creve Coeur MO 63141

Re: Proposed 2015 Capital Improvements Program

Honorable Mayor and City Council:

On March 11 the Finance Committee was presented the proposed CIP by Sharon Stott, Mark Perkins and Dan Smith, followed by our attending the March 24 Public Hearing and March 31 Planning & Zoning meeting. Since the majority of proposed expenditures are infrastructure and facilities, additional detail was sought from the Public Works Department. We met again on April 17 to continue discussions and prepare these recommendations.

In prior years the capital budget allocated \$1 million to Millennium Park debt payment and \$1-1.5 million to street repair, leaving relatively limited discretionary capital funds. This year, having retired the Millenium debt, the committee realized that multiple projects can be funded and thus that additional review of alternatives is appropriate to make the best use of capital funds. Presently City staff informally considers public safety, infrastructure maintenance, operating efficiency, citizen demand, economic growth, etc. when developing the CIP. The Finance Committee considered several additional selection criteria for evaluating and prioritizing projects including basis of cost estimate, capability to manage execution risk, legal necessity and community sustainability. Several questions remain unresolved which we recommend receive further consideration by staff and Council during the next budget phase.

Equipment Storage Building and Salt Storage: Discussion of these two projects included concerns about location. The proposed remote location of the vehicle storage garage on Lindbergh, away from the central PWD Garage, was justified as way to reduce construction cost by \$100 thousand at Rue de la Banque. Operating costs for moving vehicles, fencing, security and administration were not explicitly evaluated. Further discussion included the difficult fill conditions on which the Rue de la Banque facility rests, which may involve potential seismic and water pollution hazard.

Stormwater: Taken together, the proposed budget for Middlebrook and actual cost for Chilton exceed \$400 thousand, which far exceeds the \$125 thousand estimated in the Stormwater Master Plan that was updated in 2012. The higher cost is due to greatly increased project scope and additional design requirements not included in the Master Plan. The Finance Committee is concerned that this cost variance may imply that the stormwater master plan estimate of \$3.9 million is well below what City should budget for future stormwater projects. If, for example, the stormwater master plan should total \$10 million, 50 years will be required to complete it at an annual expenditure of \$150 thousand. Given potentially higher costs, competing demands for projects and limited funds, should City revise its stormwater approach or is a different financing provision needed?

Golf Course Silt Removal: The existing 2 acres of ponds appears far too small to provide stormwater detention for the 75 acre office park drainage area which flows toward the golf course, leading to erosion and dam failure. The Finance Committee questions whether these projects, which total nearly \$900 thousand for dam repairs, erosion control, inflow desilting and silt removal are required City expenditures. Removing silt from the ponds will not increase their detention capacity unless they drain completely between rainfall events. We encourage verification that City is legally obligated to provide detention under the stormwater maintenance agreement and that the expenditure of \$900 thousand is the least-cost way to accomplish the required capacity.

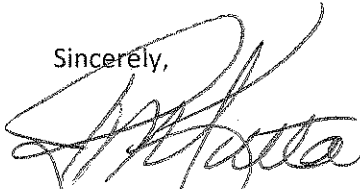
Recommendations:

- Conduct an economic analysis of the truck garage and salt storage projects to determine whether consolidating equipment operations at Rue de la Banque offset the cost of site improvement. Similarly determine whether continued investment at Rue de la Banque is in the best long-term interest of City given known foundation limitations.
- Develop a quantitative decision-making approach such as an evaluation matrix for evaluating project proposals to aid Council in decision-making. The Finance Committee offers to develop such an instrument for Council review prior to the 2016 budget cycle.
- Evaluate the stormwater master plan in light of recent cost experience to confirm total future cost and approach.
- Study the office park and golf course stormwater hydraulics and stormwater maintenance legal requirements and offer several repair alternatives basis satisfying the minimum legal requirements.

In closing, the Finance Committee appreciates that our scope of involvement is advising City on financial matters and suggests that Council consider whether an additional citizen committee involved solely with public infrastructure and facilities could devote full-time involvement to this major area of spending.

The Finance Committee is available to discuss the preceding or other topics with Council.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Kutta', written over a horizontal line.

Richard Kutta, Chair
Finance Committee

**Citizen Comments & Recommendations
FY15-FY19 Capital Improvement Program**

1. Richard Kutta – (received 11/25/2013)
 - Winterize and heat all existing City parks restrooms.
 - Purchase a walk-behind snowblower and trailer to maintain accessible city park paved walking trails.
 - Provide a second dog park in another park (Beirne or Malcom Terrace) close to a parking lot and restrooms.
 - Upgrade Govt. Center building envelope to comply with the 2012 International Energy Conservation Code.
2. Margie Jaffe (Ward 3) – (received 12/04/2013)
 - Plant trees along Olive Boulevard – 1 block at a time.
3. Horticulture, Environment and Beautification Committee – (12/11/2013)
 - Voted in support of a Certified Nature Explorer Classroom. *(Included in FY17 budget under Park Improvements.)*
4. Bernie Colton – (received 1/10/2014)
 - Set aside money in CIP in anticipation of the damage to our roads due to the extreme weather we have experienced.
5. Ted Ruzicka, Parks & Recreation Committee Member – (received 12/11/13)
 - Dielmann center needs to be more of a community center; would like to see a 3-year and 10-year game plan for the building.
6. Dennis Green (Ward 2) – (received 1/10/14)
 - 121 Mystic Meadows Lane – requests stormwater funds be utilized to improve the flow of stormwater (on his property). *(Personal property issue reviewed by Stormwater Committee 2/14/14).*
7. Phil Hellwege (Ward 2) – (received call on 3/24/2014)
 - Lives in Runnymede Subdivision – would like to see street improvements made to Magna Carta Drive. *(Overlay improvements estimated to occur in FY16 in Miscellaneous Street & Sidewalk improvements.)*



Capital Improvement Program

FY 2015-2019

- 
- ## Goals of the CIP
- Provide a systematic approach for maintaining city infrastructure
 - Develop a comprehensive strategy for replacement of major capital items
 - Plan for facilities which enhance the quality of life in Creve Coeur while pursuing maximum fiscal responsibility

- 
- ## Timeline & Process
- Nov 2013 – Jan 2014 Solicited input from citizens, City committees, and City staff
 - Feb 24, 2014 Proposed CIP provided to City Council
 - Mar 11 & Apr 17, 2014 Finance Committee review of CIP
 - Mar 10 & 24, 2014 City Council work sessions
 - Mar 24, 2014 Public hearing before City Council
 - Mar 31, 2014 P&Z review of CIP
 - Apr 28, 2014 City Council approval



Status of FY 2014 Capital Projects

- 
- ## FY14 Street & Sidewalk Maintenance Program
- Asphalt Resurfacing
 - Overlays
 - 4 Streets (.75 centerline miles);
 - Cost \$120,610
 - Fernview neighborhood
 - Microsurface
 - 16 Streets (2.75 centerline miles)
 - Cost \$134,500
 - Citywide

- 
- ## FY14 Street & Sidewalk Maintenance Program
- Concrete Replacement
 - Streets
 - 20 Streets - varying degrees of repairs (\$345,000)
 - Sidewalks
 - Repairs completed citywide (\$23,239)
 - Sidewalk inventory update completed for federal compliance with ADA guidelines
 - Preparing contract for concrete sidewalk repairs and ADA compliance (\$100,000)

FY14 Pavement Reconstruction

- Chasselle Lane
 - Reconstructed with asphalt
 - Cost to date \$370,000
- South Graeser & Brooktrail Court
 - Complete rebuild of street using concrete in
 - Project included grade reset to address drainage issues
 - Cost \$477,679



FY14 West Olive Blvd. Lighting

- Installation (continuation) of decorative lighting from Cross Creek Rd. to Mason Rd.
- Cost \$363,506; city share \$72,702 (80% grant reimbursement)
- Budgeted in FY13; installed in FY13/FY14
- Project completed



FY14 Ladue Rd. Sidewalk Infill

- STP-E Grant Project
- Construction began in FY13 and completed in FY14
- Replaced asphalt path with a concrete sidewalk
- Graeser Rd. to Coeur de Ville Ln.
- Cost \$347,077; city share \$62,005 (80% grant reimbursement)

FY14 Graeser Rd. Resurfacing

- STP-S Grant Project - 67% grant reimbursement
- Olive Blvd. to Ladue Rd.
- Engineering completed in FY13 & FY14
 - Cost \$50,667; city share \$10,133
- Construction beginning in FY14 and continue in FY15

FY14 Mosley Rd. Engineering

- Preliminary engineering in FY14 & FY15 (\$90,000)
- Scope of project is to reconstruct road and address pavement performance, rideability and stormwater management
- City staff to pursue grant
- Construction cost to be included in future CIP years

FY14 Olive Blvd. Sidewalk (Fernview West) Phase 1

- Survey & design preparation completed in FY13 & FY14 (\$18,194)
- Project limits: south side of Olive Blvd. from east of Fernview to 13150 Olive Blvd.
- Significant intersection improvements per MoDOT
- Project to be combined with Phase 2 (Olive Blvd/Mason West Engineering) in FY16 –
- City staff to pursue grant to offset estimated cost \$500,000

FY14 Coeur De Ville Drive Overlay

- Engineering design completed in FY14/FY15
- STP-S grant secured to cover 80% of project cost \$570,000; city share \$114,000
- Project includes asphalt overlay, curbing, gutter and sidewalk repairs/improvements between Olive Blvd. and Ladue Road
- Additional plantings between Coeur De Ville and I-270
- Construction scheduled for FY15

FY14 Stormwater Projects

- Misc. Stormwater Improvements (\$105,000)
 - Responded to emergency engineering and design project for failed dam and minor temporary repairs at the Golf Course
- Chilton Lane (\$146,008)
 - Design completed in FY13
 - Replaced failed stormwater culvert under road, installed headwalls and restored landscape
 - Completed in FY14

FY14 Building & Improvements

- Government Center Space Analysis and Preliminary Design (\$41,000)
 - Cost analysis/conceptual plan report due in late FY14
 - Efficiency, accessibility and security updates in FY15
- Police Locker Room Renovation (\$19,999)
 - Completed reconstruction showers and space configurations in men's locker room
- Public Art Bus Shelter (\$31,965)

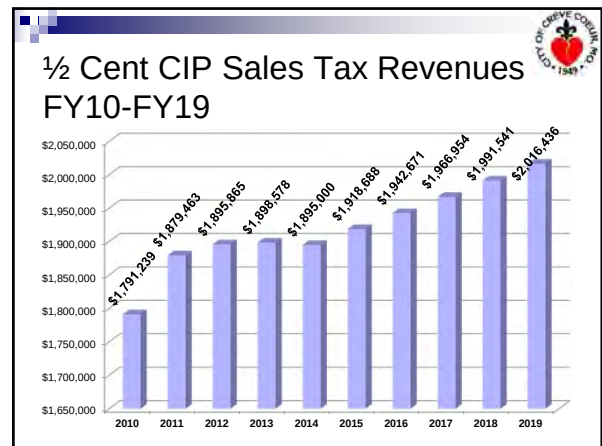
FY14 Park Development Projects

- Park Improvements/Grant Match
 - Needs assessment of Dielmann Recreation building in FY14; cost \$12,000; city share \$8,000
 - Recommendations included in renovations for FY15
- Tappmeyer House Exterior Painting (\$60,000)
 - Project includes replacement of damaged wood and either painting, siding or a combination thereof.
 - Moved to FY15

FY14 Capital Equipment

- Public Works Equipment
 - Replacement of equipment at least 10 years old that has reached end of useful life
 - (1) Two-Ton Dump Truck; (1) One-Ton Dump Truck; (1) Leaf Vacuum; (1) Limb Chipper
 - Cost \$238,623; trade-in \$36,279; city share \$202,344
- Major Office Equipment
 - Police Voice Recognition Equipment – records incoming and outgoing phone calls and radio traffic
 - Cost \$36,000; purchase moved to FY15

CIP Revenues & Expenditures

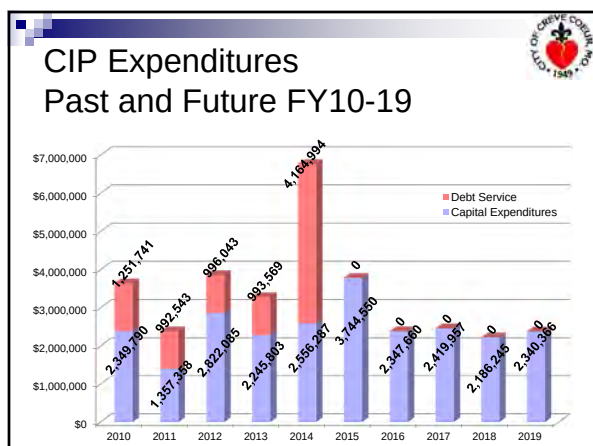


General Fund Transfers FY15-19

■ FY 2015	\$400,000
■ FY 2016	\$400,000
■ FY 2017	\$400,000
■ FY 2018	\$400,000
■ FY 2019	\$400,000
Total	\$2,000,000

Debt Service FY15-19

■ FY 2015	\$0
■ FY 2016	\$0
■ FY 2017	\$0
■ FY 2018	\$0
■ FY 2019	\$0
Total	\$0



- ## Projects FY15-19 (1 of 6)
- Building & Improvements
 - FY15 – Public Art (\$75,000)
 - FY18 – Public Works Equipment Storage Building (\$230,000)
 - FY15 – Government Center Space Analysis/Preliminary Design / Renovation (\$200,000)
 - FY15 – Public Works Salt Storage Area (\$30,000)

Projects FY15-19 *(2 of 6)*

- Park Development Projects
 - FY15 – Tappmeyer House Exterior Painting (\$60,000)
 - FY15 thru FY19 – Golf Course Path Replacement (\$250,000; \$50,000/annually)
 - FY17 – Certified Nature Explorer Classroom (\$22,500)
 - FY15 Dielmann Recreation Complex Renovations (Project Cost \$311,550; city share \$41,500)

Projects FY15-19 *(3 of 6)*

- Stormwater Projects
 - FY17 & FY18 – Stormwater Master Plan Projects (\$150,000/per year)
 - FY16 – Middlebrook Drive Stormwater Improvement (\$250,000)
 - FY19 – Golf Course Pond Siltation Removal (North) (\$450,000)
 - FY15 – Golf Course Dam Rehabilitation & Pond Siltation Removal (South) (\$440,000)

Projects FY15-19 *(4 of 6)*

- Misc. Street & Sidewalk Projects
 - FY15-19 – \$5,601,990 for 5-year total
- Misc. Street Reconstruction Projects
 - FY15-19 – \$1,600,000 for 5-year total
- Other Street Projects
 - FY16/FY17 – Emerson Road Reconstruction Grant Match (\$247,000)

Projects FY15-19 *(5 of 6)*

- Other Street Projects continued...
 - FY14/FY15 – Graeser Road Overlay
 - Original projected cost \$537,000; newly projected cost \$645,000 due to rapid deterioration of road conditions; city share \$216,000 (grant match)
 - FY14/15 – Mosley Road Preliminary Engineering (\$90,000)
 - FY16 – Olive Blvd. Sidewalk Mason West Engineering Concept Design Phase 2 (\$50,000)
 - FY15 – Coeur De Ville Overlay (total \$570,000; city share \$114,000)

Projects FY15-19 *(6 of 6)*

- Other Street Projects continued...
 - FY16/FY17 – Warson Road Overlay Grant Match (\$115,000)
 - FY16 – Olive Blvd./New Ballas Rd. to Craig Rd. Engineering (\$200,000)
 - FY19 – Mason Rd. Sidewalk Infill/Conway Rd to Olive Blvd Design (\$20,000)
 - FY17 – Lindbergh Streetscape Enhancement Project Phase I Grant Match (\$100,000)

Capital Equipment Program

- Assess and plan for long-term capital equipment needs
- Capital equipment defined as expenditures above \$20,000 and having a useful life of five or more years
- Replaces equipment typically 10 to 15 years old

Capital Equipment FY15-19

■ FY 2015	\$288,000
■ FY 2016	\$341,660
■ FY 2017	\$277,957
■ FY 2018	\$269,255
■ FY 2019	\$258,366
Total	\$1,435,238

Future Projects *(1 of 3)*

- Projects on the future list:
 - Downtown Streetscape & Infrastructure
 - New Ballas Rd. & Olive Blvd. Intersection Improvements
 - Extension of Studt from Old Ballas Rd. to Craig Rd.
 - Government Center Electrical Switchgear Replacement (\$250,000)
 - Hibler Rd. Reconstruction east of Falaise (\$295,000)
 - Lindbergh Blvd. Streetscape Enhancement (Phase I included in FY17)

Future Projects *(2 of 3)*

- Projects on the future list:
 - Mosley Rd. Reconstruction (\$1.5 million) – preliminary design in FY14/FY15
 - Olive Blvd. Improvements – New Ballas Rd. to Old Ballas (\$1.8 million) – preliminary engineering in FY14/15
 - N. New Ballas Rd. – Phase II Sidewalk – Rocky Dr. to Ladue Rd. – easements required
 - West Olive Blvd. Median Enhancements – Phase II – Mason Rd. to Fernview Dr. (\$2.2 million) – sidewalks included in FY14 & FY16

Future Projects *(3 of 3)*

- Projects on the future list:
 - Government Center Renovations – space needs/preliminary design in FY14; construction design and minor improvements in FY15
 - Dielmann Complex Renovations – Phase I included in CIP FY15
 - Lindbergh Blvd. Flyover at Old Olive/Light Industrial District Infrastructure Improvements
 - Ladue Road Improvements at I-270
 - Mason Road Sidewalk Infill – Conway to Olive – preliminary engineering in FY19

Questions &
Comments

Finance Committee Members,

Below are city staff responses to Capital Improvement Program questions asked by Mr. Kutta to Mr. Mark Perkins in an email dated Thursday, April 3, 2014. Mr. Perkins, Mr. Jim Heines, Director of Public Works, and I will be in attendance at the Finance Committee Meeting on Thursday, April 17.

Thank you.

Sharon Stott
Assistant to the City Administrator

Questions by Mr. Kutta	City Staff Responses
Energy Audit Why are there no Energy Efficiency Improvements from the March 2013 Energy Audit included in 5-yr plan?	The proposals that involve the Government Center are on hold until the space-needs analysis is complete, the City has evaluated the results, and the City has chosen a path moving forward. Otherwise, some of these investments could be lost in a renovation. Some of the recommendations for the Dielmann Complex are either planned or are underway. Three examples are “EEM-1: Lighting-Interior” (part of the Dielmann Complex Renovations project), “EEM-6: Solar Panels” (6-year lease of 25-kW roof-mounted solar array included in the Municipal Enterprise Fund operating budget due to its low investment requirements; installation late FY14/early FY15), and “EEM-7: Heat Recovery” (also part of the Dielmann Complex Renovations project).
PW Salt Storage Area What is proposed construction scope: size, location, materials, longevity. Is runoff from uncovered salt storage a water pollution risk?	The proposal is to create a three-sided concrete storage area for salt to increase the City’s supply. This will help meet the demand in difficult winters. The salt storage area would be located adjacent to the City’s salt dome at the public works facility on East Rue de la Banque Drive. The storage area will be covered with a tarp, and the salt will remain dry. Stormwater runoff from an uncovered salt storage area would be a pollution concern, and that is why the tarp cover is proposed.

Dielmann Complex Renovations Is architectural design complete? What is source of the \$311,550 cost estimate? How will work be performed?	<i>Is the architectural design complete?</i> As part of the initial needs analysis, we were given a set of basic floor plan drawings that showed how the renovations could progress. We are currently working on securing the services of Hastings+Chiveta Architects to complete the architectural design portion of the project. <i>What is the source of the \$311,550 cost estimate?</i> The cost estimate comes from construction estimates included in the initial needs analysis prepared by CannonDesign. Prior to submitting the grant documents, staff also compiled quotes from various vendors for items such as lighting updates, furniture, decking materials, to verify actual estimated costs of the project. Note that the \$311,550 includes items to be purchased using both grant funds and the matching funds from the City, and the City will also be supplying labor for some of the projects (removing carpet, replacing lights, constructing the deck, etc.). <i>How will the work be performed?</i> <u>Timeline:</u> The project is slated to begin in early June with lighting replacement, lobby renovation and renovation of the west meeting rooms being completed by late August. The east meeting room will remain open throughout the process to minimize disruption of rental events. Once the west side of the building is complete, joint desk operations will move to the new centralized desk, and renovation of the east meeting room will occur. Finally, golf course staff will complete the deck expansion in late October and early November. The heat exchanger is anticipated to be in place in early July so that the full fiscal year of energy savings can be capitalized upon. <u>Management:</u> Hastings+Chiveta will provide construction management services on an hourly basis with a not-to-exceed contract. They will make site visits to answer questions from contractors, etc., and verify work is progressing as planned. <u>Outside Contractors:</u> Outside contractors will be utilized for a majority of the project. <u>Use of City Staff:</u> Qualified City staff will be utilized for some portions of the project including Public Works staff to assist with replacement of ballasts and/or fixtures and full time Enterprise Fund staff for deck expansion and some demolition. City Staff will also work to source furniture and equipment and follow City purchasing guidelines to procure those items.
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Middlebrook Stormwater Why has \$250,000 cost increased 4x over \$53,000 cost in 2013 stormwater plan? Chilton project cost \$150,000 in comparison to \$70,000 stormwater plan. Are stormwater study costs not valid?	The stormwater master plan update involved a cursory review of many sites, including the culverts beneath Middlebrook and Chilton. The assessment and estimation of cost are at a concept level. The survey and design process found that the culverts beneath both Middlebrook and Chilton were too small for the watersheds that fed into them. In fact, it was found that stormwater would run over the top of the street for Middlebrook in a strong storm, and this was thought to be a significant contributor to the erosion found there. These projects became culvert replacement projects rather than stream bank rehabilitation projects. The costs shown in the CIP reflect the design engineer's estimate. Staff feels that the scopes of work and estimated costs in the stormwater master plan provide some value for planning purposes, but the Middlebrook and Chilton projects are good examples of how these projects could be greater in scope and cost than the report suggests.
Golf Course Pond Silt removal (both north and south ponds) What water storage volume is required for detention? Will silt removal provide needed detention volume? Why is project a capital cost since isn't an improvement.	<i>What water storage volume is required for detention?</i> The repair to the dam will be made on an emergency basis, and no specific detention requirement has been found for the ponds. The project has been designed to match the existing flow conditions as much as possible. In a sense, the goal is to not make the conditions worse. <i>Will silt removal provide needed detention volume?</i> Silt removal will deepen the pond and will improve the quality of the pond, but it will not add to the detention volume. The surface of the pond will be controlled by an outlet weir, which will match the elevation of the existing weir, and the pond will generally stay at that elevation. The dam will not be significantly raised compared to the existing dam, so the stormwater storage capacity of the pond will not be significantly changed. We looked at raising the top of the dam and lowering the elevation of the weir to increase the storage capacity of the system, but these efforts seemed to distract from the issue at hand (the failing dam) and complicate the permit process. We did not want to create a situation where the ponds would need to meet today's detention requirements simply because we tried to improve the existing storage conditions. <i>Why is project a capital cost since isn't an improvement?</i> The existing dam has deteriorated and is failing in several locations. The proposal is to replace this dam with a new one. This will be an improvement.

Street Maintenance Does cost include microsurfacing? Since MoDOT regards microsurfacing to extend life only 3-5 years, is it eligible for capitalization?	<i>Does cost include microsurfacing?</i> The proposed CIP includes about \$150,000 for a microsurfacing project in the summer of 2015 (\$125,000 contracted out, \$25,000 performed by City staff). <i>Since MoDOT regards microsurfacing to extend life only 3-5 years, is it eligible for capitalization?</i> The City's microsurfacing program typically involves significant roadway patching to replace failed pavement before the microsurfacing sealcoat is applied. The pavement is improved by the project rather than simply maintained. As a program, it should be capitalized.
Mosley Road Engineering \$90,000 cost is too much for conceptual plan & preliminary engineering – is it for final engineering construction documents?	The conceptual plan and preliminary engineering will involve a survey and analysis of the roadway thickness and base composition for over one mile of pavement. The surveying cost (\$21,700) and geotechnical cost (\$6,400) are reasonable, as is the engineering cost (about \$57,300). The design includes evaluation of and improvements to the pavement design, horizontal and vertical alignments of the street, stormwater management, sidewalks, and intersections along Mosley. The result will be a good understanding of the drainage and pavement issues that the City faces, with a reasonable estimation of the costs associated with solving these issues. This project could be as much as \$1,000,000 - \$2,000,000 to construct. Such analysis is necessary in order to effectively plan for how to implement the improvements to Mosley. Perhaps the term “preliminary” is misleading. Perhaps the preliminary design involves more than its name implies.

FY 2015-2019 Public Works Proposed Fleet Replacement Schedule

FY 2015 Public Works Fleet Replacement Schedule

<u>Item</u>	<u>Cost</u>	<u>Trade/Auction</u>
Chipper Truck with Arbortech Dump Bed	\$ 85,300.00	2002 Chipper Box Truck
One-ton dump Truck with Plow and Spreader	\$ 48,960.00	2003 One-ton Dump Truck
One-ton Service Body and Tommylift for Concrete Tools	\$ 45,000.00	1999 One-ton Service Body (concrete tools)
Leaf Vacuum (Diesel Powered)	\$ 37,740.00	2003 Leaf Vacuum (Gas Powered)
Pickup Truck - Service Body for signs	\$ 35,000.00	2002 Pickup - Service Body (sign truck)
	\$ 252,000.00	

FY 2016 Public Works Fleet Replacement Schedule

<u>Item</u>	<u>Cost</u>	<u>Trade/Auction</u>
Two-ton Dump Truck with Plow and Spreader	\$ 123,287.00	2006 Two-ton Dump Truck
One-ton dump Truck with Plow and Spreader	\$ 49,939.00	2003 One-ton Dump Truck
One-ton dump Truck with Plow and Spreader	\$ 49,939.00	2004 One-ton Dump Truck
Leaf Vacuum (Diesel Powered)	\$ 38,495.00	2005 Leaf Vacuum (Gas Powered)
	\$ 261,660.00	

FY 2017 Public Works Fleet Replacement Schedule

<u>Item</u>	<u>Cost</u>	<u>Trade/Auction</u>
Two-ton Dump Truck with Plow and Spreader	\$ 125,753.00	2007 Two-ton Dump Truck
One-ton dump Truck with Plow and Spreader	\$ 49,939.00	2005 One-ton Dump Truck
3/4 ton Pickup with Plow - Street Foreman	\$ 33,000.00	2005 3/4 ton pickup truck
Leaf Vacuum (Diesel Powered)	\$ 39,265.00	2006 Leaf Vacuum (Gas Powered)
	\$ 247,957.00	

FY 2018 Public Works Fleet Replacement Schedule

<u>Item</u>	<u>Cost</u>	<u>Trade/Auction</u>
Two-ton Dump Truck with Plow and Spreader	\$ 128,268.00	2008 Two-ton Dump Truck
One-ton dump Truck with Plow and Spreader	\$ 50,937.00	2007 One-ton Dump Truck
Leaf Vacuum (Diesel Powered)	\$ 40,050.00	2007 Leaf Vacuum (Gas Powered)
Skid Steer	\$ 50,000.00	2008 Bobcat Skid Steer
	\$ 269,255.00	

FY 2019 Public Works Fleet Replacement Schedule

<u>Item</u>	<u>Cost</u>	<u>Trade/Auction</u>
Two-ton Dump Truck with Plow and Spreader	\$ 132,116.00	2008 Two-ton Dump Truck
1/2 ton 4x4 pickup (Operation Superintendent)	\$ 35,000.00	2009 1/2 ton Pickup Truck
Leaf Vacuum (Diesel Powered)	\$ 41,250.00	2008 Leaf Vacuum (Diesel Powered)
Limb Chipper	\$ 50,000.00	2005 Vermeer (Self Feed)
	\$ 258,366.00	



2014 City of Creve Coeur, Missouri Community Survey

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to improve the quality of City services and to identify priorities for the community. If you have questions, please contact the Office of the City Administrator at 872-2511. **THANK YOU!**

1. **RATINGS OF THE CITY.** Please rate Creve Coeur on a scale of 1 to 5, where a 5 means "Excellent" and 1 means "Poor" with regard to each of the following:

Ratings of the City	Excellent	Good	Neutral	Fair	Poor	Don't Know
A. As a place to live	5	4	3	2	1	9
B. As a place to raise children	5	4	3	2	1	9
C. As a place to work	5	4	3	2	1	9
D. As a City that is moving in the right direction	5	4	3	2	1	9

2. **PERCEPTIONS.** Several items that may influence your perception of the City of Creve Coeur are listed below. Please rate Creve Coeur on a scale of 1 to 5, where a 5 means "Excellent" and 1 means "Poor" with regard to each of the following:

Perceptions of the City	Excellent	Good	Neutral	Fair	Poor	Don't Know
A. Overall quality of services provided by the City of Creve Coeur	5	4	3	2	1	9
B. Overall image of the City	5	4	3	2	1	9
C. Overall quality of life in the City	5	4	3	2	1	9
D. Overall value that you receive for your local tax dollars and fees	5	4	3	2	1	9
E. How well your community is planning growth	5	4	3	2	1	9
F. Efforts to conserve energy and protect the environment	5	4	3	2	1	9

3. **MAJOR CATEGORIES OF CITY SERVICES.** Please rate your overall satisfaction with the major categories of services provided by the City of Creve Coeur on a scale of 1 to 5, where a 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

Major Categories of City Services	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
A. Park maintenance	5	4	3	2	1	9
B. Maintenance of City streets (does not include County or State-maintained streets such as Olive Boulevard, Old Olive Street Road, Lindbergh Boulevard or I-270)	5	4	3	2	1	9
C. Limb chipping	5	4	3	2	1	9
D. Leaf vacuuming	5	4	3	2	1	9
E. Snow removal	5	4	3	2	1	9
F. Police services	5	4	3	2	1	9
G. Parks and recreation	5	4	3	2	1	9
H. Building permits and inspections	5	4	3	2	1	9
I. Municipal court	5	4	3	2	1	9
J. City newsletter	5	4	3	2	1	9
K. Overall quality of trash and yard waste	5	4	3	2	1	9
L. Overall enforcement of city codes and ordinances	5	4	3	2	1	9
M. Overall quality of customer service you receive from city employees	5	4	3	2	1	9
N. Overall effectiveness of city communication	5	4	3	2	1	9

4. Which THREE of the **MAJOR CATEGORIES OF CITY SERVICES** do you think should receive the most emphasis from City leaders over the next TWO Years? [Enter the letters for your top choices using the list in Question 3 above]

1st: ____ 2nd: ____ 3rd: ____

6. Do you live in a single-family home or townhome ~~receiving individualized trash collection service~~ (not in a condo or apartment)?

____(1) Yes [Answer Q6a-Q6f]

____(No) [Go to Q7]

6a. How satisfied are you with the City's trash service?

____(5) Very satisfied

____(4) Satisfied

____(3) Neutral

____(2) Dissatisfied

____(1) Very dissatisfied

____(9) Don't know

6b. How satisfied are you with the City's recycling ~~program~~ service?

____(5) Very satisfied

____(4) Satisfied

____(3) Neutral

____(2) Dissatisfied

____(1) Very dissatisfied

____(9) Don't know

6c. The City provides "valet" trash service, whereby trash is picked up near the house in the front or rear yard, not at the curb. Are you aware that valet trash pick-up is currently available to all single-family homes and townhomes?

____(1) Yes

____(2) No

6d. Do you use the City's valet trash service or do you place your trash at the curb?

____(1) City's valet trash service

____(2) City's curbside trash service

6e. The city studied the issue of trash collection extensively in 2013. By changing service from valet to curbside, the city could save \$600,000 annually, or 40% of the cost, and reduce the environmental impact of the service. Residents would be able to receive valet service for \$15 per month, except for individuals with disabilities who would continue to receive valet service at no cost. Given this information, which of the following options would you prefer?

____(1) No change to the existing service and feel the City should continue to pay 100% of the cost of valet service for all residents

____(2) City provides curbside service at no fee to residents, and residents desiring valet service will pay a \$15 fee per month. Residents with disabilities would not be charged a fee

____(3) City provides curbside service at no fee to residents, and residents desiring valet service will pay ~~half the~~ portion of the \$15 fee, ~~\$15 fee per month,~~ with the City also paying ~~the other half a portion.~~ Residents with disabilities would not be charged a fee

6f. To the best of your recollection, how many times, if ever, was your trash or recycling not picked up in the past year?

____(1) It was always picked up

____(2) 1-3 times

____(3) 4-6 times

____(4) 7-10 times

____(5) 11 or more times or more times

7. COMMUNICATION. Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following aspects of communication provided by the City of Creve Coeur:

City Communications	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
A. City efforts to keep you informed about important issues	5	4	3	2	1	9
B. City efforts to keep you informed about the City's finances	5	4	3	2	1	9
C. City efforts to keep you informed about planning and zoning efforts	5	4	3	2	1	9
D. The availability of information about City programs and services	5	4	3	2	1	9
E. The level of public involvement in local decision making	5	4	3	2	1	9
F. The quality of the City's social media (Facebook, Twitter, etc.)	5	4	3	2	1	9
G. The quality of the City's website	5	4	3	2	1	9

8. Which TWO of the COMMUNICATION services do you think should receive the most emphasis from City leaders over the next TWO Years? [Enter the letters for your top choices using the list in Question 7 above]

1st: _____ 2nd: _____

9. How often would you say you read the City's newsletter?

____(1) Every month _____(2) A few times a year _____(3) Never

10. What types of information would you prefer to see in the City's newsletter (check all that apply)?

- | | |
|---|---|
| ____(01) Information about City services and policies | ____(07) Parks information |
| ____(02) Council news | ____(08) Recreation programs |
| ____(03) Planning and Zoning updates | ____(09) Special events |
| ____(04) Street projects | ____(10) Police activities |
| ____(05) Code enforcement | ____(11) "Green"/sustainability information |
| (property maintenance, building requirements, etc.) | ____(12) Other _____ |
| ____(06) Public hearings | |

~~11. Would you prefer to receive the City's newsletter by e-mail or by mail? _____(1) By e-mail _____(2) By mail~~

~~12.11. Which of the following are your primary sources of information about City's programs, services, and events?~~

[Check all that apply]

- | | |
|---|---|
| ____(01) Resident newsletter | ____(07) Radio news programs |
| ____(02) City website via home computer (desktop, laptop) | ____(08) City's Facebook page |
| ____(03) City website via mobile device (phone, tablet) | ____(09) City's Twitter account |
| ____(04) Newspaper | ____(10) Word of mouth (friends, neighbors) |
| ____(05) Television news programs | ____(11) City emails (Notify Me) |
| ____(06) Public meetings | ____(12) Other _____ |

~~13. Which social media outlets do you use the most, if any, to communicate or gain information about current events?~~

~~____(1) None _____(3) Twitter~~
~~____(2) Facebook _____(4) Other: _____~~

~~14.12. What can the city do to improve communication with residents? [Write your answer in the space provided below]~~

~~15.13.~~ **PARKS AND RECREATION.** Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following parks and recreation services:

Parks and Recreation		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
A.	Maintenance of City parks	5	4	3	2	1	9
B.	Number of walking/biking trails	5	4	3	2	1	9
C.	Overall satisfaction with the ice arena	5	4	3	2	1	9
<u>D.</u>	<u>Overall satisfaction with the golf course</u>	<u>5</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>1</u>	<u>9</u>
<u>E.</u>	<u>Overall satisfaction with the dog park</u>						
<u>F.</u>	<u>Youth recreation programs</u>	5	4	3	2	1	9
<u>G.</u>	<u>Adult recreation programs</u>	5	4	3	2	1	9
<u>H.</u>	<u>Senior programs</u>	5	4	3	2	1	9

~~16.14. Which TWO of the PARKS AND RECREATION services do you think should receive the most emphasis from City leaders over the next TWO Years? [Enter the letters for your top choices using the list in Question 15 above]~~

1st: _____ 2nd: _____

17.15. How many times have you visited one of the City's parks in the last two years?
 ____ (1) None ____ (3) 5-9 times
 ____ (2) 1-4 times ____ (4) 10 or more times

18.16. If you could propose only one thing to improve City parks, recreation facilities, equipment or services, what would it be? [Write your answer in the space provided below]

19.17. **FEELING OF SAFETY.** On a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations:

Feeling of Safety	Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know
A. Walking alone in your neighborhood during the day	5	4	3	2	1	9
B. Walking alone in your neighborhood at night	5	4	3	2	1	9
C. In City parks	5	4	3	2	1	9

20.18. **PUBLIC SAFETY.** Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following public safety services provided by the City of Creve Coeur:

Public Safety	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
A. Overall quality of local police protection	5	4	3	2	1	9
B. Visibility of police in neighborhoods	5	4	3	2	1	9
C. Visibility of police in commercial and retail areas	5	4	3	2	1	9
D. How quickly police respond to emergencies	5	4	3	2	1	9
E. Efforts to prevent crime	5	4	3	2	1	9
F. Enforcement of local traffic laws	5	4	3	2	1	9

21.19. Which TWO of the **PUBLIC SAFETY** services listed above do you think should receive the most ...emphasis from City leaders over the next TWO Years? [Enter the letters for your top choices using the list in Question 20 above]
 1st: ____ 2nd: ____

22.20. If you could recommend one thing for the City's Police Department to do to improve its service, what would it be? [Write your answer in the space provided below]

23.21. Have you had any contact with the Creve Coeur Police Department in the last 3 years?
 ____ (1) Yes [answer Q23a-c]
 ____ (2) No [skip to Q24]

23a. **IF YES:** What type of contact have you had with the Creve Coeur Police Department most recently?
 ____ (1) Reported a crime (burglary, domestic violence, assault, etc.)
 ____ (2) Traffic stop
 ____ (3) Criminal arrest
 ____ (4) Crime prevention or safety promotion program
 ____ (5) Police assistance (motorist assist, response to an alarm, etc.)
 ____ (6) Other: _____

23b. **IF YES:** How would you rate the quality of your contact with the police officer?
 ____ (4) Excellent ____ (2) Fair
 ____ (3) Good ____ (1) Poor

23c. IF YES: How would you rate the dispatcher you interacted with?

____(4) Very courteous

____(3) Courteous

____(2) Discourteous

____(1) Very discourteous

____(9) Did not have contact with a dispatcher

~~24.2~~ **CUSTOMER SERVICE.** Have you called or visited the city with a question, problem, or complaint during the past year?

____(1) Yes [answer Q24a-d] ____ (2) No [go to Q25]

24a. **If YES:** How did you contact the city?

____(1) By phone

____(2) By email

____(3) By social media

____(4) In person

24b. **If YES:** Which Department did you contact the city about most recently?

____(01) Administration

____(02) Boards & Commissions

____(03) Building Division

____(04) Community Development

____(05) Finance

____(06) Human Resources

____(07) Legislative

____(08) Mayor and City Council

____(09) Municipal Court

____(10) Parks and Recreation

____(11) Planning Division

____(12) Police

____(13) Public Works

24c. **If YES:** How easy/difficult was it to address your issue?

____(4) Very easy

____(3) Somewhat easy

____(2) Difficult

____(1) Very difficult

____(9) Don't know

24d. **If YES:** Several factors that may influence your perception of the quality of customer service you receive from City employees are listed below. For each item, please rate how often the employees you have contacted during the past year have displayed the behavior described on a scale of 1 to 5, where 5 means "Always" and 1 means "Never."

Customer Service	Always	Usually	Sometimes	Seldom	Never	Don't Know
A. They were courteous and polite	5	4	3	2	1	9
B. They gave accurate answers to your questions	5	4	3	2	1	9
C. They did what they said they would do in a timely manner	5	4	3	2	1	9
D. They helped you resolve an issue to your satisfaction	5	4	3	2	1	9

~~25.2~~ **COMMUNITY DEVELOPMENT.** Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following community services provided by the City of Creve Coeur:

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
A. Enforcing the clean-up of junk and debris on private property in your community	5	4	3	2	1	9
B. Enforcing the mowing and cutting of weeds and grass on private property	5	4	3	2	1	9
C. Enforcing the exterior maintenance of residential property	5	4	3	2	1	9
D. Enforcing the exterior maintenance of commercial/business property	5	4	3	2	1	9
E. Enforcing sign regulations	5	4	3	2	1	9
F. Overall quality of new development in the city	5	4	3	2	1	9

~~26.2~~ Which TWO of the **COMMUNITY DEVELOPMENT** services listed above do you think should receive the most emphasis from city leaders over the next TWO Years? [Enter the letters for your top choices using the list in Question 25 above]

1st: ____ 2nd: ____

~~27.2~~ City ordinances contain standards for the condition of residential properties. How would you rate the City's enforcement of exterior property maintenance?

____(1) Too strict

____(2) About right

____(3) Not strict enough

____(4) Don't know

28-2b. The City of Creve Coeur requires occupancy permits for apartments to ensure code compliance before new occupants can move in. Please indicate whether or not you believe that the City should require such permits for the following:

Do you believe that the city should require such permits for:	Yes	No	Not Sure
A. Condominiums	1	2	9
B. Single-family houses	1	2	9

29-27. Current regulations in the City's zoning code have resulted in very few (one) drive-through restaurants in Creve Coeur. Please answer the following questions regarding this issue. Would you be in favor of changing the regulations so that more drive-through restaurants could locate in Creve Coeur?

____(1) Yes [Answer Q29a] ____ (2) No [Answer Q29b] ____ (3) Not Sure [Go to Q30]

~~29a. IF YES, Should there be any regulations affecting drive-through restaurants? [Check all that apply]~~

~~____ (1) Yes - What type: _____~~

~~____ (2) No~~

~~29a. IF NO, why are you not in favor of changing the regulations~~ Do you share any of the following concerns about drive-through restaurants? [Check all that apply]

____ (1) Concerned about the appearance of drive-through restaurants

____ (2) Concerned about the traffic that might be caused by the drive-through lane

____ (3) Concerned about the noise from the drive through lane

~~____ (4) Concerned about the type of menu items they might offer~~

____ (5) Concerned about having too many drive-through restaurants ~~build~~ built in the same area

____ (6) Other

reason: _____

(6) No concerns about drive-through restaurants

30-28. In lieu of utilizing bags provided by ~~retailers~~ grocery stores, how often do you use reusable shopping bags?
~~(to be moved to follow trash section of survey as a new Q7)~~

____ (1) Always

____ (2) Most of the time

____ (3) Rarely

____ (4) Never

31-29. **PUBLIC WORKS.** Please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following public works services provided by the City of Creve Coeur:

City Maintenance <u>Streets and Sidewalks</u>	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
A. Maintenance of City streets (does not include County or State maintained streets such as Olive Boulevard, Old Olive Street Road, Lindbergh Boulevard or I-270)	5	4	3	2	1	9
B. Condition of City sidewalks	5	4	3	2	1	9
C. Adequacy of street lighting <u>in your community</u>	5	4	3	2	1	9
D. Snow/ice removal on City streets	5	4	3	2	1	9
E. Appearance of landscaped medians	5	4	3	2	1	9
F. Cleanliness of <u>City</u> streets and other public areas	5	4	3	2	1	9

32-30. Which TWO of the PUBLIC WORKS services listed above do you think should receive the most emphasis from City leaders over the next TWO Years? [Enter the letters for your top choices using the list in Question 31 above]

1st: ____ 2nd: ____

DEMOGRAPHICS

To complete the survey, please answer a few questions to help us understand you as a resident:

33-31. How long have you lived in Creve Coeur?

- ☐ (1) Less than a year
☐ (2) 1-3 years
☐ (3) 4-6 years

- ☐ (4) 7-10 years
☐ (5) 11-20 years
☐ (6) More than 20 years

~~34-32.~~ **32.** How many (counting yourself) people in your household are?

Under age 10 ☐ Ages 18-34 ☐ Ages 45-54 ☐ Ages 65+ ☐
 Ages 10-17 ☐ Ages 35-44 ☐ Ages 55-64 ☐

~~35-33.~~ **33.** What is your age? _____ years

~~36-34.~~ **34.** Your gender: ☐ (1) Male ☐ (2) Female

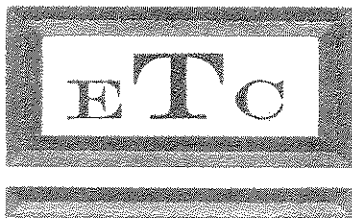
~~37-35.~~ **35.** Which of the following best describes your race/ethnicity? [Check all that apply]

- | | |
|--|---|
| ☐ (1) White | ☐ (4) Asian |
| ☐ (2) Black/African American | ☐ (5) Hispanic |
| ☐ (3) American Indian or Alaskan Native | ☐ (6) Other: _____ |

This concludes the survey. Thank you for your time!

Please Return Your Completed Survey in the Enclosed Postage Paid Envelope Addressed to:
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain Completely Confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having problems with city services. If your address is not correct, please provide the correct information. Thank you!



ETC INSTITUTE

MARKETING RESEARCH, DEMOGRAPHY, STATISTICAL APPLICATIONS

725 W. FRONTIER CIRCLE, OLATHE, KANSAS 66061
(913) 829-1215 FAX: (913) 829-1591

March 14, 2014

City of Creve Coeur, Missouri
300 N New Ballas Road
Creve Coeur, MO 63141

Subject: Community Survey - City of Creve Coeur, Missouri

Dear Members of the Selection Committee:

ETC Institute is pleased to submit a proposal to conduct a Community Survey for the City of Creve Coeur, Missouri. In response to your RFP, you will find enclosed one (1) electronic copy of a proposal from ETC Institute. This proposal is intended to be completely responsive to the RFP and has been organized as follows:

- Section 1: Firm Overview
- Section 2: Related Project Summaries
- Section 3: References
- Section 4: Resumes of Key Personnel Assigned to the Project
- Section 5: Detailed Scope of Work and Project Schedule
- Section 6: Survey Fees

Who We Are

ETC Institute is Recognized as a National Leader in the Design and Administration of Market Research for Local Governments.

- Our central location in a high-technology corridor near the world headquarters of both Sprint (telecommunications) and GARMIN (global positioning systems), has allowed our firm to effectively serve hundreds of large and small governments across North America.
- During the past three years alone, ETC Institute has designed and administered community surveys on behalf of city and county governments in 49 states, including more than three dozen communities in Missouri. ETC Institute has administered surveys in some of the nation's largest and most diverse communities, including: San Francisco, Kansas City, Fort Worth, Atlanta, Columbus, San Diego, Austin, Oklahoma City, Oakland, Miami-Dade County, Broward County, San Bernardino County, Tulsa, St. Louis, Louisville, Los Angeles, and Denver.
- ETC Institute has also conducted community survey research in nearly three dozen communities in Missouri, including: Ballwin, Blue Springs, Branson, Butler, Chesterfield, Clayton, Columbia, Excelsior Springs, Gladstone, Grandview, Harrisonville, Independence, Jefferson City, Joplin, Kansas City, Lake Lotawana, Lee's Summit, Liberty, North Kansas City, O'Fallon, Parkville, Platte City, Pleasant Hill, Raymore, Raytown, Riverside, Rolla, Smithville, Springfield, St. Louis and Weatherby Lake.

ETC Institute's In-House Resources Far Exceed the Requirements for this Project.

- ETC Institute has a new research center equipped with more than three dozen call stations, state-of-the-art focus group facilities, and a mail processing center capable of processing more than 30,000 pieces of mail per day. Since 1998, ETC Institute has surveyed more than 1.5 million residents on behalf of 700 cities and counties in more than 49 states. ETC Institute's market research accuracy and attention to client needs is unparalleled. The new call center is equipped with 40 interviewing stations that can easily be expanded to accommodate 100 interviewers. ETC Institute also has the capabilities for the administration of surveys in more than 20 languages and on the Internet.

ETC Institute Has the Most Updated and Innovative Analytical Tools to help the City Understand and Utilize Community Survey Data

- ETC Institute maintains national and regional benchmarking data in-house that provides comparative norms for satisfaction with more than 80 local governmental services. This data allows our clients to compare their performance against other communities. Our benchmarking data was presented by Chris Tatham at the National Association of Counties annual meeting and is used by more than 300 communities across the United States. Unlike some comparative databases that use data from surveys that were administered more than decade ago, ETC Institute's DirectionFinder® database only includes data from surveys that have been administered during the past two years. This ensures that the comparative norms are truly representative of existing attitudes and expectations regarding the delivery of local governmental services.
- Today, city officials have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied. The Importance-Satisfaction (IS) rating is a unique tool that allows public officials to better understand both of these highly important decision making criteria for each of the services they are providing. The Importance-Satisfaction rating is based on the concept that cities will maximize overall citizen satisfaction by emphasizing improvements in those service categories where the level of satisfaction is relatively low and the perceived importance of the service is relatively high. This analysis tool helps our client to identify specific drivers of satisfaction.
- ETC Institute also has the capabilities to generate maps of the survey results. GIS Mapping is used to show how respondents in different areas rate City services.

ETC Institute's Senior Project Managers and Researchers Understand Community Research and Will Ensure the Findings of this Project are Credible to Residents and Community Leaders.

- While the primary emphasis of this project involves the administration, processing, and reporting of the survey results, it will be very important to have researchers who understand and communicate the findings of the performance evaluation in a way that will be perceived as credible by community leaders and the general public. Academic credentials of the senior managers assigned to this project include degrees from Princeton University and a Doctorate in evaluation and measurement. In addition to understanding community research, they are gifted orators who are seasoned veterans when it comes to making high profile presentations of survey findings to community leaders.

ETC Institute Guarantees that we will be Very Responsive to Your Needs.

- ETC Institute administered a survey to governmental organizations who had used our services during the past year. Among the 151 people who responded to the survey, 100% were satisfied with the service they received and 100% indicated they would recommend our firm to other organizations. The reason ETC Institute's customer satisfaction levels are so high is due to our commitment to the needs of our clients. We routinely go beyond the contractual requirements of a project to ensure the goals and objectives of our clients are achieved.
- Our firm was recently selected as one of the *"Top 10 Small Businesses in the Kansas City Area"* by the Greater Kansas City Chamber of Commerce for our commitment to customer satisfaction, quality, and innovations in the field of market research. More than 1,700 firms in the metropolitan Kansas City area were nominated for the honor. The Kansas City Business Journal recognized ETC Institute as *"One of the Best Places to Work in Greater Kansas City"* for our commitment to diversity.

Closing

ETC Institute will work very closely with the City to ensure that this project is completed on schedule and in a manner that exceeds the expectations of the City of Creve Coeur. **No firm is better suited to help you understand and use resident survey data than ETC Institute.** Our experience with market research for local governments is second to none, and clients in 49 states can attest to our commitment and attention to customer satisfaction.

We certainly encourage you to contact the references we have provided. We appreciate your consideration of our proposal and look forward to your decision. If you have any questions, please do not hesitate to call us at (913) 829-1215.

Sincerely,



Christopher E. Tatham, CEO
ETC Institute
725 W. Frontier Circle
Olathe, KS 66061
(913) 829-1215
ctatham@etcinstitute.com
www.etcinstitute.com

ETC Institute Scope of Work

Overview

ETC Institute has been helping local governments use community surveys as a guiding force for setting community priorities and improving organizational effectiveness for more than two decades. Since 1999, ETC Institute has conducted survey research for more than 500 cities and counties across the United States. **During the past five years, ETC Institute has administered surveys in 9 of the 20 largest U.S. cities and 11 of the 20 largest U.S. counties.**

Our ability to help organizations succeed is based on an approach that adheres to the following:

- ***Continuity.*** ETC Institute understands the importance of monitoring residents perceptions and how they change over time in the City's strategic planning process. We intend to implement a research process that will allow data from previous surveys be used as benchmarks for assessing current and future performance. This will involve using many of the same questions and response choices from previous surveys to ensure that the data is comparable. It will also involve a review of the goals and objectives of the survey research to ensure that the research process is designed to meet these objectives. If the City has not done previous surveys, the survey will be designed to ensure the results can be used as a baseline for future surveys and that performance indices can be created.
- ***Strategic Value.*** In order for survey research to serve as a powerful tool for decision-making, community leaders must see value in the results. Our approach is designed to ensure that the information gathered meets the informational needs of decision-makers in order to encourage community leaders to use the survey data as part of their decision-making process. If the survey results have strategic value, they will inherently become part of the process for setting short- and long-term priorities for the City. For example, a review of the City of Fort Worth's strategic plan by ETC Institute led to the creation of a series of questions that now link the City's annual citizen survey with the City's strategic plan. In addition to using the results of their annual citizen survey, the City of Fort Worth also uses the data to help set budgetary priorities.
- ***Performance Measurement.*** Since the results of the survey will be used to help guide City decisions, the survey instrument and data analysis methodology will be designed in a manner that generates objective performance measurements. The survey will be designed to provide objective feedback for the City so that departmental managers can understand the needs of citizens and improve public infrastructure. ETC Institute will work with the City to refine existing performance indices and develop new performance indices that allow City leaders to objectively assess the change in their performance from previous surveys.

ETC Institute Scope of Work

Scope of Work

The following pages highlight ETC Institute's methodology in conducting community surveys.

PHASE I: DEVELOP THE SURVEY AND SAMPLING PLAN

Task 1.1: Design Survey Questionnaire. Once selected for the project, ETC Institute will meet with the City to discuss the goals and objectives for the project and review any previous surveys conducted by the City. To facilitate the survey design process, ETC Institute will provide the City with sample surveys created by ETC Institute for similar projects. At this time, ETC Institute's analysis tools will also be discussed and our firm will suggest which tools would be best for the City to use. Based on input from the City, ETC Institute will develop a first draft of the survey.

ETC Institute's will work closely to ensure that the City's input is utilized to create a survey that best fits the needs of the City. It is anticipated that 3-4 drafts of the survey will be prepared before the survey is approved by the City.

Task 1.2: Design Sampling Plan. As part of this task, the sampling plan for the survey will be finalized and the project manager will discuss which methodology is best to conduct the surveys. As requested in the RFP, a total of 400 surveys will be completed. A random sample of 400 completed surveys is the sample size required to achieve results that have a precision of at least $\pm 5\%$ at the 95% level of confidence.

Also as part of Task 1.2, ETC will deliver a work plan for the project that contains a project schedule that shows when all phases of the project will be completed. In addition, the work plan will identify ETC Institute's strategy for ensuring that the sample is representative of residents in all geographic areas of the City and of all demographic groups.

Deliverable Task 1.1-1.2: The approved survey instrument, and a description of the sampling plan.

Task 1.3: Conduct Pilot Test. Once the survey is approved, ETC Institute will test the survey with at least 30 residents before the survey is administered. Any problems or issues that are identified will be reported to the City and corrective action will be recommended and taken as appropriate.

Deliverable Task 1.3: A summary of the findings from the pilot test and the approved survey database.

ETC Institute Scope of Work

PHASE 2: ADMINISTER THE SURVEY

Task 2.1: Administer the Survey. Once the final survey instrument is approved, ETC Institute will administer the survey methodology finalized by the City. ETC Institute has the capabilities of administering the survey by phone alone or mail alone. However, we recommend using a combination of mail and phone. Given the negative impact that Caller ID has had on phone survey response rates in recent years and the need to ensure that diverse populations are well represented, we offer the combination mail/phone to maximize the overall level of response. Even if people do not respond by mail, people who receive the mailed version of the survey are significantly more likely to respond to the survey by phone because they know the survey is legitimate. The mailed survey will include a cover letter (on City letterhead) that will explain the importance of the survey and encourage participation.

The following are the procedures that will take place for the mail/phone combination methodology. All of the procedures described below would be delivered in-house at our main office:

- ETC Institute will test the citizen survey with at least 30 residents before the surveys are administered. Any problems or issues that are identified will be reported to the City and corrective action will be recommended and taken as appropriate.
- ETC will work with the City to develop a communication plan for the survey. As part of this task, ETC Institute will provide the City with sample press releases that can be used to notify the public about the survey. Advance publicity can significantly enhance the response rate.
- Phone interviewers working in ETC Institute's call center will rehearse the phone version of the survey. In addition, all ETC Institute interviewers will complete *our in-house training program* (which is described in more detail later in this scope of work) and will review the protocol for the administration of the survey with a supervisor. Special attention will also be paid to the treatment of non-English speaking respondents, particularly those who speak Spanish.
- Once the press release is issued, ETC Institute will send a 30-second recorded message by phone to each of the households that were selected for the survey. The message will explain the survey and encourage residents to return the survey by mail. If desired, the City Manager or other City leader can record this message. It is a powerful way to encourage participation in the survey.
- Once the recorded message is played, ETC Institute will mail a copy of the survey instrument and a postage-paid return envelope to each of the households that were selected for the survey. The survey will include a letter on City letterhead that explains the purpose of the survey and that indicates all survey responses will remain anonymous. Even if residents do not respond to the mailed version of the survey, sending the survey prior to contacting residents by phone increases the response rate because residents know the survey is legitimate. Portions of the cover letter and survey can be translated into other languages to provide non-English speaking residents with assurances about the legitimacy of the survey.

ETC Institute Scope of Work

- The cover letter will also list a toll-free number that residents can call if they have questions about the survey.
- Approximately two to three weeks after the surveys are mailed, ETC Institute's phone interviewers will begin making phone follow-up calls to each of the persons in the sample frame. Phone follow-ups will significantly increase the response rate. This will *greatly reduce the probability that the results are affected by non-response bias*. Non-response bias can be a major drawback to surveys that are administered by mail or phone alone. Persons who indicate that they have already returned the survey by mail or have completed it on-line will be thanked. Persons who have not completed the survey will be given the opportunity to complete the survey by phone.
- Phone follow-ups will be concentrated in areas where the response to the mail survey is low to ensure the survey is representative of the entire City and will focus on various demographics to ensure the end results are representative of the City.

Internet Option: ETC Institute is able to post the survey on the Internet where the survey can be completed by residents who are randomly selected and those who represent special interests. If the mail/phone combination is used, ETC Institute will include a web address on the survey cover letter where residents can complete the online version of the survey. If members of the selection committee would like to view a survey that is currently being administered over the Internet by ETC Institute, you may go to <http://www.2013cityofjohnston.com/>. When completing the online survey, residents are required to enter their home address at the end of the survey to validate their response. This is how ETC Institute can track and only include responses from residents who were randomly selected for the survey.

Ensuring Representation for Non-English Speaking Populations. ETC Institute has designed and administered surveys in some of the nation's most diverse communities including: San Bernardino County (CA), Arlington County (VA), Miami-Dade County (FL), Cameron County (TX), Yuma County (AZ), Long Beach (CA). More than one-third of the residents in several of these communities were foreign-born. We will guarantee that the results of the survey are statistically representative of the City.

In order to ensure that the non-English speaking residents of a community are well represented, ETC Institute is able to do the following:

Getting Participation from Residents Who Do Not Speak English

During the past decade ETC Institute has been very successful at getting participation from residents who do not speak English. ETC Institute has the ability to translate surveys into more than 20 languages, including Russian, Cantonese, Mandarin, and Spanish. Our firm routinely conducts surveys in communities that have a high percentage of non-English speaking residents, such as Arlington County (VA) where 36% of the population is foreign-born, or Miami-Dade County, where more than 60% of the population is Hispanic and 10% is Creole, and Long Beach (CA), where approximately one-fifth of the population speaks Khmer (Cambodian). If the City hires ETC Institute for this project, City leaders can be assured that our translation services will be first rate.

ETC Institute Scope of Work

- The cover letter that is sent with the mailed version of the survey will contain information that is translated into other languages.
- ETC Institute will establish a toll-free phone number that non-English (and English) speaking residents can call. Non-English speaking interviewers from our firm will be available to administer the survey over the phone. Other languages can be made available if needed.
- A demographic question will be included in the survey that asks which languages other than English are spoken in the home. This will allow us to ensure that non-English speaking populations are well represented in the sample.

Data Management and Quality Control. ETC Institute has an ongoing quality control and quality assurance program in place. This program has been developed and refined through our experience with hundreds of studies that involved the design and administration of surveys, focus groups, and other data collection services such as those requested in this RFP.

Our quality assurance program is directly monitored by the company President, Dr. Elaine Tatham, and the company's vice-president, Christopher Tatham. The program is designed to give clients "error free" results, and all employees at ETC Institute are directly involved in the program. Dr. Elaine Tatham and Chris Tatham are active members of the Market Research Association. The quality control methods used by ETC Institute have been reviewed by external organizations including the American Water Works Association Research Foundation and the United States Office of Management and Budget.

Core Elements of ETC Institute's Quality Assurance Process:

- **Training of phone interviewers.** All phone interviewers are required to complete ETC Institute's in-house training program. The program teaches new employees the appropriate methods for conducting interviews, how to respond to different situations that may occur, and how to properly record responses. All interviewers work directly under the supervision of an experienced supervisor.
- **Comprehensive survey design and review process.** All survey instruments will be reviewed by all senior members of ETC Institute's team to ensure that all issues are adequately addressed.
- **Pre-test.** A pre-test will be conducted prior to the administration of all surveys. This will ensure that the survey instruments are understood as designed.
- **Data entry fields will be limited to specific ranges to minimize the probability of error.** The data processing system that will be used by our firm for the study alerts data entry personnel with an audible alarm if entries do not conform to these specifications.
- **ETC Institute will select at least 10% of the records at random for verification.** A supervisor will match records in the databases against the corresponding survey to ensure that the data entry is accurate and complete.

ETC Institute Scope of Work

- **Double data entry will be completed for all surveys.** The data from all surveys will be entered into two independent databases by different people. The two databases will then be merged. The process will identify all records that do not match. All discrepancies will be corrected. The double data entry method ensures that survey data is 99.99% accurate.
- **Sampling Methodology.** Demographic questions will be included on each of the survey instruments. The demographic data will be used to monitor the distribution of the respondents to ensure that the responding population for each survey is representative of the universe for each sample.
- **Coordination.** Since many senior professionals will be assigned to this project, the project team will conduct a coordination meeting via a telephonic conference call every two weeks to ensure that adequate process is being made in all areas. Face-to-face meetings with the Project Management Team will be made an average of at least once per month during the development of the survey.

Deliverable Task 2: ETC Institute will provide a copy of the overall results to each question on the survey.

ETC Institute Scope of Work

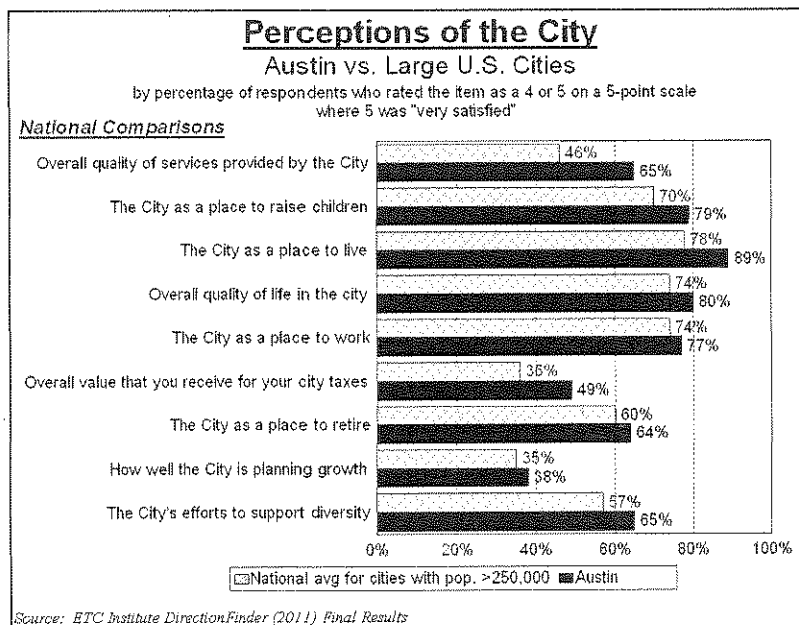
PHASE 3: ANALYSIS AND REPORT

Task 3.1: Analyze the Survey Results. Following the completion of the survey, ETC Institute will perform data entry, editing, and verification of all survey responses. The analysis tools that will be included in this project are provided on the following pages:

Task 3.1A: Benchmarking Analysis (Normative Comparisons)

Benchmarking analysis is a highly effective tool that helps decision-makers interpret the meaning of community survey data. If 64% of residents are satisfied with the condition of city streets, is that good or bad? Without comparative data, it is difficult to know. ETC Institute maintains **national** and **regional benchmarking data** for more than 80 types of local governmental services, including the following:

- Public safety (police, fire, ambulance)
- Maintenance/public works
- Planning
- Communications
- Code enforcement
- Transportation and traffic flow
- Parks and recreation
- Utilities (water, sewer, etc.)
- Public health services
- Library services



Benchmarking data can help local governments understand how their results compare to similar communities. For example, 65% of the residents in the City of Austin were “very satisfied” or “satisfied” with the overall quality of City services. Without comparative data, city leaders might have wondered whether 65% was an acceptable rating. As the chart above shows, 65% is actually a relatively high rating for this issue among large cities in the U.S. Based on the results of national research conducted by ETC Institute for large U.S. cities with populations of 250,000 or more, the average satisfaction rating with the overall quality of services provided by the City was 46%.

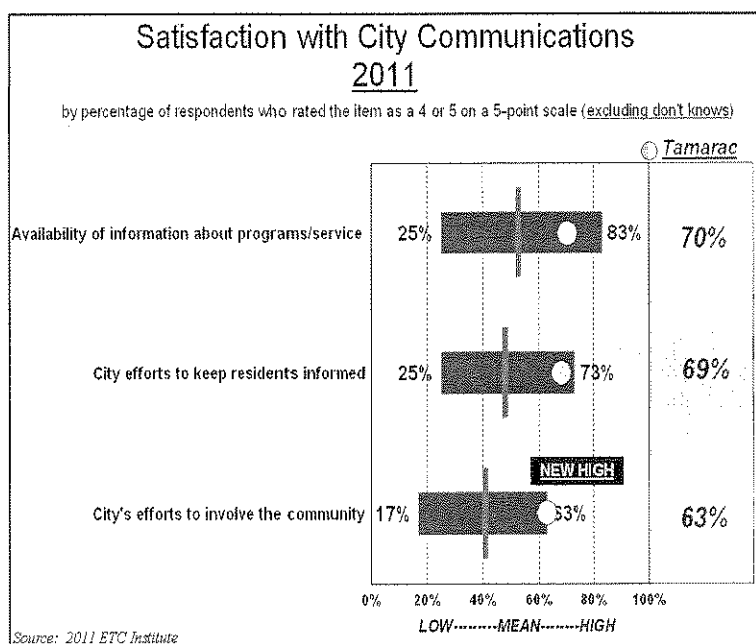
Since November 1999, more than 200 cities and counties in more than 38 states have used ETC Institute’s Benchmarking database to set and monitor progress toward a wide range of organizational goals. Most participating city and counties conduct the survey on an annual or biennial basis.

ETC Institute Scope of Work

ETC Institute's experience with customer satisfaction research for city and county governments provides our clients with a unique capability for interpreting the meaning of survey results. Without benchmarking data, it would be easy to make mistakes in the interpretation of survey results. A good example of the value of benchmarking was evident in Tamarac's 2011 Customer Satisfaction Survey. Without benchmarking data, officials in the City of Tamarac might think the City not scoring very well in their efforts to involve the community (see chart below).

Compared to other communities of a similar size in the United States, ETC Institute's benchmarking data showed that Tamarac was actually performing very well. The national average for satisfaction with the City's efforts to involve the community for residents living in communities with a population of 20,000 to 199,999 was 41%, which meant that Tamarac rated 22% above the national average for medium sized communities and set a new high in our database. The dots on the chart below show the ratings for the City of Tamarac. The percentage to the left of the horizontal bar shows the lowest rating among the cities that are included in ETC Institute's database; the percentage to the right of the horizontal bar shows the highest rating among this group of cities; the vertical bar in the center marks the national average based on the results of a national survey that is administered annually by ETC Institute.

Our research has shown that cultural norms often influence customer satisfaction survey results on city services regardless of how well the service is delivered. Another example of this is that residents almost always rate the maintenance of city streets lower than the quality of fire services even in communities that have good streets and major problems with fire services. Without benchmarking data, it is difficult to isolate the influences that cultural norms have on public perceptions about local governmental services, which can lead to faulty conclusions and recommendations.



ETC Institute Scope of Work

Task 3.1B: Conduct Importance-Satisfaction Priorities Analysis

Importance-Satisfaction (I-S) Analysis is a tool that allows public officials to use survey data as a decision-making resource. The Importance-Satisfaction analysis is based on the concept that public agencies will maximize overall satisfaction by emphasizing improvements in those service categories where the level of satisfaction is relatively low and the perceived importance of the service is relatively high.

Importance-Satisfaction Rating is a tool that is used by ETC Institute to help public officials use survey data to establish organizational priorities. More than 175 governmental agencies currently use ETC Institute's I-S Rating. The Importance-Satisfaction Rating is based on the concept that organizations will maximize overall customer satisfaction by emphasizing improvements in those service categories where the level of satisfaction is relatively low and the perceived importance of the service is relatively high.

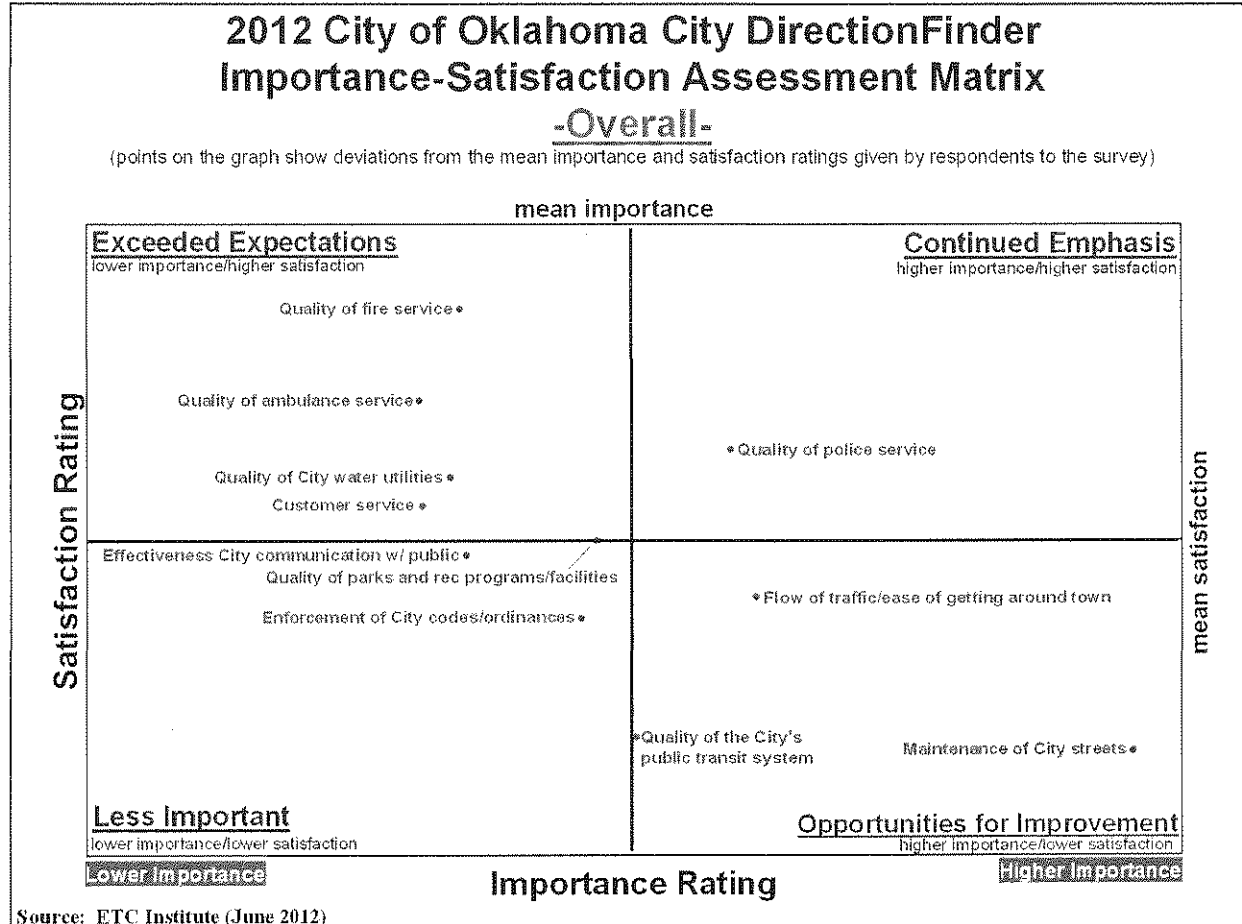
The next table offers an example of the I-S Rating from the 2011 City of Dallas Community Survey. The table shows that the City of Dallas could maximize resident satisfaction with parks and recreation services by investing in City parks, walking and biking trails and the appearance/maintenance of parks. Investments in the City's golf courses would have the least impact on overall satisfaction with the City's parks and recreation system.

Importance-Satisfaction Rating						
City of Dallas						
Park and Recreation Services						
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
City parks	38%	1	67%	2	0.1254	1
Walking and biking trails in the city	28%	3	58%	7	0.1176	2
Appearance/maintenance of parks	29%	2	61%	5	0.1131	3
Medium Priority (IS <.10)						
Outdoor swimming facilities	15%	4	37%	14	0.0945	4
Recreation programs or classes	14%	5	57%	9	0.0602	5
Recreation centers/facilities	13%	6	56%	10	0.0572	6
Range/variety of recreation programs/classes	12%	8	54%	12	0.0552	7
Outdoor athletic facilities	11%	9	62%	4	0.0418	8
Accessibility of parks	12%	7	71%	1	0.0348	9
Appearance of recreation centers/facilities	8%	10	57%	9	0.0344	10
Ease of registering for recreation programs/events	6%	12	54%	11	0.0276	11
Accessibility of recreation centers/facilities	7%	11	65%	3	0.0245	12
Indoor swimming facilities	4%	13	40%	13	0.0240	13
City golf courses	4%	14	60%	6	0.0160	14

ETC Institute began using Importance-Satisfaction analysis in the 1980's to allow governmental organizations the ability to assess the quality of service delivery. During the past 20 years, ETC Institute has continually refined the analysis to maximize its usefulness as a decision-making tool. The methodology for calculating the Importance-Satisfaction Matrix and the Importance-Satisfaction Rating will be provided if ETC Institute is selected for this study.

ETC Institute Scope of Work

ETC Institute will develop **Importance-Satisfaction matrices** to display the perceived importance of core services against the perceived quality of service delivery. The two axes on the matrices will represent Satisfaction and Importance. The I-S (Importance-Satisfaction) matrix allows public officials to analyze the survey data as described and shown below.



- **Continued Emphasis (above average importance and above average satisfaction).** This area shows where the City is meeting customer expectations. Items in this area have a significant impact on the customer's overall level of satisfaction. The City should maintain (or slightly increase) emphasis on items in this area.
- **Exceeding Expectations (below average importance and above average satisfaction).** This area shows where the City is performing significantly better than customers expect the organization to perform. Items in this area do not significantly impact the customer's overall level of satisfaction. The City should maintain (or slightly decrease) emphasis on items in this area.
- **Opportunities for Improvement (above average importance and below average satisfaction).** This area shows where the City is not performing as well as residents expect the City to perform. This area has a significant impact on customer satisfaction. The agency should DEFINITELY increase emphasis on items in this area.

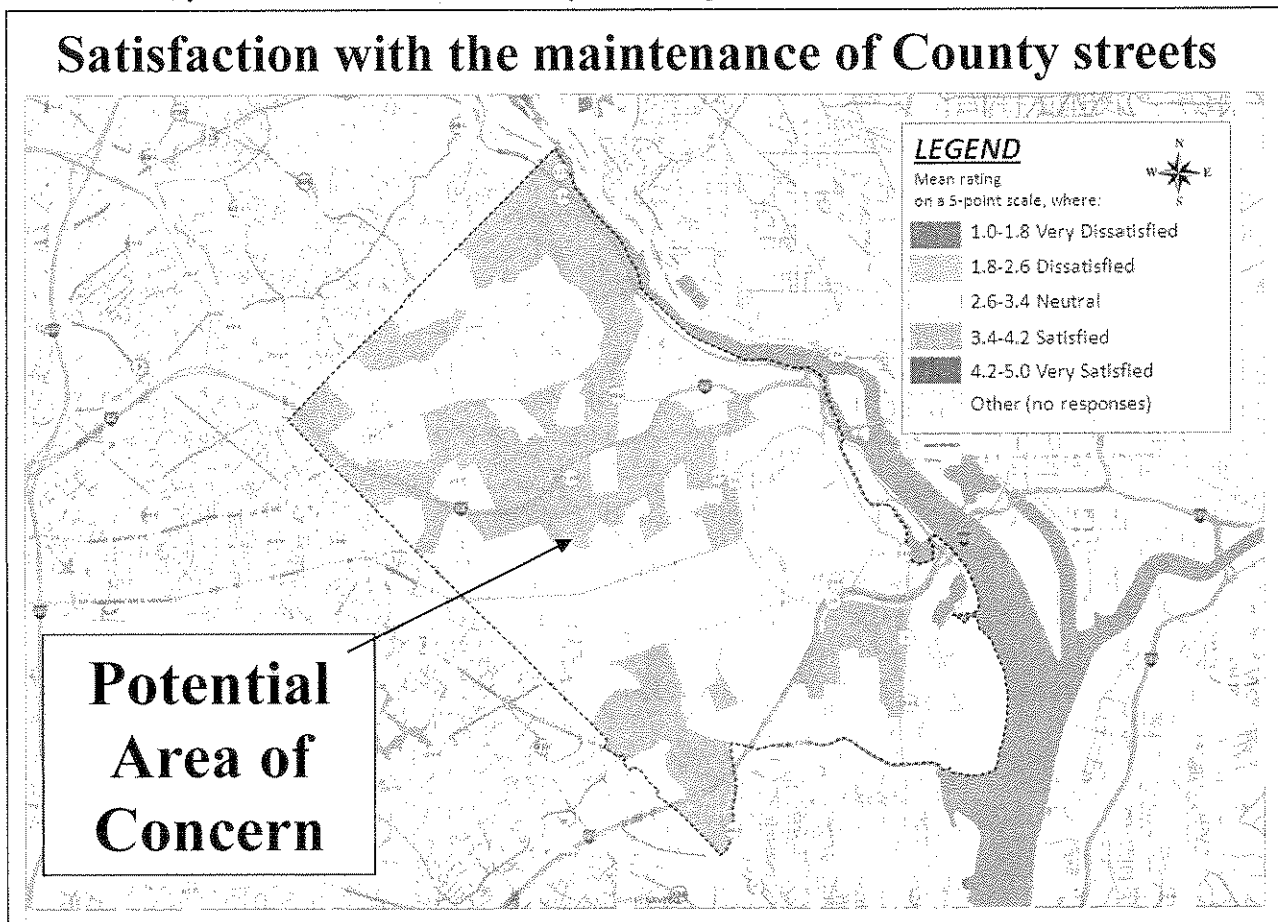
ETC Institute Scope of Work

- **Less Important (below average importance and below average satisfaction).** This area shows where the City is not performing well relative to the agency's performance in other areas; however, this area is generally considered to be less important to residents. This area does not significantly impact the customer's overall level of satisfaction because the items rated are less important to residents. The City should maintain current levels of emphasis on items in this area.

Task 3.1C: GIS Mapping

ETC Institute will prepare maps that show the results of specific questions on the survey. ETC Institute will geocode the home address of resident survey respondents to latitude and longitude coordinates. This allows our team to generate maps that visually show how satisfied residents are with the delivery of City services in different parts of the City. ETC Institute can create maps that show which parts of the City have the lowest and highest concentrations of satisfaction.

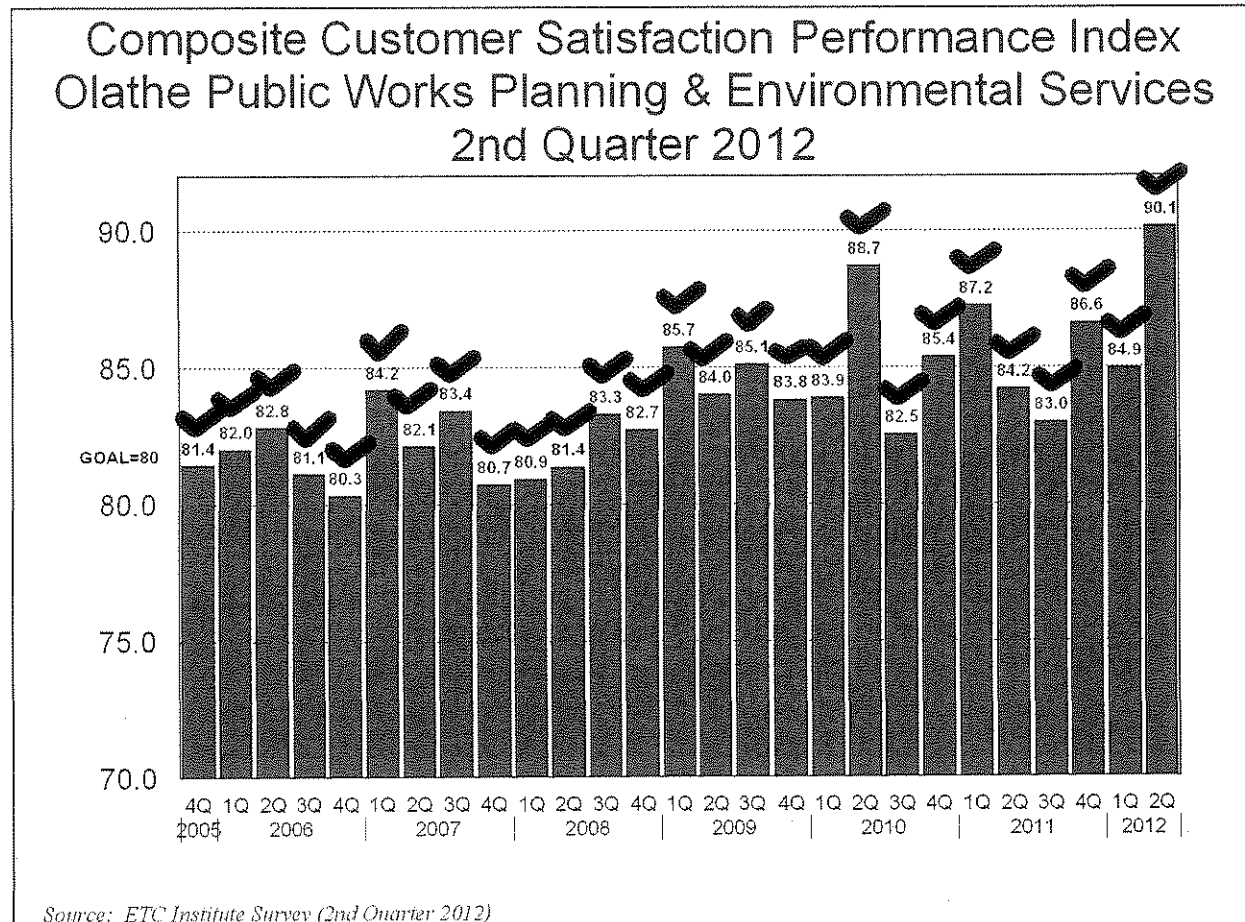
GIS mapping is an effective tool for communicating the results of the survey to elected officials and the general public. For example, the following map identifies areas in Arlington County, Virginia where residents were dissatisfied with the maintenance of County streets. The shaded colors on the map correspond to the level of satisfaction. Areas of blue indicate higher levels of satisfaction, yellow areas indicate neutrality and orange or red areas indicate dissatisfaction.



ETC Institute Scope of Work

Task 3.1D: Develop Performance Indices

If desired, ETC Institute can also develop performance indices for the City that can be used to objectively measure the overall performance of the City in key areas over time. The chart below shows the composite performance index that is generated from quarterly customer satisfaction survey data collected by ETC Institute for the City of Olathe's Municipal Services Department. The composite rating reflects the Department's performance in 22 areas of customer service. In this example, the Department has set a goal of achieving a composite rating of at least 80.00. The checkmarks show when Olathe achieved this objective.

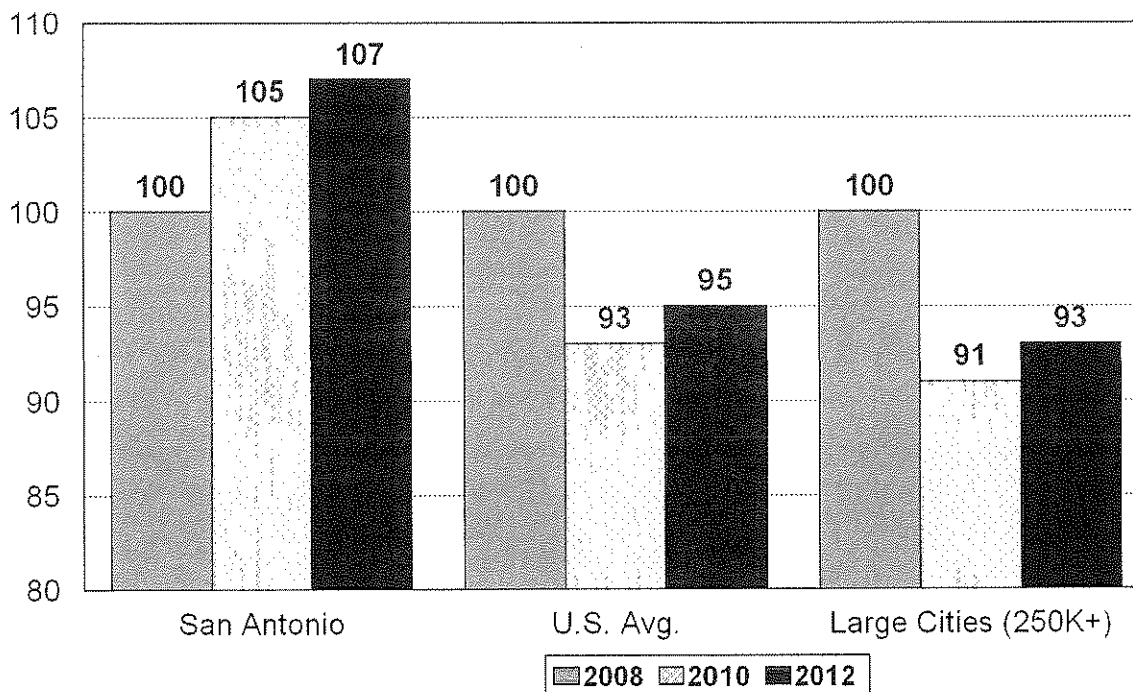


The chart on the following page is another example of a composite customer satisfaction index that is used by the City of San Antonio to track its overall performance. The index works like the Consumer Price Index (CPI). It is a function of the City's composite performance in 13 major areas relative to the Base Year of 2008. Changes in the index from one year to the next shows how overall satisfaction with city services has changed relative to the base year. The data is compared to national trends which are shown as a composite index for the U.S. and Large U.S. Cities with a population greater than 250,000. This allows the City of San Antonio to see how its performance changes compared to other cities of a similar size.

ETC Institute Scope of Work

Composite Customer Satisfaction Index 2012 vs. 2010 vs. 2008

derived from the mean overall satisfaction rating for the major categories
of City services that were assessed on the survey (Year 2008=100)



Source: ETC Institute (2012)

Task 3.2: Prepare Final Report. At a minimum, Task 3.2 will include the completion of the following items:

- The development of a final written report that includes the following:
 - an executive summary that includes a description of the survey methodology and major findings
 - charts and graphs for most questions on the survey, including charts that show trends from previous surveys
 - the results of the analytical tools selected by the City (as described on the previous pages)
 - tables showing the results for all questions on the survey, including any open-ended questions
 - crosstabulations of the survey results as requested by the City.
 - copy of the survey instrument
- ETC Institute will also prepare a 1-2 page press briefing document that the City can use to discuss the findings with the press and other interested groups.
- ETC Institute will make one (1) formal presentation of the survey results at a public meeting

ETC Institute Scope of Work

Deliverable Task 3: ETC Institute will prepare and submit 1 copy of the draft report for the City to review. Once the City provides feedback on the draft report, ETC Institute will prepare 3 bound copies of the final report. The reports will include a table of contents, will be tabbed and the pages will be numbered. An electronic copy of the final report will be made available to the City.

Project Schedule

ETC Institute's research plan has been designed to complete this project in a 16 week period. Since the surveys will be administered in-house, the completion date for the project is completely within our control. If desired, we can meet a more ambitious timeline and are available to start at a date most convenient for the City.

April 2014

- Survey schedule and contract are finalized by April 1st, 2014
- Initial meeting with the City to discuss survey goals & objectives
- ETC Institute provides the City with a draft survey
- City staff review the content of the draft survey and provide feedback to ETC Institute
- ETC Institute revises the survey based on input from the City
- ETC Institute provides the City with the final sampling plan specifications
- ETC Institute conducts a pretest of the survey
- Results of the pretest are reported to the City and discussed
- ETC Institute revises the survey as necessary
- City approves the survey instrument by April 15th, 2014

May 2014

- Press releases issued
- Data collection begins
- Data collection is completed by May 30th, 2014

July 2014

- First line tabular results presented by June 15th, 2014
- Draft report submitted by June 30th

July 2014

- Discuss changes to draft report
- Final Report delivered by July 15th, 2014

TBA: An on-site visit to conduct formal presentations

ETC Institute Fee Proposal City of Creve Coeur's 2014 Community Survey

Questions: Call Grace Wepler at 913-829-1215

		# of Completed Surveys
precision w/95% level of confidence at City level		400 +/-5.0%
Survey Design		\$1,750
Sample Selection		\$1,700
Administer Survey	15-20 minute survey (about 5-6 pages in length)	\$9,520
Tabular Data - Results Only		included
Crosstabulations for Key Demographic Groups		included
Formal Report with summary and charts		\$1,750
On-Site Visits plus direct travel costs (per day)		\$280
Importance-Performance Quadrant Priorities Analysis		included
TOTAL OF REQUESTED SERVICES		\$15,000

DRAFT



Horticulture, Environment & Beautification Committee Meeting Summary

Meeting Date: Wednesday, April 9, 2014
Time: 5:30 p.m.
Location: Government Center, Meeting Room #2
Date Prepared: April 10, 2014
Prepared By: Sharon Stott, Assistant to the City Administrator

Roll Call: Fran Cantor (Chair), Rachel Eilbott, Claire Chosid (Co-Chair), Ben Lefton, Margie Richards, Tracy Grass, Sue Baseley (Alternate Co-Chair), Nancy Meyer

Absent: HEB member James Graham; Council Liaison Charlotte D'Alfonso

Others in Attendance: Staff Liaison Sharon Stott, Assistant to the City Administrator

Action Items

Who	What for Arbor Day Event	By When
Cantor, Eilbott, Richards, Grass, Baseley, Meyer	Meet at Millennium Park for pre-event planning, assist Arts Commission in hanging artwork in Tappmeyer House.	April 26, 10 a.m.
Cantor	- Contact Audubon Society - Bring crayons, cooler of water and cups, magnifying glasses, face paint volunteers & pine cones for event	ASAP April 27
Barnes	Invite food trucks to event	ASAP
Richards	Bring insect display for table display and copies of butterfly flyer from Butterfly House for inclusion in Nature Boxes	April
Chosid	- Pick up tree seedlings prior to event - Bring shovels for seedling plantings at event	ASAP April 27
Baseley, Lefton, Graham	Prepare tree seedlings day of event	April 27
Stott	- Ask Mayor and Charlotte D'Alfonso if able to attend event - Bring place ribbons, glue, stickers, face paint, proclamation, camera, list of art contest names	ASAP April 27
Graham	Bring newspaper sleeves and newspapers	April 27

The meeting was called to order at 5:35 p.m.

Actions

- Claire Chosid moved to accept the meeting summary from March 5, 2014. Ben Lefton seconded the motion. Motion passed unanimously.
- Ben Lefton moved to eliminate the choice of city and property owner sharing the \$15 up charge for valet/rear year trash collection in the proposed citizen survey question. Sue Baseley seconded the motion. Motion passed unanimously.

DRAFT

Old Business

Tappmeyer House/Millennium Park Objectives for 2014

Claire Chosid reported the city approved \$2500 funding for three projects for the Tappmeyer Forest in Millennium Park for this coming growing season.

- The first project includes construction of a three-stage compost station on the west side of the path that leads to the creek. The bin will save funds that are currently spent on mulch, serve as a demonstration project for homeowners, and provide compost for the Tappmeyer gardens. Claire sent compost bin plans to Jim Heines.
- The second project involves the city purchasing milkweed and other native plants (e.g., aster, butterfly weed) to create a “Monarch Way Station” in support of Operation Monarch Watch.
- The third project involves the city purchasing tree signs to identify various trees in the woods.

Arbor Day

- 147 entries were received for the Arbor Day Art Contest.
- Arts commission to judge and hang the art in the Tappmeyer House.
- HEB members (Tracy, Fran, Sue, Nancy, Margie and Rachel) will help hang art and pre-plan event on Saturday, April 26.
- Claire to give Fran Tappmeyer House key before Saturday, April 26.
- Sharon Stott to bring glue, face paint, stickers, art boxes, camera, directional signs, and proclamation on April 27.
- Fran and Jess Witte are getting volunteers to assist with face painting.
- Fran will bring crayons, markers, cooler of water and cups, magnifying glasses and pine cones to event.
- Fran to contact Audubon Society again and finalize their participation.
- Claire will pick up tree saplings and transport to event.
- Claire and Nancy will collect rocks and other natural items from around the Tappmeyer House and park.
- Rachel and Tracy will help with decorating nature boxes with children.
- Sue will help wrap tree saplings day of event.
- James Graham to bring newspaper sleeves and newspaper to wrap the saplings.
- Kirsten Barnes to ask food truck vendor to attend event.
- Margie Richards said she will have a discovery table of insects including local butterflies from University of Missouri St. Louis.
- Dan Tierney or Arts Commission members to hand out place ribbons and announce winners.
- Photo op on the steps of Tappmeyer House.
- HEB members arrive at 12:15 p.m. on April 27th and remain to clean up after event.

Citizen Triennial Survey

The city is preparing a survey instrument for the upcoming survey in May or June. HEB discussed the previous survey’s questions which were distributed by email to the Committee. They made the following suggestions:

- Remove the word “free” from “free rear yard” trash collection. The cost is paid for through taxes.
- If the word “valet” is used instead of “rear yard” for collection, explain definition.
- Include statement of the additional cost to the city for valet/rear yard collection (e.g., \$600,000/annually)

DRAFT

- If a question regarding the cost of valet/rear yard is included asking who should pay, the HEB thought it should not include the option of city and resident splitting the expense because it was not the intent of the original bid document. Rather, they thought only the options of: 1) city pays entire cost; 2) resident pays the entire cost (assuming resident is physically able to manage it/not handicapped).
- HEB suggested removing the numbers associated with the question pertaining to how many times, if ever, property's trash or recycling is not picked up and replacing with "Rarely", "Occasionally", "Never".
"To the best of your recollection, how many times, if ever, was your trash or recycling not picked up in the past year? __ Always picked up; __ 1-3 times; __ 4-6 times; __ 7-10 times; __ 11 or more times"
- If resident answers Rarely or Occasionally, then ask how quickly was the missed collection rectified (__ Same Day, __ 1-2 days, __ Not Rectified)
- HEB suggested adding a question: *"Do you take your reusable grocery bags to the grocery store?"* Purpose is to determine whether or not people are using reusable bags, and to gauge if the city might be able to establish an ordinance to prohibit use of plastic bags by retailers.

Beautification Contest 2014

Information about the contest was in the April newsletter. Nomination forms, both online and paper became available April 1. Judging tour on June 11 and HEB members will carpool. The deadline for nomination is May 23.

Adjourn

Meeting was adjourned at 6:39 p.m.

Important Meeting Dates:

The next meeting will be held on Wednesday, May 14 at 5:30 p.m. in Meeting Room #2. The Arbor Day Celebration will be held on Sunday, April 27, from 1:00 to 3:00 pm., in Millennium Park. HEB members to arrive at 12:15 p.m.

MEMO TO MAYOR, CITY COUNCIL AND CITY ADMINISTRATOR

Meeting Date: April 28, 2014

Subject: Creve Coeur Arts Commission request regarding the 2014 Silver Screen Series Film Festival

The Creve Coeur Arts Commission is interested in continuing its partnership with Maturity and Its Muse for the 2014 Silver Screen Series Film Festival. Like its very successful inaugural year last year, the Film Series will screen four films, one each week, on Mondays in September, at the Creve Coeur AMC Theatre. The films selected will carry the message that aging is positive and fun. Additional ancillary events could be developed to coordinate with these films, i.e., a display of visual arts from age appropriate members of the Creve Coeur community, projects to unite the young and old, and panel discussions about productive aging.

Maturity and Its Muse, a 501(c)(3) not for profit organization, was founded by Lynn Hamilton in 2009. Its mission is to promote positive and productive aging through the arts.

The Creve Coeur Arts Commission is seeking Council's approval for the event. Below is our initial budget for the film series. This includes \$4000 in financial assistance from the City (any additional funds raised would be used to lessen the City's contribution, as was achieved last year). We seek permission also to solicit for donations in compliance with the City's Donation Policy. A list of potential donors is attached.

It should be noted that last year the City provided \$2750 for the 2013 Silver Screen Series, and very little of that amount needed to be utilized. This year, the AMC is planning to charge us for the films, which they did not do last year.

The 2013 film series generated tremendous good will for the City and its residents. We look forward to building on our success and creating another compelling event that celebrates seniors in our community and beyond.

EXPENSES

Film rental (\$500 per film x 4 films)	\$2,000
Printing (posters & flyers)	1,800
Refreshments (\$250 x 4)	1,000
Contingency	<u>1,200</u>
<u>Total Expenses</u>	<u>\$6,000</u>

REVENUES

Underwriters	\$2,000
Financial assistance from City	<u>4,000</u>
<u>Total Revenues</u>	<u>\$ 6,000</u>

THE 2014 SILVER SCREEN SERIES

COMPLIANCE WITH CREVE COEUR'S DONATION POLICY

In accordance with the City's Donation Policy, we are asking permission to contact the following entities for underwriting support and/or in-kind contributions. Money raised will reduce the amount of financial assistance from the City.

AMC Theatres
The Hallmark
The Gatesworth Senior Living/Parc Provence
Washington University
Danforth Plant Science Center
First Watch
Monsanto or Monsanto Fund (Deborah Patterson)
Pasta House
Mercy Hospital
Barnes Jewish Hospital
St. Lukes Hospital
Dr. Phil and Sima Needleman
Plaza Motors

THE CREVE COEUR ARTS COMMISSION AND MATURITY AND ITS MUSE
PRESENT
The Silver Screen Series
FILMS CELEBRATING CREATIVE AGING THROUGH THE ARTS

Enjoy fascinating, fun and thought-provoking films that explore positive aging themes. Then, following each film (at your option), participate in discussions led by filmmakers, academics, and artists.

AMC CREVE COEUR 12
10465 OLIVE BOULEVARD (OLIVE AT OLD OLIVE)
MONDAYS IN SEPTEMBER, 1:00 - 4:00 P.M.

9.9.13: "HAROLD AND MAUDE"
9.16.13: "THE TRIP TO BOUNTIFUL"
9.23.13: "STRANGERS IN GOOD COMPANY"
9.30.13: "BELLA BELLA" & "CLOSE HARMONY"

Thanks to the generosity of AMC Creve Coeur 12, the City of Creve Coeur, and The Gatesworth Senior Living & Parc Provence, we are pleased to offer the Silver Screen Series FREE of charge. Open to the public; reservations recommended (tbradshaw@ci.creve-coeur.mo.us or 314-442-2081).

Contact Lynn Hamilton (lynn@maturityanditsmuse.org or 314-420-1444) for more information.

Community Partners: OASIS, The Harvey A Friedman Center for Aging at Washington University, Cinema St. Louis, VOYCE: We Empower and Educate

