



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 28, 2015
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

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

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

1. CONSENT AGENDA

a. Council Minutes Dated September 16, 2015

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated September 22, 2015 in the amount of \$199,571.24 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. Bill No. 5561 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 2,734 Square-Foot Eating and Drinking Establishment Located at 11601-11615 Olive Boulevard, Unit 9D Within The CityPlace Mixed-Use/Retail Development. Final Reading and Passage

Summary: Stephen Gontram, of 5 Star Burgers, has submitted a request for a new conditional use permit for a new 5 Star Burger location within the CityPlace Retail Center in a portion of the space formerly occupied by Creve Coeur Camera. The proposed new 2,734 square foot restaurant will have 86 interior plus 38 outdoor seats. All full-service restaurants (NAICS 722511) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 28, 2015
7:00 PM**

3. Substitute Bill No. 5562 - an Ordinance Ordering the Levy and Establishment of the Rates of Annual Real Property Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2015. Final Reading and Passage

Summary: Substitute Bill ordering the levy and establishment of the rates of annual real property taxes for municipal purposes in the City of Creve Coeur for the year 2015. Substitute Bill proposed tax rates for Residential is \$.069, Commercial \$.074 and Agricultural \$.059 each per \$100.00 of assessed valuation. Council Member Kent is proposing an additional substitute to Bill No. 5562.

4. Bill No. 5563 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant at 243 N. Lindbergh, Creve Coeur, Missouri. Final Reading and Passage

Summary: Creve Coeur Fire Protection District and Missouri American Water have requested to install a new fire hydrant.

NEW BUSINESS

5. 13140 Olive Blvd. Jimmy Johns CUP Extension Request

Summary: Ordinance No. 5392 authorized the approval of a conditional use permit for a Jimmy John's eating establishment with a drive-thru facility to be located at 13140 Olive Boulevard on October 13, 2014. Pursuant to Section 405.1070(H)(1) of the Zoning Ordinance, 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. As authorized by Zoning Ordinance Section 405.1070(H)(2), 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. To date, an application for a building permit to construct the new building has not been submitted to the Department of Community Development. The Applicant is requesting an extension of the CUP for reasons described in a letter dated September 14, 2015.

6. Resolution No. 1181 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Purchase of Thirteen, In-Car Computers for the Total Amount of \$50,247.00

Summary: The in-car CPU and monitors serve a crucial function for the Patrol Division. Technology of this nature becomes outdated over time, however, and ceases to become an asset based on the cost of extended warranties, other repair costs, and equipment failure that leads to down time for that particular vehicle. The current CPU's that are in service are 5 years old and are in need of replacement.



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 28, 2015
7:00 PM**

BUSINESS FROM MAYOR AND CITY COUNCIL

7. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

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 09/24/2015
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Debbie Ryan
City Clerk
(314) 872-2517
www.creve-coeur.org/

Meeting: 09/28/15 07:00 PM

DOC ID: 1558

COUNCIL MINUTES (ID # 1558)

Council Minutes Dated September 16, 2015



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Council President Kreuter at the Creve Coeur Government Center, 300 N. New Ballas Road on Wednesday, September 16, 2015 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Council President Kreuter led the Pledge of Allegiance.

INVOCATION

Council President Kreuter gave an invocation.

ROLL CALL

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

* - Absent: Mayor Glantz and 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)

Jack Gronick resident of 12344 Woodline Drive stated sarcastically he would like to respond to the suggestion by Council Member Kent to sell the Creve Coeur Golf Course for residential development and that it costs more to maintain the course then the revenue it brings in. Mr. Gronick suggested that the city sell all of the city parks and build on them because they all cost money to maintain.

Mel Klearman resident of 739 Bergerac Drive read and submitted a statement for the record. (Exhibit A)

ACCEPTANCE OF THE AGENDA

Council Member Hoffman moved, seconded by Council Member Kramer to accept the agenda as presented, with the vote upon such motion as follows, to-wit:

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



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 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***

PUBLIC HEARING - 2015 TAX RATE

A presentation was made by Dan Smith, Finance Director regarding the setting of the 2015 Tax Rate. Mr. Smith distributed a recent change to the proposed legislation and explanation of why the change was necessary. (PH Exhibit A)

David Caldwell resident of 257 Brooktrail Court spoke regarding commercial tax during the hearing.

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

1. CONSENT AGENDA

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

a. Council Minutes Dated August 24, 2015

b. Records Destruction

Council President Kreuter called the question for the approval of the consent agenda as presented, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member Kreuter – 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 September 9, 2015 in the amount of \$252,747.12 has been provided for Council review. No vote is required.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

UNFINISHED BUSINESS

2. Bill No. 5559 - an Ordinance Updating the Sign Regulations, Sections 405.910 to 405.970, and Some Related Definitions in Section 405.120, in Chapter 405, Zoning Ordinance, of the Code of Ordinances of the City of Creve Coeur. Final Reading and Passage

City Clerk read Bill No. 5559 for the final time.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Bill No. 5559, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5559 becomes Ordinance No. 5437.

3. Substitute Bill No. 5560 - an Ordinance Revising Section 210.237, Public Disturbance Noises, of the Code of Ordinances of the City of Creve Coeur. Final Reading and Passage

City Clerk read Substitute Bill No. 5560 for the final time.

Council Member Saunders moved, seconded by Council Member Kramer to approve Substitute Bill No. 5560.

Council Member D'Alfonso stated why would there be a difference between weekdays from 8 am to 9 pm and weekends are listed as 8 am to 8 pm.

Mark Perkins stated staff does not have a strong feeling and have no issues with keeping the times the same for both weekday and weekend.

Council Member D'Alfonso moved, seconded by Council Member Hoffman to amend Substitute Bill No. 5560, Item 8, Section 210.237.A.8 to change the weekend time from 8 pm to 9 pm, with the vote upon such motion as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member Kramer – Aye
Council Member Hoffman – Aye



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

Council Member Kreuter – Aye

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

Council President Kreuter called the question to approve Substitute Bill No. 5560 as amended, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 7 ayes and 0 nays, motion carried. Amended Substitute Bill No. 5560 becomes Ordinance No. 5438.

NEW BUSINESS

4. Bill No. 5561 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 2,734 Square-Foot Eating and Drinking Establishment Located at 11601-11615 Olive Boulevard, Unit 9D Within The CityPlace Mixed-Use/Retail Development. First Reading

City Clerk read Bill No. 5561 for the first time.

Jason Jaggi, Community Development Director made a presentation regarding this application.

Council Member D'Alfonso stated she appreciates that 5Star is recognized/certified for their recycling and green dining.

Council Member Kent asked if the issue with the signage had been addressed and if the Master Sign Plan for CityPlace had been reviewed, as the applicant had wished for the signage to face south.

Jason Jaggi stated staff is working with the landlord.

5. Bill No. 5562 - an Ordinance Ordering the Levy and Establishment of the Rates of Annual Real Property Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2015. First Reading

City Clerk read Bill No. 5562 for the first time.

Council Member Saunders moved, seconded by Council Member Hoffman to substitute Bill No. 5562 with the version that was distributed at the public hearing this evening, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

Council Member Hoffman – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member Kreuter – Aye

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

6. Bill No. 5563 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant at 243 N. Lindbergh, Creve Coeur, Missouri. First Reading

City Clerk read Bill No. 5563.

7. Resolution No. 1178 - Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of an Agreement with Missouri American Water and a Contract Change Order with Spencer Contracting Company for the Restoration of Williamsburg Road for \$83,434.49.

City Clerk read Resolution No. 1178.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Resolution No. 1178.

Matt Wohlberg presented a two-part resolution for a change order to the City's contract with Spencer Contracting for the 2015 Roadway Resurfacing Project. The first part of the resolution would add to the City's contract the restoration of the pavement and right of way in the Williamsburg subdivision made necessary by the recent water main replacement there. The resolution made the acceptance of this change order contingent upon an agreement between the City of Creve Coeur and Missouri American Water, whereby Missouri American Water would provide an up-front payment for the work. City staff felt that this arrangement would accelerate the restoration of the subdivision, reducing the duration of the inconvenience to the residents and allowing the City's resurfacing project to be completed this fall. According to staff, the up-front payment from Missouri American Water would completely offset the cost of the work, resulting in no net cost to the City.

Councilman Kent asked whether staff was confident in the amount of work represented in the change order and who would be responsible for the restoration work if it fails.

Matt Wohlberg stated that the amount of the restoration was measured and agreed to by staff from both the City and Missouri American Water and includes more than just the water line trench. All of the pavement restoration work would be full-depth replacement of the street, minimizing the possibility of failure or need for additional work. Matt Wohlberg stated that the work would be added to the contract between the City and Spencer Contracting, so Spencer Contracting would be responsible for any failures of the restoration work.

Council Member Kent asked if the streets were a combination of materials.

Matt Wohlberg stated the streets are all asphalt.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

Council President Kreuter call to question to approve Resolution No. 1178, with the vote upon such motion as follows, to-wit:

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

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

8. Resolution No. 1179 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract Change Order with Spencer Contracting Company to Add Pavement Repair Locations to the 2015 Asphalt Pavement Resurfacing Project for \$64,361.16.

City Clerk read Resolution No. 1179.

Council Member Saunders moved, seconded by Council Member Kramer to approve Resolution No. 1179.

Matt Wohlberg stated City staff introduced a second change order for the City’s contract with Spencer Contracting for the 2015 Roadway Resurfacing Project. This change order would add four locations to the project, namely: resurfacing of North Walling Drive, localized resurfacing along Villa Hill Drive, paving around two reduced islands in the Mason Forest subdivision, and new curbing for part of Sackston Woods Drive. This work was proposed to be added due to the needs at each location and in order to take advantage of lower-than-expected contract unit prices for the work.

Mel Klearman, a resident from 739 Bergerac Drive, questioned why this work was not competitively bid. Staff responded that the staff from other area municipalities have recently found it difficult to get any interest in larger roadway projects, making staff doubt that the City would get a better offer (if any) than the contract prices from Spencer Contracting through a separate bidding process for this work.

Council Member D’Alfonso asked how long will the repairs last.

Matt Wohlberg stated approximately ten years.

Council Member D’Alfonso asked if there was any recourse for construction/heavy equipment.

Matt Wohlberg stated staff does keep track of construction sites but, it would be hard to pinpoint which vehicle would be responsible if there were any damage.

Mark Perkins stated original bids came in lower than anticipated and staff was able to add additional street repairs to this year’s budget.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

Council President Kreuter called to question the approval of Resolution No. 1179, with the vote upon such motion as follows, to-wit:

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

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

9. Resolution No. 1180 - a Resolution of the City Council of the City of Creve Coeur, Missouri Approving Cooperative Purchasing Agreements with the Missouri Department of Transportation and National Joint Powers Alliance.

City Clerk read Resolution No. 1180.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Resolution No. 1180.

Mark Perkins stated this allows for two co-operative agreements to make available for items to purchase costing over \$20,000.

Council President Kreuter called the question for the approval of Resolution No. 1180, with the vote upon such motion as follows, to-wit:

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

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

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

Council Member Saunders stated September 17 the Arts Committee met and stated the Silverscreen series has one more showing this year and attendance has been up. The committee discussed the RFP for the artist designed street banners.

Council Member D'Alfonso stated the Finance Committee has requested that they receive the budget review items earlier so that they can have more time to review.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

Council Member Kent stated the E & E committee met and discussed reuse of products, appointment of members for the Comprehensive Plan review, Commercial energy savings and a CNG Grant to convert city vehicles to using CNG.

11. Update on Tappmeyer House

Council Member Kramer asked if there were any grants available for the Tappmeyer House and how future funding and donations were coming.

Mark Perkins stated staff is unaware of any funding to the Tappmeyer Foundation as they have not reported to the City.

Council Member Kent stated the plan of the Parks Committee, when he was still a member, is that Kevin Rejent intended to apply for historical status, Ruzicka and Levin were working on public/private funding. However, Ruzicka and Levin have both since resigned from the committee. Laura Dierberg-Ayres mentioned that she was going to get more events planned at the house. Ray Dobinsky was working with Finance Department to put out quarterly reports regarding the house and funding.

Council Member Kramer stated the last project out at the Tappmeyer House cost the city \$85,000.

Mark Perkins stated the painting actually ended up costing \$90,000.

BUSINESS FROM CITY ADMINISTRATOR

Council Member Hoffman moved, seconded by Council Member Wang to go into Executive Session pursuant to Section 610.022 to discuss real estate, personnel and attorney-client matters at 8:22 p.m., with the vote upon such motion being as follows:

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

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

Council Member Hoffman moved, seconded by Council Member Kent to adjourn Executive Session at 8:42 p.m., with the vote upon such motion being as follows:

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



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2015
7:00 PM**

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

Council Member Hoffman moved, seconded by Council Member Saunders to adjourn at 8:44 p.m., with the vote upon such motion begin as follows:

Council Member Kent – Aye
Council Member Wang – Aye
Council Member D’Alfonso - Aye
Council Member Saunders - Aye
Council Member Kreuter – Aye
Council Member Hoffman – Aye
Council Member Kreuter – Aye

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

Submitted by:

Deborah Ryan
City Clerk

David Kreuter
Council President



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 09/28/15 07:00 PM
Department: Finance Department
Category: Report
Prepared By: Sherry Hall
Initiator: Dan Smith
Sponsors:
DOC ID: 1556

SCHEDULED

BILLS LISTING (ID # 1556)

Bills Payable Listing

A report of bills payable dated September 22, 2015 in the amount of \$199,571.24 has been provided for Council review. No vote is required.



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

DATE: September 22, 2015

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 September 22, 2015 in the amount of \$199,571.24.



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

9/22/2015

NO DEPT - NO DIV

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00344		1002417100	01-Sep-15	BRIDGESTONE GOLF, INC.	GOLF BALLS FOR RESALE	06-00-00-1625	305.72
00121		926295986	28-Aug-15	CALLAWAY GOLF	APPAREL FOR RESALE	06-00-00-1625	420.96
00121		926300399	31-Aug-15	CALLAWAY GOLF	MERCHANDISE FOR RESALE	06-00-00-1628	106.08
00121		926296024	28-Aug-15	CALLAWAY GOLF	APPAREL FOR RESALE	06-00-00-1628	32.13
00121		926296019	28-Aug-15	CALLAWAY GOLF	APPAREL FOR RESALE	06-00-00-1628	290.04
01323		043315400	10-Sep-15	INDOX SERVICES	FULL SET COPIES 842 N. NEW	01-00-00-4722	362.13
02502	P002245	13078524	08-Sep-15	MOTOROLA SOLUTIONS INC	46 STUBBY WALKIE BATTERIES	01-00-00-2712	760.38
00217		976305393	11-Sep-15	NIKE USA INC	GOLF BALLS FOR RESALE	06-00-00-1625	163.20
00217		976305393	11-Sep-15	NIKE USA INC	GOLF APPAREL FOR RESALE	06-00-00-1628	370.80

Sum of Invoices 2,811.44



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

a

9/22/2015

LEGISLATIVE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00303		10852837	28-Aug-15	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE-2015 PROP. TAX	01-11-13-6260	177.48
Sum of Invoices							177.48



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/22/2015

Administration

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02443		90437	15-Sep-15	BENEFLEX HR RESOURCES, INC.	MONTHLY COBRA ADMIN FEE	01-12-11-6203	12.00
00053		262299	01-Sep-15	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	110.00
01262	P002183	34291	31-Aug-15	SPECIALTY MAILING	HANDLING/MAILING FOR AUGUST NE	01-12-11-6203	224.95
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-12-11-6253	52.22
Sum of Invoices							399.17



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/22/2015

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Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00474		IN008465	14-Sep-15	AP TECHNOLOGY	SECUREPAY PRO PLUS MAINT.	01-12-51-6213	330.00
00139	P002251	XJRMWX652	04-Sep-15	DELL	2 DELL HIGH PERFORMANCE TOWERS	01-12-51-7331	3,678.80
00070		I150911261	11-Sep-15	TECH ELECTRONICS	MOVE PHONE LINE AT ICE ARENA	01-12-51-6213	276.00
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-12-51-6253	52.22
Sum of Invoices							4,337.02



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

FINANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00005		1682922	10-Sep-15	AMERICAN STAMP	REPLACEMENT STAMP PADS	01-13-11-7304	134.50
01169		3277792371	12-Sep-15	STAPLES ADVANTAGE	FIRST AID KIT SUPPLIES	01-13-11-7304	24.74
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-13-11-6253	52.22
Sum of Invoices							211.46



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

a

9/22/2015

MUNICIPAL COURT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00005		1682970	14-Sep-15	AMERICAN STAMP	SB5 COMPLIANCE STAMPS	01-13-14-7304	95.65
00005		1682961	11-Sep-15	AMERICAN STAMP	SB5 FILE MARKING STAMPS	01-13-14-7304	51.75
00005		1682938	10-Sep-15	AMERICAN STAMP	PROSCEUTOR SIGNATURE STAMP	01-13-14-7304	117.82
01169		3275559199	22-Aug-15	STAPLES ADVANTAGE	10 BOXES MANILA FOLDERS	01-13-14-7304	37.60
Sum of Invoices							302.82



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

INTERDEPARTMENTAL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02560		SIN051947	17-Sep-15	DIGITAL DOLPHIN SUPPLIES	TONER CARTRIDGES	01-13-15-7312	355.00
02560		SIN050461	13-Aug-15	DIGITAL DOLPHIN SUPPLIES	TONER CARTRIDGE	01-13-15-7312	217.50
00045		790237522001	28-Aug-15	OFFICE DEPOT-BUSINESS DIV	COLORLED LABELS FOR COURT	01-13-15-7312	23.90
00045		791138719001	01-Sep-15	OFFICE DEPOT-BUSINESS DIV	CREDIT FOR RETURNED LABELS	01-13-15-7312	(23.90)
00045		789264779001	25-Aug-15	OFFICE DEPOT-BUSINESS DIV	ELECTRIC HOLE PUNCH-DIELMANN	01-13-15-7312	95.99
00045		789264692001	25-Aug-15	OFFICE DEPOT-BUSINESS DIV	ELECTRIC STAPLER	01-13-15-7312	145.98
00045		790408744001	28-Aug-15	OFFICE DEPOT-BUSINESS DIV	CREDIT MEMO-MDSE RETURN	01-13-15-7312	(145.98)
00045		790983224001	03-Sep-15	OFFICE DEPOT-BUSINESS DIV	WALL SIGN	01-13-15-7312	11.99
00045		789717648001	26-Aug-15	OFFICE DEPOT-BUSINESS DIV	STORAGE BOXES, PENS,PAPER	01-13-15-7312	65.45
00045		789717512001	26-Aug-15	OFFICE DEPOT-BUSINESS DIV	ADDRESS LABELS	01-13-15-7312	25.52
00045		790983383001	01-Sep-15	OFFICE DEPOT-BUSINESS DIV	INCLINE DESK SORTER	01-13-15-7312	4.85
00045		790983382001	01-Sep-15	OFFICE DEPOT-BUSINESS DIV	STAPLER, NOTEPADS	01-13-15-7312	53.53
00045		791854147001	08-Sep-15	OFFICE DEPOT-BUSINESS DIV	HIGHLIGHTERS	01-13-15-7312	8.79
00045		791854016001	04-Sep-15	OFFICE DEPOT-BUSINESS DIV	TONER & VARIOUS SUPPLIES	01-13-15-7312	259.01
00045		791154134001	02-Sep-15	OFFICE DEPOT-BUSINESS DIV	COLOR LABELS, SCISSORS	01-13-15-7312	36.60
00046		CIV0183271	04-Sep-15	OFFICE ESSENTIALS	BULLETIN BOARD FOR EMP LOUNGE	01-13-15-6272	47.25
00046		SCN0008977	03-Sep-15	OFFICE ESSENTIALS	CREDIT MEMO-DAMAGED BOARD	01-13-15-6272	(47.25)
00046		CIV0182943	03-Sep-15	OFFICE ESSENTIALS	BULLETIN BOARD FOR EMP LOUNGE	01-13-15-6272	47.25
00046		SCN0009025	08-Sep-15	OFFICE ESSENTIALS	BULLETIN BRD FOR EMPLOYEE LOUN	01-13-15-6272	(47.25)
00046		CIV0184084	08-Sep-15	OFFICE ESSENTIALS	BULLETIN BOARD-EMPLOYEE LOUNGE	01-13-15-6272	47.25
00046		CIV0181627	01-Sep-15	OFFICE ESSENTIALS	BULLETIN BOARD-EMPLOYEE LOUNGE	01-13-15-6272	47.25
00046		SCN0008995	04-Sep-15	OFFICE ESSENTIALS	CREDIT MEMO-DAMAGED BOARD	01-13-15-6272	(47.25)
00046		CIV0181924	02-Sep-15	OFFICE ESSENTIALS	BULLETIN BOARD-EMPLOYEE LOUNGE	01-13-15-6272	47.25
00046		SCN0008994	04-Sep-15	OFFICE ESSENTIALS	CREDIT MEMO-DAMAGED BOARD	01-13-15-6272	(47.25)
00046		CIV0183553	04-Sep-15	OFFICE ESSENTIALS	BATTERIES, PENS	01-13-15-7312	54.72
01169		3276486686	26-Aug-15	STAPLES ADVANTAGE	ELECTRIC STAPLER-RECORDS ROOM	01-13-15-7312	78.60
01169		3277332061	05-Sep-15	STAPLES ADVANTAGE	5x8 NOTEPADS	01-13-15-7312	7.67
01169		3277332060	05-Sep-15	STAPLES ADVANTAGE	INKJET CARTRIDGES	01-13-15-7312	142.13
01169		3277792374	12-Sep-15	STAPLES ADVANTAGE	INKJET CARTRIDGES	01-13-15-7312	130.06
01169		3277792373	12-Sep-15	STAPLES ADVANTAGE	CREDIT MEMO-MDSE RETURN	01-13-15-7312	(14.34)
01169		3277792372	12-Sep-15	STAPLES ADVANTAGE	12-PK AIR DUSTER	01-13-15-7312	35.95
01169		3277792371	12-Sep-15	STAPLES ADVANTAGE	VARIOUS OFFICE SUPPLIES	01-13-15-7312	160.11
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	HOT SPOT (TO BE RETND)	01-13-15-6253	69.70

Sum of Invoices 1,846.08



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

ICE ARENA

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-211511	15-Sep-15	ARAMARK UNIFORM SERVICES	MOP RENTAL (9/15/15)	06-14-31-7301	1.56
01550		452-211511	15-Sep-15	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/15/15)	06-14-31-7308	4.35
01550		452-186211	08-Sep-15	ARAMARK UNIFORM SERVICES	MOP RENTAL (9/8/15)	06-14-31-7301	1.56
01550		452-186211	08-Sep-15	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/8/15)	06-14-31-7308	4.35
00646		8977	01-Sep-15	ELITE PRO SYSTEM	SIGNAL PROCESSOR FOR RADIO	06-14-31-6212	385.00
02550	P002257	10850	11-Sep-15	ENTECH ENGINEERING, INC.	INFARED TESTING FOR ROOM LEAK	06-14-31-6212	2,400.00
00082		0321143	10-Sep-15	METROLIFT PROPANE	PROPANE FOR OLYMPIA (9/10/15)	06-14-31-7307	205.77
00082		0284409.	13-Aug-15	METROLIFT PROPANE	PROPANE FOR OLYMPIA (8/13/15)	06-14-31-7307	33.74
00082		0303201	27-Aug-15	METROLIFT PROPANE	PROPANE FOR OLYMPIA (8/27/15)	06-14-31-7307	239.11
02086	P002254	50292	10-Sep-15	NATION-WIDE REFRIGERATION	250 POUNDS R22 REFRIDGENT FOR	06-14-31-6211	3,622.96
00434		9395-3	02-Sep-15	SHERWIN-WILLIAMS	PAINT	06-14-31-7301	228.45
00434		9396-1	02-Sep-15	SHERWIN-WILLIAMS	PRIMER	06-14-31-7301	171.90
01777		322637-1	01-Sep-15	STARBEAM SUPPLY CO.	RINK WARMING ROOM LIGHT BULBS	06-14-31-6212	237.50
00711		348059012	12-Aug-15	TERMINIX	PEST CONTROL SERVICE	06-14-31-6212	35.00
01048		9751537625 9/15	01-Sep-15	VERIZON WIRELESS	CELL PHONE-AUGUST 2015	06-14-31-6253	52.22

Sum of Invoices 7,623.47



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

GOLF MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02240		336747	15-Jul-15	ERB TURF EQUIPMENT, INC	ROLLERS FOR 2500E	06-14-32-6211	612.25
02240		339410	28-Aug-15	ERB TURF EQUIPMENT, INC	CREDIT MEMO-PART UNDER WARRANT	06-14-32-6211	-291.73
00117		6013367	15-Sep-15	HOME DEPOT	CONCRETE FOR DRAINAGE	06-14-32-6212	156.00
00117		6013367	15-Sep-15	HOME DEPOT	MARKING PAINT	06-14-32-7301	21.08
00175		1034068-00	01-Sep-15	MTI DISTRIBUTING, INC.	CLUTCH PARTS-MD80	06-14-32-6210	279.09
01084		CD1945676	01-Sep-15	R&R PRODUCTS, INC.	ROLLER BEARING KITS-LF 3400	06-14-32-6211	109.36
00173		IN129657	04-Sep-15	SUPREME TURF PRODUCTS	RENOVATE FERTILIZER FOR GREENS	06-14-32-7303	374.00
01479		7964	08-Sep-15	TURFWERKS SCOTT'S POWER LLC	LIFT CYLINDER FOR LF 3400	06-14-32-6211	257.55
01479	P002262	7982	09-Sep-15	TURFWERKS SCOTT'S POWER LLC	GEAR PUMP FOR LF 3400 FAIRWAY	06-14-32-6211	1,185.07
01479	P002262	7982	09-Sep-15	TURFWERKS SCOTT'S POWER LLC	SHIPPING/HANDLING	06-14-32-6211	15.40
01048		9751791870 EF	04-Sep-15	VERIZON WIRELESS	DATA PLAN FOR TABLET	06-14-32-6202	49.90
Sum of Invoices							2,767.97



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

PRO SHOP

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01140		56056	01-Sep-15	ARCHWAY BOWLING & TROPHY	LEAGUE TROPHIES	06-14-33-7304	222.00
00344		1002417100	01-Sep-15	BRIDGESTONE GOLF, INC.	SHIPPING FEE	06-14-33-8324	0.28
00121		926300399	31-Aug-15	CALLAWAY GOLF	SHIPPING FEE	06-14-33-8325	0.09
00121		926296019	28-Aug-15	CALLAWAY GOLF	SHIPPING CHARGE	06-14-33-8325	0.17
00121		926295986	28-Aug-15	CALLAWAY GOLF	SHIPPING CHARGE	06-14-33-8325	0.60
00217		976305393	11-Sep-15	NIKE USA INC	SHIPPING FEE	06-14-33-8325	0.65
00711		348059012	12-Aug-15	TERMINIX	PEST CONTROL SERVICE	06-14-33-6212	35.00
Sum of Invoices							258.79



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

SNACK BAR

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-211511	15-Sep-15	ARAMARK UNIFORM SERVICES	WIPING TOWELS (9/15/15)	06-14-34-7301	3.63
01550		452-186211	08-Sep-15	ARAMARK UNIFORM SERVICES	WIPING TOWELS (9/8/15)	06-14-34-7301	3.63
00080		1182-111-5	16-Sep-15	DIERBERGS	DRINKS FOR RESALE	06-14-34-8316	225.00
01471		98376	03-Sep-15	RL MUELLER NATIONAL DIST., INC.	FOOD FOR RESALE	06-14-34-8315	66.35
01471		98376	03-Sep-15	RL MUELLER NATIONAL DIST., INC.	SNACKS FOR RESALE	06-14-34-8319	202.15
00116		6348	17-Sep-15	SAM'S CLUB	FOOD FOR RESALE	06-14-34-8315	170.46
00116		6348	17-Sep-15	SAM'S CLUB	SNACKS FOR RESALE	06-14-34-8319	42.28
00116		6348	17-Sep-15	SAM'S CLUB	MISC. SUPPLIES	06-14-34-8321	27.72
01121		86536	10-Sep-15	TJ'S PIZZA	FOOD FOR RESALE	06-14-34-8315	103.60

Sum of Invoices 844.82



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

BUILDING MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-16-11-6253	32.32
Sum of Invoices							32.32



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

POLICE-ADMIN

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00640		388810	31-Aug-15	BOB BARKER CO	300 PRISONER SHOE COVERS	01-21-11-7308	41.94
00451		44390	09-Sep-15	INTERNATIONAL CONFERENCE OF POLICE CHAPLAINS	ANNL MEMBERSHIP-CHAP S WARNER	01-21-11-6262	125.00
02171		010434	01-Sep-15	LOU'S GLOVES, INC.	10 BOXES NITRILE GLOVES	01-21-11-6271	74.00
02094		812HP026M40508	10-Sep-15	MISSOURI STATE HIGHWAY PATROL	(3) BACKGROUND CHECKS	01-21-11-6203	36.00
00050		43791	31-Aug-15	REJIS	RESOLVE A REJIS ISSUE	01-21-11-6213	41.50
00116		09092015	09-Sep-15	SAM'S CLUB	(3) 8GB FLASH DRIVES	01-21-11-6213	28.17
00092		75893	02-Sep-15	ST LOUIS COUNTY TREASURER	SEPTEMBER CARE CONTRACT FEES	01-21-11-6202	23.91
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-21-11-6253	84.54
01048		9751791870 GF	04-Sep-15	VERIZON WIRELESS	DATA PLAN FOR CHIEF'S IPAD	01-21-11-6253	39.91
Sum of Invoices							494.97



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

POLICE-INVESTIGATIONS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02119		225046	02-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2423 BATTERY, WIPERS,3000	01-21-21-6210	218.11
01228		1432814-20150831	31-Aug-15	LEXISNEXIS	AUG 2015 (2) USERS FEES	01-21-21-6202	180.34
00116		09092015	09-Sep-15	SAM'S CLUB	(3) 100 PACKS DVD-R'S	01-21-21-7304	67.44
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-21-21-6253	193.92
Sum of Invoices							659.81



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

POLICE-PATROL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02119		225095	04-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2404 REPLACED RT STRUT	01-21-22-6210	225.00
02119		225197	09-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2410 FRONT BRKS, 3000 ML	01-21-22-6210	257.85
02119		225370	17-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2406 CONTROL ARM & RF STRU	01-21-22-6210	533.00
02119		225177	10-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2407 REPL RACK & PINION	01-21-22-6210	764.35
02119		225452	17-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2408 3000 MILE SERVICE	01-21-22-6210	42.95
02119		225435	16-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2405 3000 MILE SERVICE	01-21-22-6210	42.95
02119		225422	16-Sep-15	DAVE SINCLAIR LINCOLN-MERCURY, INC.	CAR 2403 3000 MILE SERVICE	01-21-22-6210	42.95
00080		4293-C0154-5	08-Sep-15	DIERBERGS	CITIZ POLICE ACAD-REFRESHMENTS	01-21-22-7314	35.18
00234	P002259	436342	15-Sep-15	ED. ROEHR SAFETY PRODUCTS	2 TAS80004 TASER TRAINING TAR	01-21-22-7313	53.30
00234	P002259	436342	15-Sep-15	ED. ROEHR SAFETY PRODUCTS	75 34200 15' TASER CARTRIDGE	01-21-22-7313	1,665.00
00234	P002223	436340	15-Sep-15	ED. ROEHR SAFETY PRODUCTS	BA2000S-SX01 AMERICAN BODY ARM	01-21-22-9503	820.00
00234	P002260	436252	14-Sep-15	ED. ROEHR SAFETY PRODUCTS	15 22010 PPMS (POWER SOURCE)	01-21-22-9503	817.50
00234	P002260	436252	14-Sep-15	ED. ROEHR SAFETY PRODUCTS	15 11004 4 YEAR EXTENDED WARRA	01-21-22-9503	1,111.80
00234	P002260	436252	14-Sep-15	ED. ROEHR SAFETY PRODUCTS	15 11002 BLACK TASER X26P CEW	01-21-22-9503	3,599.80
00234	P002260	436252	14-Sep-15	ED. ROEHR SAFETY PRODUCTS	15 11501 HOLSTER, X26P BLACKHA	01-21-22-9503	798.75
00096		151225	08-Sep-15	EVS	CAR 2407 REWIRE SIREN BOX	01-21-22-6210	65.00
00096		151224	08-Sep-15	EVS	CAR 24 INSTALL LED LIGHTS	01-21-22-6210	95.00
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-21-22-6253	363.00
						Sum of Invoices	11,333.38



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

PUBLIC WORKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-31-11-6253	258.68
Sum of Invoices							258.68



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00235	P002239	INO75241-2	14-Sep-15	CITY OF CHESTERFIELD	157.04 TONS ROAD SALT FOR FY16	01-31-41-7310	7,731.08
00593	P002185	21915	29-Aug-15	THE GREENWOOD GROUP LLC	OLIVE/I270 MOWING/TRIMMING	01-31-41-6212	4,815.00
00593	P002186	21916	29-Aug-15	THE GREENWOOD GROUP LLC	RIGHT OF WAY MAINTENANCE SERVI	01-31-41-6212	1,930.00
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-31-41-6253	84.54
Sum of Invoices							14,560.62



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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9/22/2015

HEALTH & WELFARE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-31-42-6253	32.32
Sum of Invoices							32.32



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

PARKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00593	P002187	21914	29-Aug-15	THE GREENWOOD GROUP LLC	PARKS MAINTENANCE SERVICES FY1	01-31-43-6212	6,440.00
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-31-43-6253	40.46
Sum of Invoices							6,480.46



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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9/22/2015

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00413		X-33898	26-Aug-15	FASTSIGNS	PUB NOTICE SIGNS-COMP PLAN	01-32-11-7304	815.00
00213		091815-1	18-Sep-15	MCLAUGHLIN COURT REPORTING SERVICES, INC	CRT REPORTER FOR P&Z 9/8/15	01-32-11-6202	206.00
00303		10864456	10-Sep-15	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE-P&Z	01-32-11-6260	45.24
00303		10864454	10-Sep-15	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE-P&Z	01-32-11-6260	45.24
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-32-11-6253	148.04
Sum of Invoices							1,259.52



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00005		1682959	11-Sep-15	AMERICAN STAMP	STAMPS FOR NEW PLANS EXAMINER	01-32-61-7304	387.65
01822		3063104	21-Sep-15	INTERNATIONAL CODE COUNCIL	MEMBERSHIP DUES-HOLMES	01-32-61-6262	55.00
01822		3062410	21-Sep-15	INTERNATIONAL CODE COUNCIL	MEMBERSHIP DUES-BOLLS	01-32-61-6262	55.00
02324	P002238	105602	01-Sep-15	MYGOV, LLC	MONTHLY SOFTWARE FEE	01-32-61-6262	300.00
02547		201994	26-Aug-15	NJC PRINTING	INSPECTION REQUEST FORMS	01-32-61-7304	402.59
02547		202098	14-Sep-15	NJC PRINTING	DECK BLDG PERMIT FORMS	01-32-61-7304	87.00
01048		9751537625 GF	01-Sep-15	VERIZON WIRELESS	CELL PHONES-AUG 2015	01-32-61-6253	203.92
01048		9751791870 GF	04-Sep-15	VERIZON WIRELESS	DATA PLAN FOR INSPECTORS TAB	01-32-61-6253	239.96
02541	P002248	13702	31-Aug-15	VSP CONSTRUCTION SERVICES, INC.	FURNISH & INSTALL DRYWALL, SOL	01-32-61-9501	3,000.00
Sum of Invoices							4,731.12



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

a

9/22/2015

CAPITAL IMPROVEMENTS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00413		X-33553	28-Jul-15	FASTSIGNS	SIGN FOR PARKS GRANT-DIELMANN	02-61-71-9506-15307	300.00
01417	P002048	101018	12-Aug-15	GEOTECHNOLOGY, INC.	ASPHALT & CONCRETE TESTING	02-61-71-9510-15601	2,818.75
01333	P002216	PAY #2 2015 CONC	31-Aug-15	M & H CONCRETE	CONCRETE PAVEMENT REPLACEMENT	02-61-71-9510-16602	134,153.77
00914	P002177	PAY #2 CVS BUS	16-Sep-15	STRUCTURES INC	REVISED FOUNDATION DESIGN (AS	02-61-71-9501-15103	605.00
00914	P002177	PAY #2 CVS BUS	16-Sep-15	STRUCTURES INC	SITE DESIGN SERVICES-CVS BUS	02-61-71-9501-15103	270.00
Sum of Invoices							138,147.52

Total of All Invoices 199,571.24



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 09/28/15 07:00 PM
Department: Planning Division
Category: Cup
Prepared By: Whitney Kelly
Department Head: Whitney Kelly

SCHEDULED

ORDINANCE

Bill No. 5561 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 2,734 Square-Foot Eating and Drinking Establishment Located at 11601-11615 Olive Boulevard, Unit 9D Within The CityPlace Mixed-Use/Retail Development. Final Reading and Passage

Stephen Gontram, of 5 Star Burgers, has submitted a request for a new conditional use permit for a new 5 Star Burger location within the CityPlace Retail Center in a portion of the space formerly occupied by Creve Coeur Camera. The proposed new 2,734 square foot restaurant will have 86 interior plus 38 outdoor seats. All full-service restaurants (NAICS 722511) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Ordinance

Meeting of September 28, 2015

BILL NO. 5561

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,734 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT LOCATED AT 11601-11615 OLIVE BOULEVARD, UNIT 9D WITHIN THE CITYPLACE MIXED-USE/RETAIL DEVELOPMENT

WHEREAS, under Section 405.370(C), all eating and drinking places 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 Stephen Gontram, of 5 Star Burger for a conditional use permit for a 2,734 square-foot restaurant, with 86 indoor seats and 38 outdoor seats, at Unit 9D, at 11601-11615 Olive Boulevard within the CityPlace Retail development; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 8, 2015, 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 September 8, 2015; 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 3 hereof for the operation of a restaurant located at 11601-11615 Olive Boulevard, in the “CB” Core Business zoning district, within the CityPlace Retail Development, whose legal description is as follows:

BILL NO. 5561

ORDINANCE NO. _____

PARCEL 7: Unit 2 of CITYPLACE CONDOMINIUM, a Retail Center Condominium, according to the plat thereof recorded in Plat Book 274, pages 48 and 49 of the St. Louis County, Missouri Records, together with the undivided share of the common elements appurtenant thereto, all according to and more particularly described in the Declaration of Condominium and By-Laws recorded in Book 8297, page 734, and subsequent amendments recorded in Book 8314, page 437, Book 8735, page 285, Book 8735, page 298, and Book 13541, page 182.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of 2,734 square foot eating and drinking establishment at 11601-11615 Olive Boulevard, Unit 9D.
2. Maximum seating permitted is limited to 86 indoor seats and 38 outdoor seats.
3. Hours of operation shall be 11:00 a.m. to 10:00 p.m., Monday through Saturday, and 11:00 a.m. to 9:00 p.m. Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the complex within the service area or the structured parking deck in conformance with the CityPlace management's operational requirements.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the CityPlace Master Sign Plan as provided by Ordinance No. 5386.
7. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. 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.
10. 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.
11. 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.
12. 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

BILL NO. 5561

ORDINANCE NO. _____

time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2015.

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

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 #15-022 FOR A CONDITIONAL USE PERMIT FOR A 5 STAR BURGER RESTAURANT WITHIN CITYPLACE RETAIL AT 11601-11615 OLIVE BOULEVARD, UNIT 9D

FOR THE MEETING OF: September 8, 2015

LOCATION: 11601-11615 Olive Boulevard, within CityPlace Retail development.

REQUEST: Stephen Gontram, of 5 Star Burgers, has submitted a request for a new conditional use permit for a new 5 Star Burger location within the CityPlace Retail Center in a portion of the space formerly occupied by Creve Coeur Camera. The proposed new 2,734 square foot restaurant will have 86 interior plus 38 outdoor seats.

ADDITIONAL INFORMATION: The subject property is zoned CB (Core Business) District. All full-service restaurants (NAICS 722511) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Applicant is not pursuing any changes to the exterior of the building or site, except to add outdoor seating in front of the space.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References

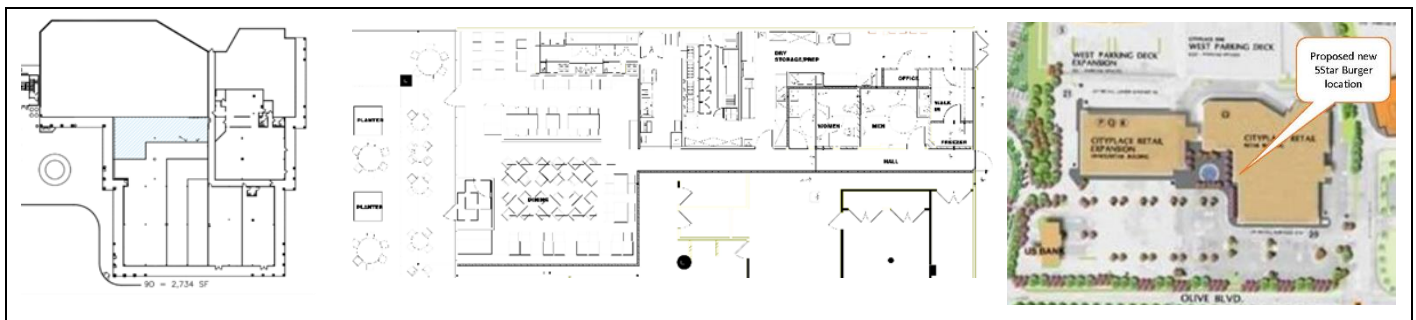
- Community Health and Connectivity

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANTS: Stephen Gontram
 5 Star Burgers LLC
 312 S. Kirkwood Road
 St. Louis, MO 63122

PROPERTY OWNER: RNSI
 One Towne Square, Suite 1600
 Southfield, MI 48076



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 9/05/2015

ATTACHMENTS: Applicant's Materials received August 3, 2015
 Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Buildings	"CB" Core Business	N/A
South	Retail	"CB" Core Business	Olive Boulevard
East	Retail	"CB" Core Business	City Place Drive
West	Retail	"CB" Core Business	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, government, and park uses. 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 outdoor seating provides public sitting amenities. Therefore, the request meets with the Goals and Objectives of the Comprehensive Plan, in as much as this project can provide.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the CityPlace Retail/Mixed-Use Development that includes a mixture of retail and second floor offices. No changes to the exterior of the building or site have been requested.

Use Intensity:

Section 405.470(14)(b) limits food services and drinking places to no more than 40% of the building square footage collectively in the "CB", "PO", "PC" and "LI" Districts for properties that are less than two acres. The CityPlace Mixed-Use/Retail site is 4.29 acres, thus the limit on restaurant square footage within the building does not apply.

Parking:

In November of 2009, the owners of CityPlace entered into a campus-wide comprehensive reciprocal easement agreement (REA) providing for shared parking amongst all CityPlace subdivided parcels. The Retail/Mixed Use complex parking is provided through the operational requirements where all tenants within the retail/mixed use complex require employees to park behind the complex where there are three structured parking facilities within 100 feet, easily accessible to employees and patrons, where no less than 62 available spaces are designated for the retail use. The parking decks for CityPlace 1 (West) and CityPlace 3 have a combined 918 parking spaces, and the parking deck for CityPlace 1 (East) holds an additional 447 parking spaces.

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area. Based on this, the required parking for 5 Star Burger is a total of 45 parking spaces. The surface lot in front of the retail development provides for 281 parking

spaces for the retail customers and there are the 62 spaces available in the parking garages under the REA. The applicant has submitted photographic evidence showing the availability of parking in the front during the noon timeframe. Also, delivery and company vehicles of the Retail/Mixed Use development are required to park behind the complex within the parking decks. Finally, it is anticipated that many of the lunch time patrons would be employees of the offices within the CityPlace complex, and parking for those individuals are accounted for within the REA. As was the discussion and prior approval of the conditional use permit for the Crushed Red that was approved on February 9, 2015, the complex nature of the shared parking dynamic makes it difficult to account for each tenant's parking allotment, but the significant quantity of parking and Staff observations of the site indicate that there will not be a problem created by this tenant.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements, in the same degree or greater than the prior use, of the Comprehensive Plan and Zoning Ordinances. Staff recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 2,734 square foot eating and drinking establishment at 11601-11615 Olive Boulevard, Unit 9D.
2. Maximum seating permitted is limited to 86 indoor seats and 38 outdoor seats.
3. Hours of operation shall be 11:00 a.m. to 10:00 p.m., Monday through Saturday, and 11:00 a.m. to 9:00 p.m. Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the complex within the service area or structured parking deck in conformance with the CityPlace management's operational requirements.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the CityPlace Master Sign Plan as provided by Ordinance No. 5386.

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 may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

"I move to recommend approval of Application #15-022 for a Conditional Use Permit for an eating and drinking establishment for 5 Star Burger located at 11601-11615 Olive Boulevard, Unit 9D subject to the conditions contained in the draft ordinance attached to the staff report dated September 5, 2015" (conditions may be added, eliminated, or modified by preceding motion).

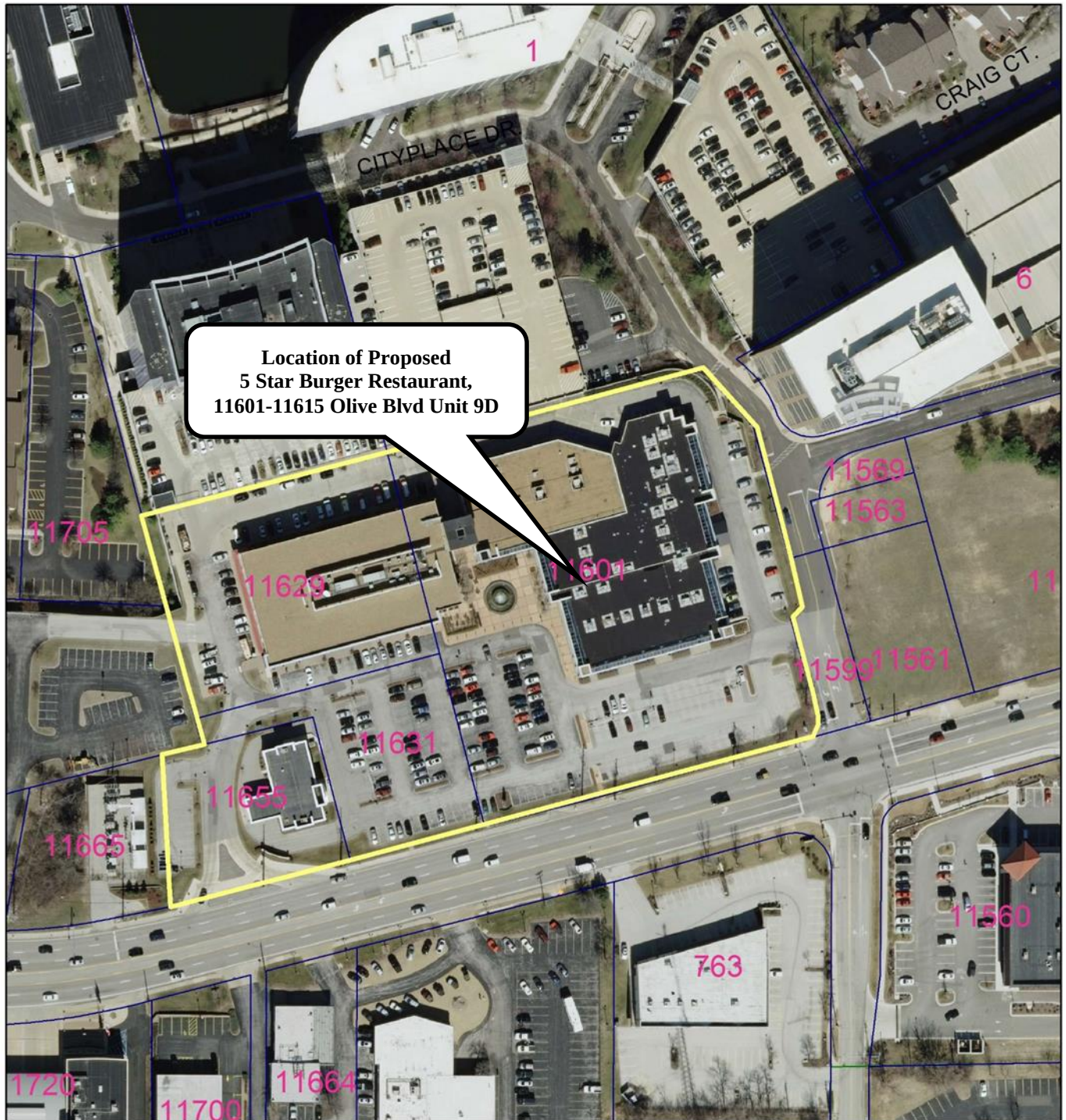
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

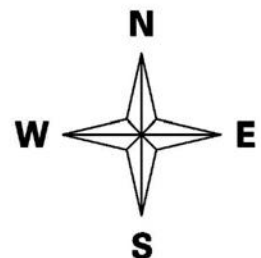
APPENDIX 3: AERIAL PHOTO



Property lines



CityPlace Mixed-Use / Retail Development



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:9/5/2015



Description: View looking northeast from the access aisle at the proposed location.



Description: View from the patio area looking south to Olive Boulevard.



Rationale

5 Star Burgers is a locally-owned and operated gourmet burger restaurant which also serves sandwiches, salads, and ancillary items. 5 Star Burgers is a full-service restaurant providing table service and a full bar. Since the founding of the company in 2012, 5 Star Burgers has flourished, now with 2 locations in the St. Louis Metro Area. Local and national media has given the company praise: USA Today named 5 Star Burgers one of the 50 best burgers in the United States, the Post-Dispatch regaled us “St. Louis’s Premier Burger Restaurant”, and we have been named one of its “Top 100 Restaurants in St. Louis”. We have also earned “Best Burger” nods from Sauce Magazine, Feast Magazine, Ladue News, Town and Style, and Alive Magazine.

5 Star Burgers is owned and operated by Stephen Gontram, former Chef-Owner of Harvest Restaurant in Richmond Heights. Stephen opened Harvest in 1996 and sold the restaurant in 2010 to pursue other ventures. During his tenure at the helm of Harvest, Stephen became the first St. Louis restaurant chef to cook at the James Beard House in NYC, as well as receiving many local and national nods as a strong restaurant owner with a passion for seasonal, local, and organic menus. Stephen has brought that passion to 5 Star Burgers, using fresh, ground in-house hormone and antibiotic-free meats, organic lettuces, and whenever possible locally sourced products. The backbone of the 5 Star Burgers concept remains its partnership with Creekstone Farms All-Natural Angus Beef. This Never-Never beef is grass-fed Black Angus, humanely raised, antibiotic and hormone free, and is considered some of the best beef on the market in the United States today.

In keeping with our reputation of serving top-quality, creative, gourmet burgers, 5 Star Burgers takes great care to separate itself from other burger restaurants (bars, sports bars, pubs, and fast-casual concepts) with an upscale décor utilizing richly stained woods, high-end fabrics, creative lighting, and a complimentary color scheme. Although we do offer TV’s for viewing, we do not decorate by TV, nor do we consider ourselves a sports bar or “bar and grill”. We are very much indeed a family restaurant and our success thus far is indicative of the public’s need for this type of concept.

From a dining experience standpoint, our focus on speedy, efficient service and consistency of food quality makes us a top choice for many diners. Our food preparation time averages less than 10 minutes, making us a preferred destination for busy lunch-goers and business people on a time budget. We offer a kids’ menu which is extremely popular with families looking for value-oriented dining, we cater to business groups who want to take advantage of our happy hour every day from 4 to 6pm, and finally, we are a top choice in town for those folks looking for the best burger in St. Louis. As 5 Star Burgers is a full-service restaurant with bar service, we will be applying for a liquor license, but please note that we consider ourselves a restaurant first and a bar second. Present alcohol revenue as a company is only 15% of gross sales.

5 Star Burgers currently employs 90 full and part time individuals. It is expected that our Creve Coeur location will employ approximately 45 persons. Our wages average more than \$4 per hour above the current Missouri minimum wage, allowing us to attract a higher quality applicant and a stronger overall staff. We look forward to bringing more jobs to the Creve Coeur area and serving its citizens many great meals.

Rationale, continued...

Lessening our impact on those around us:

- Employee parking and all company vehicles shall be parked in designated areas within the 3 parking garages located in the rear of the CityPlace retail area. These areas shall meet with property management's operational requirements. At the time, 5 Star Burgers does NOT offer delivery.
- Outdoor Speakers may be used for patio seating but will be kept at a volume level not to exceed 60dB in a straight-line distance of 100 feet or greater.
- 5 Star Burgers contracts with a recycling company to keep its carbon footprint at a much lower level than other restaurants. All of our cardboard, plastic, and glass is recycled.
- 5 Star Burgers uses LED lighting in its restaurants to lessen energy use and save power.
- All signs for the restaurant will be in conformance with Creve Coeur regulations (Article VIII, Sign Regulations of the Creve Coeur Zoning Code) and additionally will be in substantial compliance under the lease and with the CityPlace Master Sign Plan. Sign permits shall be applied for at a later date.
- The hood exhaust system for the restaurant shall utilize tempered make-up air. Additionally, the exhaust system, inside and out, shall be regularly maintained and cleaned of grease to lessen cooking smells.
- Customer parking shall be located in the retail center lot in front of the CityPlace retail building and in the 3 parking garages located within 100 feet behind the restaurant. Presently, there are 281 parking spaces in front of the CityPlace retail development and a combined 1365 parking spaces in the three parking garages. 5 Star Burgers has applied for a conditional use permit with 86 interior seats and 38 patio seats. Per city regulations, 5 Star Burgers shall require 45 total parking spaces. The parking lot in front of the retail development is busiest during lunchtime from 11am to 1:30pm. In the evenings, this parking lot is less stressed, as many of the retail tenants close for business and less parking is utilized. Nearly 2/3 of 5 Star's business happens after 5pm. Please note Exhibits A – F which demonstrate available parking spaces in the retail center lot at varying times of the day/week.
- 5 Star Burgers' Creve Coeur Design will follow that of its other two locations. Richly stained woods, colorful paints, creative lighting, wood tables and chairs, and expensive fabrics. Please see Exhibits L – N. Additionally, our patio will incorporate tasteful outdoor furniture (wrought-iron tables and wicker chairs) with market umbrellas, and re-imagined landscaping using flowering shrubs offering year-long interest.
- Exhibit O provides some examples of the foods we serve.
- Please see an outdoor dining area sketch labeled Exhibit P along with Exhibits Q and R furniture design.

Additional Information - Legend

- Exhibit G and Ga – CityPlace Site Plan
- Exhibit H – CityPlace Parking Site Plan
- Exhibit I – CityPlace Master Site Plan
- Exhibit J – CityPlace Retail Brochure with Tenant Listing
- Exhibit K – Lease between 5 Star Burgers LLC and RNSI City Place Owner LLC
- Exhibit L, M, N – Design Pictures
- Exhibit O – Food Pictures
- Exhibit P and Pa – New Patio Sketch and Existing Patio Elevation Photos
- Exhibit Q, R – Outdoor Furniture



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

Applicant: <u>5 STAR BURGERS</u> Name <u>5 STAR BURGERS LLC</u> Company (If Applicable) <u>312 S. KIRKWOOD ROAD</u> Address <u>ST. LOUIS MO. 63122</u> Address <u>314 394-2250</u> Telephone # <u>N/A</u> Fax # <u>sgontram@5starburgersstl.com</u> Email:  Applicant's Signature	Applicant's Representative (if applicable): <u>STEPHEN GONTRAM</u> Name <u>5 STAR BURGERS LLC</u> Company (If Applicable) <u>4620 PERSHING PL (HOME)</u> Address <u>ST. LOUIS MO 63108</u> Address <u>314 303 4337 (CELL)</u> Telephone # <u>N/A</u> Fax # <u>sgontram@5starburgersstl.com</u> Email:  Applicant's Representative's Signature
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Property Information: <u>11601-11615 Olive Blvd. Unit 9D</u> Address <u>Creve Coeur, MO 63141</u> Address <u>City Place</u> Development Name (if any) <u>Commercial</u> Current Zoning <u>Former Creve Coeur Camera Space</u> Prior CUP Approvals (if known)	Owner's Acknowledgement (if different from applicant): <u>Andrew Dunkp</u> Name <u>REDICO Management Inc. as Agent For</u> <u>RNSI City Place Owner LLC</u> Company (If Applicable) <u>1 Towne Square, Suite 1600</u> Address <u>Southfield, MI 48076</u> Address <u>248-827-1700</u> Telephone # Fax # <u>adunkp@redico.com</u> Email:  Owner's Signature
--	--

Description of Requested Use (attach additional sheets as needed)

General Description of Business: 5 STAR BURGERS is a locally owned and operated gourmet burger restaurant which also serves sandwiches, salads, and ancillary items. We are a full-service restaurant with a full bar serving lunch and dinner seven days per week.

Gross Floor Area – Existing and Proposed: 2734 sq. ft.

Number of Seats (for restaurant only): 86 interior plus 38 patio

Number of Employees at the busiest shift: 15

Hours of Operation: Mon – Sat 11am to 10pm ; Sun 11am to 9pm

Current or Most Recent Use of the Property: Most recently Creve Coeur Camera, moved 2015.

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 <i>other locations</i> |
| ☒ Access and parking plan; (may be shown on site plan) | ☒ Materials samples |
| ☒ Landscape plan | ☒ Fees: \$250 (non-refundable) |
| ☒ Floor plan | ☒ \$2000 (refundable deposit) |
| ☐ Electronic copies of all materials | ☒ Other items as requested by staff |

Preferred Public Hearing Date: Monday, August 17, 2015.

****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

____ Fees Paid

Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (877-2501)

Revised: 11/11



August 3, 2015

City of Creve Coeur
Creve Coeur, MO

RE: CityPlace – 5 Star Burgers, LLC

To Whom It May Concern:

As the Landlord for City Place Retail, RNSI City Place Owner LLC, we hereby authorize and acknowledge the application of 5 Star Burgers LLC for a Conditional Use Permit from the city of Creve Coeur to operate in City Place Retail.

Very truly yours,

A handwritten signature in black ink, appearing to read "Andrew Duplap". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Duplap
Senior Associate
Acquisitions & Asset Management

EXHIBIT A: Retail Parking Lot July 8, 2015 11am. Over 150 spaces available



EXHIBIT B: Retail Parking Lot July 8, 2015, 12:15pm. Over 100 spaces available.



EXHIBIT C: Retail Parking Lot July 15, 2015, 12:45pm. 51 spaces available.



EXHIBIT D: Retail Parking Lot July 15, 2015, 1:30pm. 76 spaces available.



EXHIBIT E: Retail Parking Lot July 21, 2015, 12pm. Over 75 spaces available.



EXHIBIT F: Retail Parking Lot August 1, 2015, 6:30pm. Over 150 spaces available.



EXHIBIT G: CityPlace Site Plan



Exhibit 6a

5 STAR Burgers
space is 9D
= 2734 SF

9A = 5,363 SF
9D = 2,734 SF

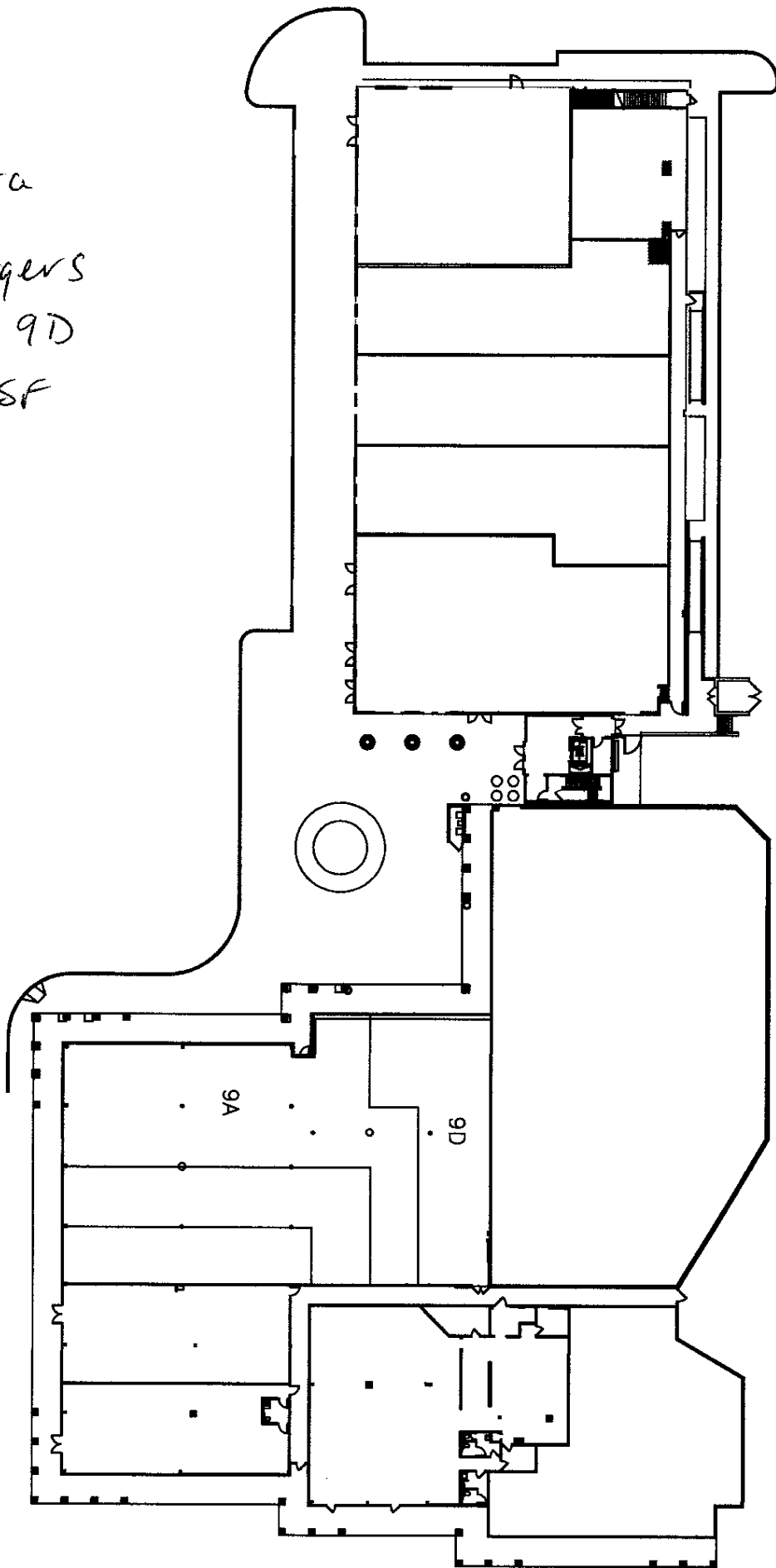


EXHIBIT H: CityPlace Parking Site Plan

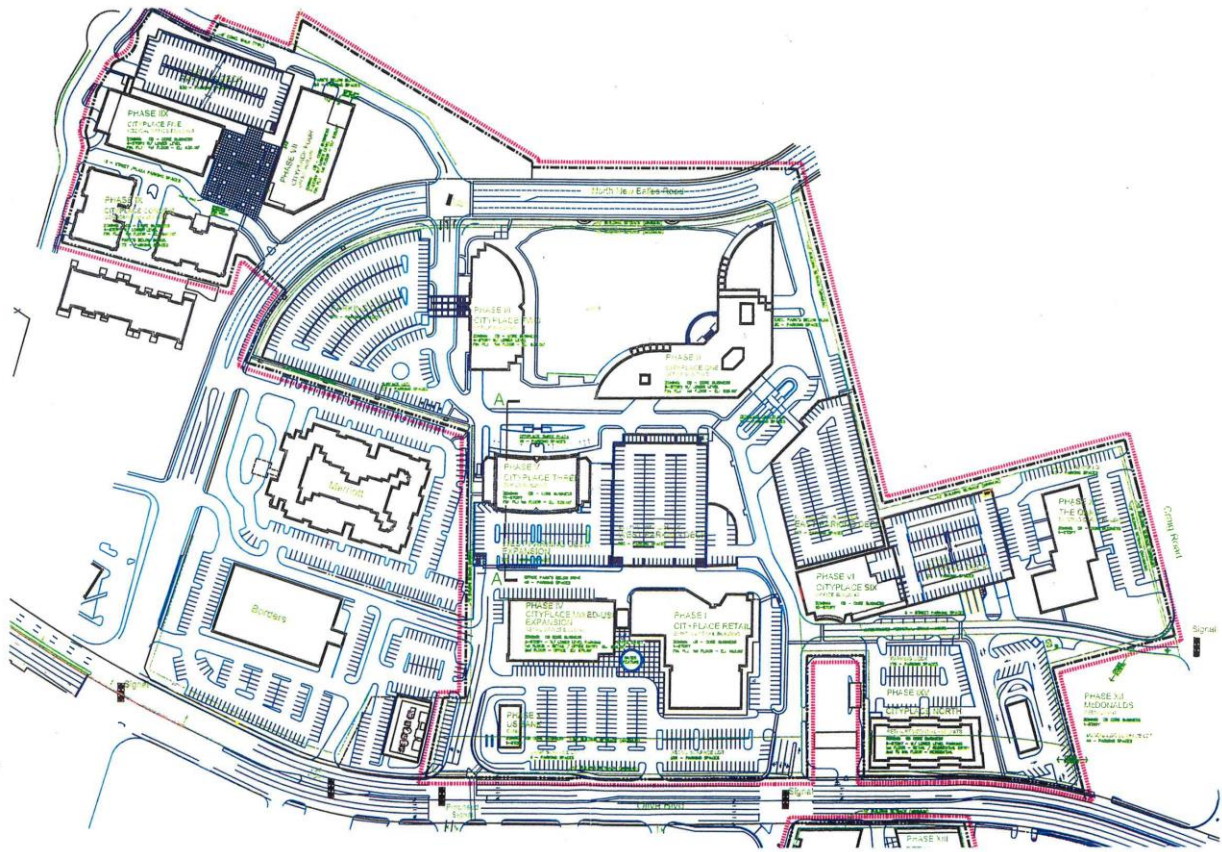


EXHIBIT I: CityPlace Master Site Plan

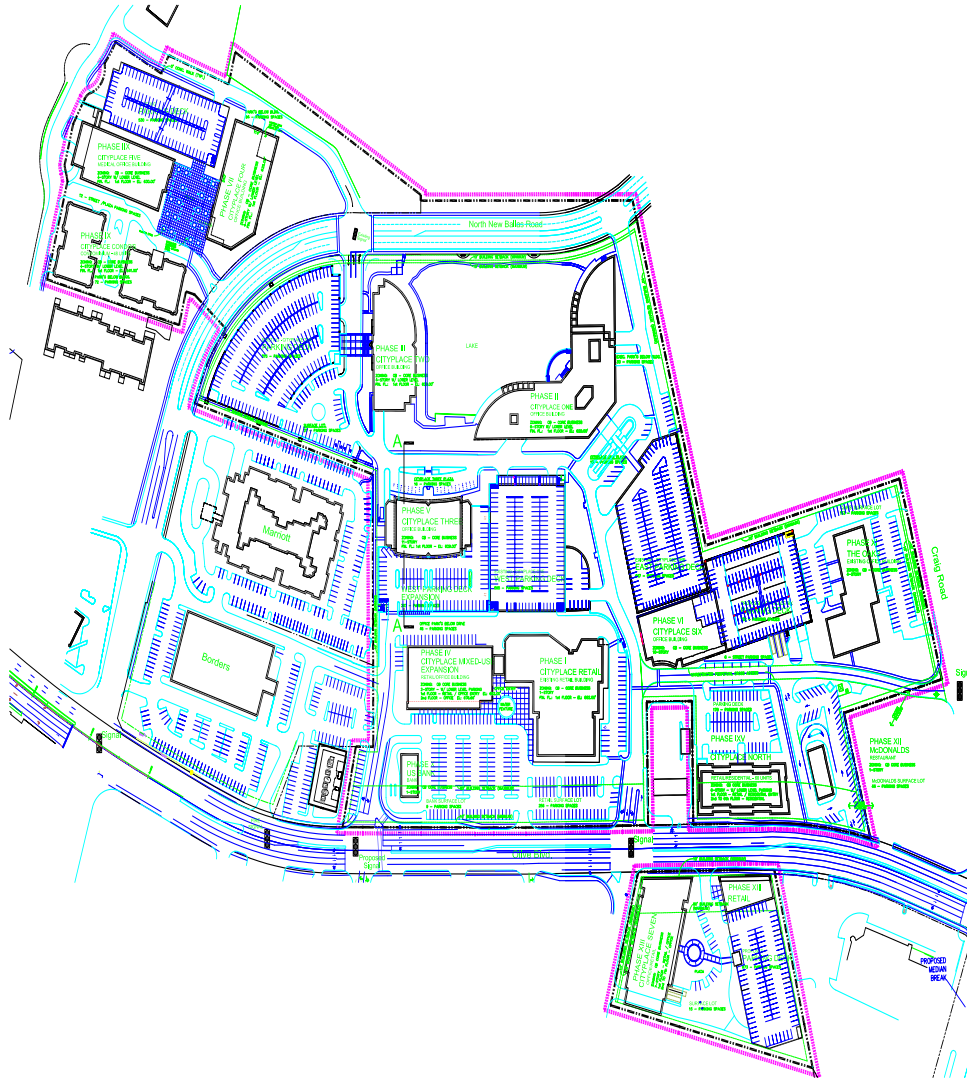


EXHIBIT L: Design Pictures

EXHIBIT M: Design Pictures

EXHIBIT N: Design Pictures

EXHIBIT O: Design Pictures - Food

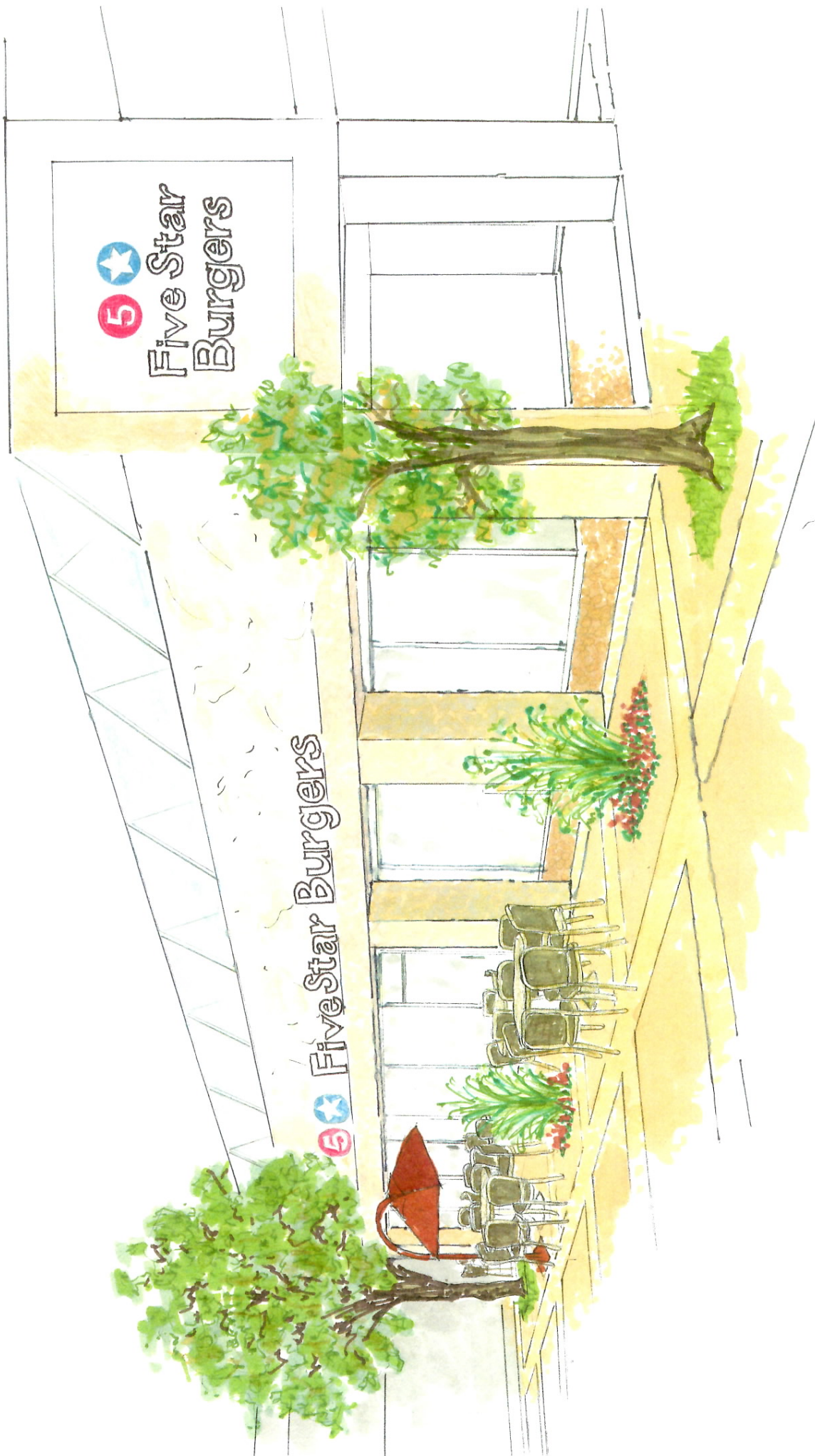
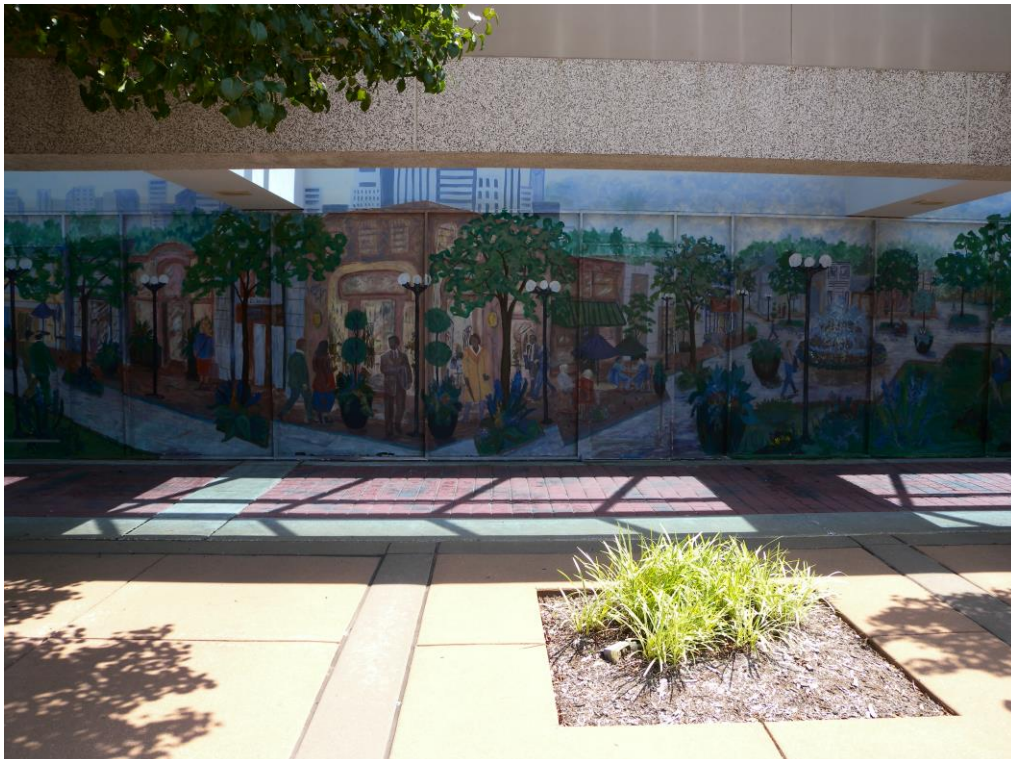
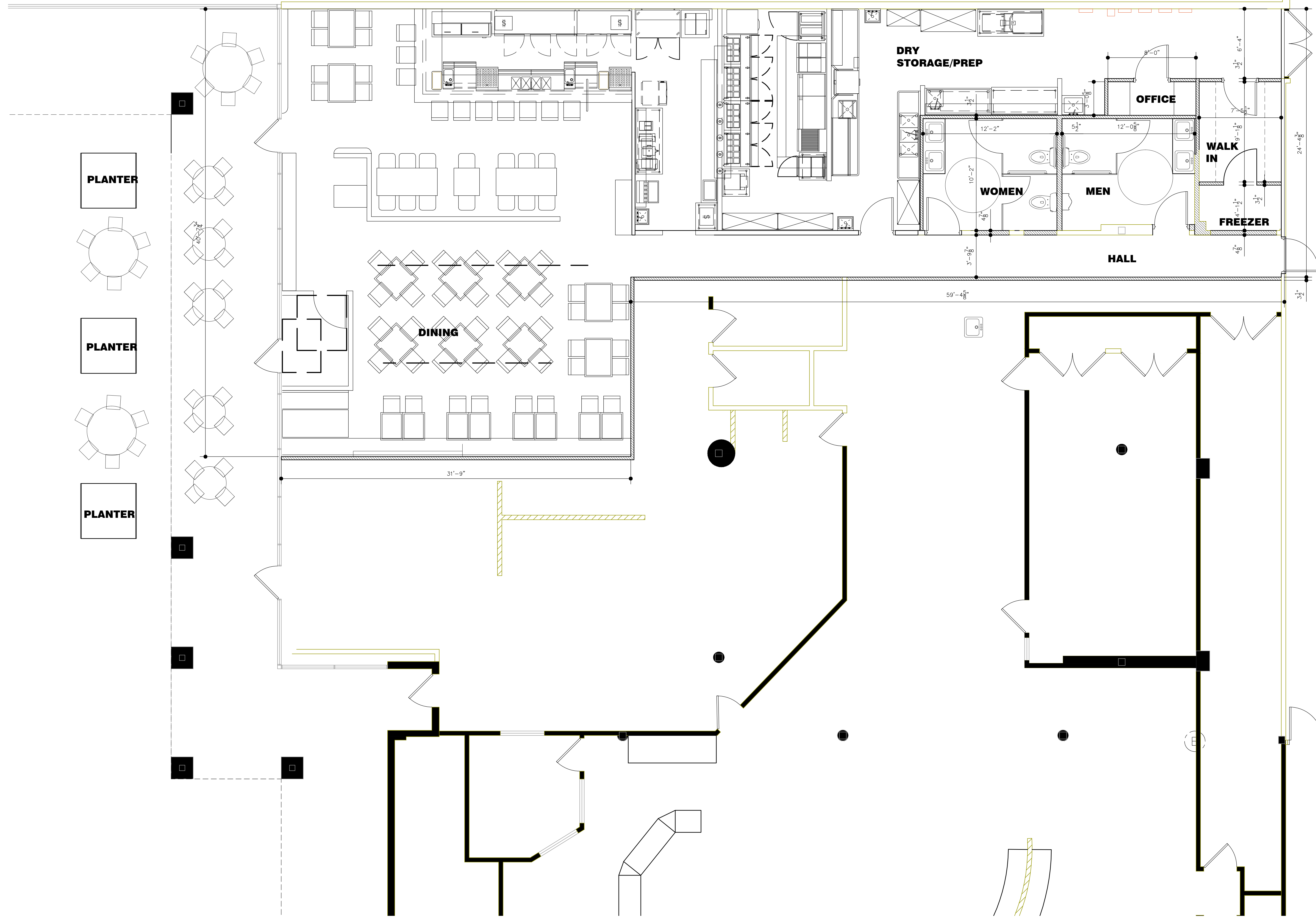


EXHIBIT Pa – Existing Patio Pictures



PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, SEPTEMBER 8, 2015

7:00 P.M.

PUBLIC HEARING 15-022

THOSE IN ATTENDANCE:

Ms. Beth Kistner, Chair
Mr. Tim Carney
Mr. James Faron
Ms. Muriel Hall
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Deborah McLaughlin, Recording Secretary
Ms. Jessica Stutte, Planning Assistant

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

CHAIRMAN KISTNER: Okay. It's seven o'clock straight up. We'll call the meeting to order.

Start with roll call.

Mr. Carney?

MR. CARNEY: Present.

CHAIRMAN KISTNER: Mr. Faron?

MR. FARON: Present.

CHAIRMAN KISTNER: Ms. Hall?

MS. HALL: Present.

CHAIRMAN KISTNER: Mr. Howard?

MR. HOWARD: Present.

CHAIRMAN KISTNER: Mr. Pullium?

MR. PULLIUM: Present.

CHAIRMAN KISTNER: Mr. Rovak?

MR. ROVAK: Present.

CHAIRMAN KISTNER: City Attorney, Carl Lumley?

MR. LUMLEY: Present.

CHAIRMAN KISTNER: Mr. Jason Jaggi, our new
Community Development Director?

MR. JAGGI: Present.

CHAIRMAN KISTNER: Ms. Kelly?

MS. KELLY: Present.

CHAIRMAN KISTNER: Ms. McLaughlin?

MS. MCLAUGHLIN: Present.

CHAIRMAN KISTNER: And, Ms. Stutte, Planning

Assistant?

MS. STUTTE: Present.

CHAIRMAN KISTNER: And the Chair, Beth Kistner.

All -- all are in attendance.

Okay. Our next matter is New Business, a public hearing.

Application No. 15-022: Conditional Use Permit for 5 Star Burger Restaurant within CityPlace Retail at 11601 to 11615 Olive Boulevard, Unit 9D.

MR. STEPHEN GONTRAM: Hi, good evening.

(Speakers were sworn by the court reporter.)

MR. STEPHEN GONTRAM: Good evening.

CHAIRMAN KISTNER: Good evening. How are you?

MR. STEPHEN GONTRAM: My name is Steve Gontram. I'm from 5 Star Burgers.

I'm sorry, is that me? Wasn't sure.

CHAIRMAN KISTNER: Do you have a presentation for us?

MR. STEPHEN GONTRAM: Yes, I do.

I submitted an application to open up a 5 Star Burgers Restaurant in the CityPlace Retail development.

I believe the address is 11601 Olive.

CHAIRMAN KISTNER: Uh-huh.

MR. STEPHEN GONTRAM: And I'm seeking approval for that conditional use.

CHAIRMAN KISTNER: Thank you very much.

Whitney, do you have a -- anything to talk to us about?

MS. KELLY: Whitney Kelly, City Planner, on behalf of the City of Creve Coeur.

As the applicant has indicated, this is a new restaurant within the CityPlace Retail Center in the space formally occupied by Creve Coeur Camera.

They will not be making any changes to the exterior of the building or the site except for allowing the outdoor seating as part of their application.

We do not foresee an impact on parking, as the entire CityPlace campus is within a reciprocal parking agreement that pulls from all the parking throughout all the site -- or the campus.

And, therefore, we recommend approval.

CHAIRMAN KISTNER: Very good.

Does anyone have any questions for either Ms. Kelly or the applicant?

MR. CARNEY: I just had one question about the outdoor seating.

MR. STEPHEN GONTRAM: Yes, sir.

MR. CARNEY: Is it limited to the west side or to both sides or where is that?

MR. STEPHEN GONTRAM: It -- this property faces

west, so it would be on the -- right outside the front of the space to the west --

MR. CARNEY: Okay.

MR. RUSTY CRUTSINGER: -- of the space.

MR. CARNEY: By the fountain area there?

MR. STEPHEN GONTRAM: Yes, between the front door and the fountain. Although, really, as we're proposing right now, there's plenty of space between our tables and the fountain itself.

MR. CARNEY: All right.

MR. STEPHEN GONTRAM: Likely about 20 feet or so, sir.

MR. CARNEY: Okay.

MR. STEPHEN GONTRAM: Yes, sir.

MR. FARON: I guess you just kind of answered my question. There's sufficient circulation for pedestrians between you and the other restaurant --

MR. STEPHEN GONTRAM: Absolutely.

MR. FARON: -- I know the other space is vacant, but it could become a high use --

MR. STEPHEN GONTRAM: It could --

MR. FARON: -- tenant.

MR. STEPHEN GONTRAM: -- and there is sufficient space, yes.

MR. FARON: And maybe the City staff could

mention this.

There's a mural there that is along -- I don't know if it's of any significance to keep. I don't know -- I believe we've discussed it before at a previous meeting, and are we going to retain it?

MR. STEPHEN GONTRAM: If you have, I'm not aware of it.

That mural is painted on plateglass.

MR. FARON: Okay.

MR. STEPHEN GONTRAM: And we are going to strip that mural and -- and reveal the plateglass windows.

MR. FARON: Okay. So that -- I -- Whitney, were you about to -- I mean we're not in any way, shape or form going to try to save it? I don't know if it was of significance at a previous meeting long before this applicant came before us, but --

MS. KELLY: It was included as part of their last revised Master Sign Plan because the mural was done under an old code, and when St. Louis County was sued and the issue was brought to the Supreme Court regarding public art versus sign area, we threw it in as part of the Master Sign Plan just to clarify it at this site.

Since the applicant will be removing it, it's not an issue outside of that so.

MR. FARON: So we have no plans -- I guess we

can take some pictures of it or something, but we'll just remove what is needed for his entry, and then the rest of the mural, I think goes all the way up to the corner, will stay, or is he removing all of it?

MR. STEPHEN GONTRAM: I can't speak for the other applicant or whether or not that individual has come before you. He's a jeweler -- a jewelry business, I believe, and I believe his plan is to remove that mural so.

MR. HOWARD: That mural was merely a space keeper, dress the space up while it was vacant?

MS. KELLY: Correct. Since Creve Coeur Camera was taking the entire space, they are breaking it up into four different units. So when they come back through for a revision to the Master Sign Plan, that would have to be removed from the prior ordinance.

MR. FARON: Also, I had a question about the parking.

MR. STEPHEN GONTRAM: Yes, sir.

MR. FARON: And I can't remember, is there a means to get between the center of the building, say where the tower is and the radio station is? There was two, maybe there's one now. But there was discussion of access to these locations from the rear.

Does a employee or staff or any kind of

ownership party in this -- in these tenants have to go around the entire structure, or is there access through with keypad or -- which would greatly benefit, I think, use of people not coming around. Cause they've got to go around the building, you know they're going to park in front. I know you're probably going to tell me they're not, but --

MR. STEPHEN GONTRAM: Oh, I'm absolutely going to tell you that.

MR. FARON: But I'm -- I just can't remember if there was a way to get through to the back of that parking through the office tower.

MS. KELLY: In the prior application of Crushed Red that was received earlier this year, there was discussion and employee parking is behind the main building.

There is some access through employee -- for employee entrances outside of that. They would have to walk around.

But outside of the rush hour traffic it was observed to be plenty of parking in front.

MR. FARON: So after business hours, they probably going to have to walk around the building, if it's not like a nine to five shift or whatever, because they can't get through that tower, and you'd have to go

all the way around to --

MR. STEPHEN GONTRAM: I'm not quite clear. If you're an employee in the space, you can walk out the back door and be right at the parking garages where employees are -- will be designated to park.

And I believe that there are designated spots made available by the landlord for employee retail space, employee parking.

MR. FARON: Right. Definitely that and the agreement is there. And so there must be a utility corridor back there that feeds those four spaces, and you can get to the back of the building without having to go through the office tower.

MS. KELLY: Right.

MR. FARON: Okay.

And the hours, I guess you don't foresee them changing at all.

I know you have to come in front of us again.

MR. STEPHEN GONTRAM: I don't. I'm not sure if you all are aware, but I have two other locations; one in downtown Clayton and one in downtown Kirkwood. Our hours are very similar both locations, from 11 a.m. until 10 p.m., so we are open seven days a week.

MR. FARON: Okay.

MR. STEPHEN GONTRAM: You know, my -- my sleep

cycle right now does not allow me to open up for breakfast.

I'm -- I'm crazy enough as it is in this business.

MR. FARON: I just -- the evening, or I know there's a decibel control there and sometimes, you know, people want to maybe play music or just -- I don't know. Every now and then there's a possibility of some applicant --

MR. STEPHEN GONTRAM: It's a -- it's a fair question, and -- and what I like to tell everybody is that I like to think of ourselves as a restaurant first and a bar second.

Our alcohol sales, between the two locations, are no more than 15 percent of total gross sales. So it's a very low amount of sales. We are -- we have cleared out, in most cases, after 9 -- 9 p.m. I love it because I don't want to run a place that's open until 1 a.m., or God forbid, any later.

So I don't like being in that business. I like being in the restaurant business first. And, typically, when ten o'clock hits, unless we've got a -- a straggler table, we're -- we're typically locking -- locking up the doors.

MR. FARON: Seems like your alcohol purchases

are with dinner and -- and --

MR. STEPHEN GONTRAM: That is correct. That is correct.

MR. FARON: Thank you, sir.

CHAIRMAN KISTNER: Anybody else?

Is there anybody from the public that would like to speak about this application?

MR. STEPHEN GONTRAM: I do have -- I do have one thing that I would like to bring up.

CHAIRMAN KISTNER: Okay.

MR. STEPHEN GONTRAM: And -- and I'm not quite sure the best way to do that, but here we are at the meeting, so this is no better time than the present.

Whitney Kelly has been fantastic to work with, and -- and her approval is much appreciated. And I -- and I know that she is bound by City ordinances, and this so-called Master Sign Plan that, I guess, the Koman Group negotiated with the City of Creve Coeur some, I don't know, ten -- ten years ago or -- or so.

This Master Sign Plan, apparently, does not allow me to have the signage that I feel is adequate for this business. And the Master Sign Plan says that, and, Whitney, correct me if I'm wrong, we've been over this back and forth, but I -- I am to -- to receive about approximately 40 square feet of signage, and that signage

needs to be over the front door only.

Here -- here's my issue. From as early on, as early back as when I submitted the LOI with the new landlord, which is a company called REDICO out of Detroit, I negotiated very hard to get signage over my front door and on the -- there's a section of the building, not 20 feet from -- maybe 15 feet from my front door, that juts out, and I negotiated to have signage on that section of the building.

And the reason why I did that was so that I would be seen from Olive Boulevard.

The signage, as it is allowed now, will not be seen from Olive. And this is a big problem for me, as I'm about to invest nearly a half a million into this restaurant. I can't have an invisible restaurant. And I'm asking for the committee to consider a variance for me. I'm not asking for additional square footage of signage, but I am asking for something that mimics maybe what Metro Imaging has on the opposite side of my building where they actually have signage over their front door and on that's -- that opposite part of the building that juts out. And I have a picture of that, if you all would like to see that.

But I'm asking for the City's contemplation of that. I have been in talks with the landlord for the last

two weeks, right up until about two hours ago. They are committed to sitting down with an architect in the city, I guess with you, Whitney, or, Jason, we have not met, but and starting a re-negotiation process to make this happen.

But in the -- in the meantime, and I know this is a lot to ask, but I'm trying to get this restaurant opened before the end of the year for tax reasons, obviously. And I'm asking for the City to contemplate a -- a variance for my restaurant, and the signage is in the application. I have a sketch of the sign, I believe Exhibit P here, and I -- does everyone have this packet here or -- but that is approximately what it would look like.

Again, I have a -- I have an individual who I work with for my signage. His name is John Sebald (phonetic). I believe that he's done a lot of work in the City of Creve Coeur. He -- he assures me that he can make me very happy dividing this 40 square feet of signage up into these two signs. But I'm simply trying to get noticed to the tens of thousands of cars that pass by the restaurant on a daily basis. And -- and I don't see -- it would -- it -- it would make doing business very difficult --

CHAIRMAN KISTNER: So --

MR. STEPHEN GONTRAM: -- without.

CHAIRMAN KISTNER: -- I certainly understand your -- your reason for asking, your concern, and it does not seem unreasonable at all.

I would like to ask either Whitney or Mr. Lumley to talk about the -- the process by which --

MR. STEPHEN GONTRAM: Certainly.

CHAIRMAN KISTNER: -- because it's not within our power tonight to --

MR. STEPHEN GONTRAM: I understand.

CHAIRMAN KISTNER: -- provide that kind of variance.

Whitney.

MS. KELLY: We have met with the management of CityPlace to talk about revising the Master Sign Plan.

The last ordinance was approved in 2014 for the Lockton sign, if you remember.

There is space available on the existing ground sign that the applicant can utilize, and the tenant signage, while not for this space, is being approved as any other retail tenant with -- throughout the City.

So variance would require going to Board of Adjustment, but since the CityPlace signage is within a voluntary process, you need approval through the Master Sign process by the Planning Zoning Commission and City Council. Any revisions to that would require amending

that ordinance and coming in with a new plan.

CHAIRMAN KISTNER: So based on what you said, the only option is a revised master signage?

MS. KELLY: Correct.

CHAIRMAN KISTNER: Okay.

MR. STEPHEN GONTRAM: I -- I appreciate that, Whitney.

MR. FARON: Can I ask the details of the Metro Imaging? I see the rendering here. Is that a similar treatment --

MS. KELLY: That was approved under a prior ordinance as part of the Master Sign Plan. It was pre-existing and nonconforming when the initial Master Sign Plan was in place -- was placed.

Metro Imaging then moved to a different location, and the sign that is there is a nonconforming, but the -- the ordinance that approved the Master Sign Plan codified it.

This would be a new sign outside of the existing Master Sign Plan, and, therefore, any additional signage requires amending the Master Sign Plan.

The ordinance that's in place for CityPlace campus specifies that all signs shall follow the approved Master Sign Plan regarding size, location and all of those other things so.

MR. FARON: Is the space that you mention, is that at the east CityPlace entrance there next to Fresh Market, is that the sign board that we're talking about?

MS. KELLY: That's the sign face, yeah.

CHAIRMAN KISTNER: Is -- is the prohibition on having -- for a business having signs on two -- on two different sides, or is it the total number that would be on that west facing?

MS. KELLY: It's the two --

CHAIRMAN KISTNER: I'm sorry, Olive Boulevard.

MS. KELLY: -- the two different signs. The area that he's seeking is actually not associated with his tenant space, and it's an additional sign that any other tenant would not be provided. So that's what prompts going to the Master Sign Plan process.

MR. LUMLEY: And just -- just for perspective, you know, the Master Sign Plan has allowed that area to have much more signage than is standard. And sort of a tradeoff with that is they lose a little bit of flexibility by becoming so specific about how much additional signage they're getting.

I think there's some efforts to -- to make some of the locations a little more generic, but a lot of it's very custom right now and doesn't lend itself to rapid flexibility.

But I think Whitney was mentioning there -- there's space on the ground sign, which may be even just for temporary purposes until the plan gets amended, at least could have some street visibility.

MR. STEPHEN GONTRAM: On the monument sign?

I have been offered the space on the monument sign and requested that as a part of my letter of intent as well.

The monument sign doesn't do a building sign justice, so, you know, the monument sign is mono -- mono color. If an SUV parks in front of the monument, you can't see it. It's really not a good substitution, and I appreciated the offer, but, you know, I told the landlord that, you know, this is what we negotiated, and, you know, I was looking for some help.

I don't know if the landlord's here tonight, as you can see.

CHAIRMAN KISTNER: Mr. Rovak.

MR. ROVAK: And I -- I don't -- I mean I remember when the Master Sign came through, master signage. I don't recall this.

Are the -- if it's prescribed in such detail, and does it require that the sign that we're looking at, the primary sign, the over -- over door sign, if you will, does that have to remain fully in the plane of the surface

to which it's mounted, or would there be some flexibility that like a soft, if you were looking from above, a soft design that would actually give visibility when you were looking from the -- when you were looking towards the north from Olive?

CHAIRMAN KISTNER: So it actually stood.

MR. LUMLEY: Well, what it really comes down to is what you see there is what they can have.

MR. ROVAK: Well, that's what I'm asking.

MR. LUMLEY: That's how specific --

MR. ROVAK: It's a flat -- it's a flat surface.

MR. LUMLEY: I mean it's not that they can't propose those kind of changes, but, basically, what you see on the campus is what they're allowed to have. And they can change the content of the signs on --

MR. ROVAK: Right.

MR. LUMLEY: -- obviously as often as they want. Change the locations and increase size or change angles and things like that.

But that's -- that's their tradeoff for getting this custom --

MR. ROVAK: I see.

MR. LUMLEY: -- plan.

Now, again, for the next effort is going to try and include a little less specificity and a little more

flexibility because you see this kind of issue come up, but, you know --

MR. ROVAK: Yeah.

MR. LUMLEY: -- their focus at the time was getting significant increase in signage.

MR. ROVAK: Uh-huh. Sure.

MR. LUMLEY: Here's what we have, please approve it, and so we approved it, basically.

MR. ROVAK: Okay. Thank you.

MR. STEPHEN GONTRAM: I think the curve here is -- is the fact that Creve Coeur Camera occupied some 14,000 feet --

MR. LUMLEY: Right.

MR. STEPHEN GONTRAM: -- and now we have four spaces in -- in that former space. And I happen to be the only place in the entire CityPlace Retail that does not face Olive, and that puts me at a significant disadvantage as far as my sign is concerned, and in -- in a very competitive business.

MR. ROVAK: Sure.

MR. STEPHEN GONTRAM: I know that when -- when Koman was negotiating the Fresh Market, there was a Mr. Langdon here on the board that -- that said, and I quote, the sign is an important element of any business location, and this is not an entirely and esthetics

question. Mr. Langdon said, one of the sign codes key purposes is to promote a degree of equity between properties, so that there's consistency for one opportunity to another.

I was just searching for that -- that equity.

CHAIRMAN KISTNER: But it's not approved under the sign ordinance, it's under the Master Sign Plan.

MR. STEPHEN GONTRAM: Which needs to be renegotiated.

I'm not sure what -- where to go from here exactly without -- I don't know if the conditional use gets tabled or -- or if it gets approved pending or something, I'm not sure exactly.

CHAIRMAN KISTNER: And our approval does not need to be conditioned on -- I mean that's your -- a business decision --

MR. STEPHEN GONTRAM: Uh-huh.

CHAIRMAN KISTNER: -- on -- on your part.

If --

MR. HOWARD: Does your, in your negotiations with the landlord, does our approval trigger something in your lease? In other words, is that conditional upon our approval?

MR. STEPHEN GONTRAM: Rusty, could you help me out with that?

MR. RUSTY CRUTSINGER: Yeah, I'm
Rusty Crutsinger --

CHAIRMAN KISTNER: Excuse me. We're in a public
hearing, so you'll have to come to the microphone. You'll
have to be sworn in.

MR. RUSTY CRUTSINGER: Sorry about that.

CHAIRMAN KISTNER: That's okay.

Hold on, you have to be sworn in first.

(Rusty Crutsinger was sworn by the court
reporter.)

CHAIRMAN KISTNER: And then if you could state
your name and address.

MR. RUSTY CRUTSINGER: Okay. I'm Rusty
Crutsinger with Realty Exchange Commercial Group. My home
address is 915 Brownwood in Frontenac.

And the reason Steve deferred to me is we've
negotiated and signed a lease with REDICO, and in the
lease it says the lease becomes effective once we get all
the proper permissions and permits, and so the conditional
use permit, once we receive that, then that puts us on the
hook as far as, you know, the lease then begins to move
forward.

However, within the lease, the landlord did
negotiate for that sign that's in question, as well as the
monument sign, as well as the one above the door. And,

basically, we've performed up to this point.

And then our only outcome here would be go after the landlord for non-performance because of this not being able to be done. Unbeknownst to them. From what we understand, REDICO is primarily an office space owner.

This is one of their first forays into retail, and they were unaware of this master sign lease or agreement.

CHAIRMAN KISTNER: Mr. Lumley.

MR. LUMLEY: I mean you need to consult your own legal advice, obviously, but just from our perspective, the CUP process would not be finished until the City Council has a second meeting. So, and, typically, it would be that second council meeting where an applicant might put the brakes on, as opposed to now, because if you put the brakes on now, you still got two City Council meetings to go.

MR. RUSTY CRUTSINGER: I was not aware of that. I thought that --

MR. LUMLEY: Yeah, we're not finished.

MR. STEPHEN GONTRAM: -- once I got approval here for conditional use that my plan, at least, Mr. Lumley, was to start the building permit process and at least start doing some --

MR. LUMLEY: Right.

MR. STEPHEN GONTRAM: -- some demolition. But there are, as you can see, there are some serious questions.

MR. LUMLEY: But so a conditional use permit is not actually granted until second reading at City Council.

MR. STEPHEN GONTRAM: Well, that's comforting to know.

MR. LUMLEY: You're the first applicant that's ever said that.

MR. STEPHEN GONTRAM: Okay.

MR. JAGGI: Madam Chairman, Members of the Commission, if I could just have a word.

From my perspective, Mr. Gontram, I'd say we're working with the landlord, with the property management company. I think we're all working to achieve the same result, which is to get this sign plan cleaned up, but, unfortunately, that's what we're all held to.

We all have to work from that sign plan. We're trying at staff level, we're trying to get all this cleaned up and move forward, but we have to rely on that as a tool in order to get sign merits.

And I think Mr. Lumley mentioned it very well is we're looking to build in flexibility where we can with these signs. That would be our -- our goal here at end of the day. So there is some additional time left in the

process for us to start kind of working through this. I can't tell you that it would be approved because it's got to go through a separate process, but we just wouldn't be able to issue a permit for that additional sign until this sign code is updated, and that would, therefore, allow us to issue.

MR. STEPHEN GONTRAM: Is there any point in asking what length of time this process might -- might take if the landlord was very expeditious?

MR. JAGGI: I can tell you -- I don't have a definitive timeline.

MR. STEPHEN GONTRAM: Okay.

MR. JAGGI: But I know there's -- we've given -- we met with them this morning.

MR. STEPHEN GONTRAM: Okay.

MR. JAGGI: We understand the concern, and we gave them some information for them to follow-up with in terms of trying to put together some revisions for us to starting looking at. So we've kind of done that so we know it's a concern of yours, but it is a process, and it will take a little bit of time.

But we're committed to move that forward as soon as we get the information.

MR. STEPHEN GONTRAM: Very good. Thank you.

MS. KELLY: I will add the timeframe is similar

to this timeframe for your conditional use permit. Any approval requires approval at the Council, and it's a minimum of scheduling of a public hearing before this committee and then minimum of two readings at City Council as well.

MR. HOWARD: So that mean, at best, they're a month away from this meeting, and then multiple meetings at City Council, so they are -- they have a head start of a month?

MS. KELLY: Correct.

MR. HOWARD: At -- in a best case?

MR. JAGGI: I think the decision comes down to whether they move forward with their tenant finish and move forward with the -- with opening. That's their decision to make while we're still looking at the signage question. And that's a decision that we can't, obviously, make for you, but that's something you want to consider to move forward on while working on the signage details.

MR. STEPHEN GONTRAM: Sure.

MR. ROVAK: Can -- can the master signage update proceed on a parallel path? Does this have to be sequential or can -- can that go, while this is, you know, if we approve this now and goes to Council, but, you know Council meeting, but at the same time as soon as there's an agreement among the parties for the revisions to master

signage, it can come back to us, it's not waiting in sequence necessarily?

CHAIRMAN KISTNER: No, they're separate.

Entirely separate --

MR. ROVAK: Okay.

CHAIRMAN KISTNER: -- processes.

Mr Faron.

MR. FARON: Just a related question to all this.

I mean Crushed Red faces Olive, and I see that they put a truck out there. Lot of businesses do that. Where does the City stand on that? I know that's not your answer. I don't know if you can plant a truck --

MR. LUMLEY: No, it's prohibited.

MR. FARON: Okay. So they're in violation. I just see that, I'm sure the City's on it. I was concerned cause they're --

MR. STEPHEN GONTRAM: It's actually a violation of their lease. It's in their lease.

MR. FARON: Okay.

MR. JAGGI: And you'll see a condition on this approval that requires them to be parked not adjacent to the street front.

MR. HOWARD: Do you have any other issues, issues about these conditions that are here, the six conditions --

MR. STEPHEN GONTRAM: I do not.

MR. HOWARD: -- problems with those?

MR. STEPHEN GONTRAM: I do not.

CHAIRMAN KISTNER: Any -- any further discussion or issues that we have not -- I wish we had a -- could have answered your -- your concerns here, but --

MR. STEPHEN GONTRAM: Oh, it's fine. I wanted to address them because they will certainly come up.

CHAIRMAN KISTNER: And a revision to the Master Signage Plan will come back to this group.

MR. STEPHEN GONTRAM: Well, my hope is that the landlord can begin negotiations on the Master Sign Plan and we can get the ball rolling.

I would like to do business in Creve Coeur.

CHAIRMAN KISTNER: We want you here. We do.

MR. STEPHEN GONTRAM: Thank you. It's a good burger, guys.

CHAIRMAN KISTNER: I think before we conclude public hearing we have some exhibits to add.

MR. LUMLEY: I offer the following exhibits into the record of this public hearing: Documentation in possession of City Clerk reflecting the public notice, the Staff's report, the City's Code of Ordinances and Charter, the City's Comprehensive Plan and the public file regarding the application.

CHAIRMAN KISTNER: Okay.

MR. HOWARD: I'd like to make a motion. I move
to recommend --

CHAIRMAN KISTNER: Close the public hearing,
right?

We're going to close the public hearing.

(Public Hearing closed.)

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



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 09/28/15 07:00 PM
Department: Finance Department
Category: Policy
Prepared By: Sherry Hall
Department Head: Dan Smith

SCHEDULED

ORDINANCE

Substitute Bill No. 5562 - an Ordinance Ordering the Levy and Establishment of the Rates of Annual Real Property Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2015. Final Reading and Passage

Substitute Bill ordering the levy and establishment of the rates of annual real property taxes for municipal purposes in the City of Creve Coeur for the year 2015. Substitute Bill proposed tax rates for Residential is \$.069, Commercial \$.074 and Agricultural \$.059 each per \$100.00 of assessed valuation. Council Member Kent is proposing an additional substitute to Bill No. 5562.

**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF
THE RATES OF ANNUAL REAL PROPERTY TAXES FOR MUNICIPAL PURPOSES
IN THE CITY OF CREVE COEUR FOR THE YEAR 2015**

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2015 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 16, 2015 AT 7:00 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2015 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 15 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2015 TAX RATES OF \$.069 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.074 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, AND \$.059 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

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

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, A TAX FOR MUNICIPAL PURPOSES FOR THE YEAR 2015 AS FOLLOWS:

RESIDENTIAL PROPERTY	\$.069 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	\$.074 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
AGRICULTURAL PROPERTY	\$.059 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE

Ordinance

Meeting of September 28, 2015

PROVISIONS OF 3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS ____ DAY OF SEPTEMBER, 2015.

DAVID KREUTER
PRESIDENT, CITY COUNCIL

APPROVED THIS ____ DAY OF SEPTEMBER, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NO. 5562

ORDINANCE NO. _____

**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF
THE RATES OF ANNUAL REAL PROPERTY TAXES FOR MUNICIPAL PURPOSES
IN THE CITY OF CREVE COEUR FOR THE YEAR 2015**

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2015 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 16, 2015 AT 7:00 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2015 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 15 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2015 TAX RATES OF \$.069 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.074 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, AND \$.059 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

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

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, A TAX FOR MUNICIPAL PURPOSES FOR THE YEAR 2015 AS FOLLOWS:

RESIDENTIAL PROPERTY	\$.069 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	\$.074 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
AGRICULTURAL PROPERTY	\$.059 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF 3.11(G) OF THE CHARTER.

BILL NO. 5562

ORDINANCE NO. _____

PASSED BY CITY COUNCIL THIS _____ DAY OF SEPTEMBER, 2015.

DAVID KREUTER
PRESIDENT, CITY COUNCIL

APPROVED THIS _____ DAY OF SEPTEMBER, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: September 9, 2015

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: 2015 Property Tax Rate

Attached is legislation setting the 2015 property tax rates for the City of Creve Coeur. The proposed property tax rates for 2015 as compared to the current rates are as follows:

	<u>Tax Rate 2014</u>	<u>Proposed 2015 Tax Rates</u>
Residential	.072	.068
Commercial	.079	.070
Agricultural	.092	.059

The City is required by State Statute to use the prior year's rates as the basis for the 2015 rates. If it desires tax rates in 2016 may be raised back to the Cap allowed by state law.

The decrease in all rates has resulted from a significant increase in the assessed value for commercial property in tax year 2015. The current assessment numbers for 2014 and 2015 are:

	<u>2015 (pre-BOE)</u>	<u>2014 (post-BOE)</u>
Residential	462,062,770	433,077,430
Commercial	385,094,553	336,124,382
Agricultural	3,420	2,080

The proposed tax rates are based upon figures prior to the Board of Equalization (BOE) adjustments. It could be necessary to adjust the tax rates at the final meeting in September based upon the post-BOE assessment figures. Also, please note that assessed value, which property taxes are based upon, is 19% of estimated market value for residential and 32% of estimated market value for commercial.

Based upon the proposed tax rate for residential property a house valued at \$375,000 would pay the City of Creve Coeur \$48.45 in property taxes for 2015. It is estimated that this amount represents less than 1.25% of the property owners total property tax bill.

Staff recommends approval of the proposed legislation setting the 2015 tax rate for the City of Creve Coeur. I would be pleased to respond to any questions.

**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF
THE RATES OF ANNUAL REAL PROPERTY TAXES FOR MUNICIPAL PURPOSES
IN THE CITY OF CREVE COEUR FOR THE YEAR 2015**

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2015 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 16, 2015 AT 7:00 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2015 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 15 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2015 TAX RATES OF \$.069 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.074 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, AND \$.059 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

WHEREAS, NOTWITHSTANDING SUCH BUDGETED REVENUE REQUIREMENTS, THE CITY COUNCIL HAS DETERMINED THAT THE RESIDENTIAL PROPERTY TAX RATE SHOULD BE REDUCED TO ZERO IN LIGHT OF INCREASES IN ASSESSED VALUATIONS, LIKELY INCREASES IN TAX RATES OF OTHER TAXING ENTITIES, THE OVERALL EXCELLENT FINANCIAL CONDITION OF THE CITY, AND THE MANAGEMENT SKILLS OF THE MAYOR AND CITY ADMINISTRATOR,

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

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, A TAX FOR MUNICIPAL PURPOSES FOR THE YEAR 2015 AS FOLLOWS:

RESIDENTIAL PROPERTY	\$.000 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	\$.074 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION

SECOND SUBSTITUTE BILL NO. 5562

ORDINANCE NO. _____

AGRICULTURAL PROPERTY

\$.059 ON EACH ONE HUNDRED
DOLLARS
(\$100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE
PROVISIONS OF 3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS ____ DAY OF SEPTEMBER, 2015.

DAVID KREUTER
PRESIDENT, CITY COUNCIL

APPROVED THIS ____ DAY OF SEPTEMBER, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 09/28/15 07:00 PM
Department: Legislative /City Clerk
Category: Policy
Prepared By: Debbie Ryan
Department Head: Debbie Ryan

SCHEDULED

ORDINANCE

**Bill No. 5563 - an Ordinance Authorizing the Installation of
One (1) Fire Hydrant at 243 N. Lindbergh, Creve Coeur,
Missouri. Final Reading and Passage**

Creve Coeur Fire Protection District and Missouri American Water have requested to install a new fire hydrant.

Ordinance

Meeting of September 28, 2015

BILL No. 5563

ORDINANCE No. _____

**AN ORDINANCE AUTHORIZING THE INSTALLATION OF ONE (1) FIRE HYDRANT FOR
243 N. LINDBERGH 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 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 hydrant shall be installed on the approximately seventy five (75) feet south of the curb cut located at 243 N. Lindbergh.

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 September, 2015

DAVID KREUTER
PRESIDENT OF CITY COUNCILAPPROVED THIS ____ DAY OF September, 2015

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

August 31, 2015

Ms. Debbie Ryan
City Of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: Fire hydrant ordinance for cut-in fire hydrant for American Optometric Association located at 243 N. Lindbergh.

Dear Ms. Ryan:

Please prepare an ordinance authorizing the Missouri American Water Company to install one new cut-in fire hydrant at the following location:

- One (1) – new public fire hydrant shall be installed approximately seventy five (75) feet south of the curb cut located at 243 N. Lindbergh.

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 black ink, appearing to read "Arthur K. Oestereich".

Arthur K. Oestereich
Fire Marshal

Cc: Susan Moynihan – Missouri American Water Company



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 09/28/15 07:00 PM
Department: Planning and Zoning Commission
Category: Report
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

RESOLUTION

13140 Olive Blvd. Jimmy Johns CUP Extension Request

Ordinance No. 5392 authorized the approval of a conditional use permit for a Jimmy John's eating establishment with a drive-thru facility to be located at 13140 Olive Boulevard on October 13, 2014. Pursuant to Section 405.1070(H)(1) of the Zoning Ordinance, 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. As authorized by Zoning Ordinance Section 405.1070(H)(2), 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. To date, an application for a building permit to construct the new building has not been submitted to the Department of Community Development. The Applicant is requesting an extension of the CUP for reasons described in a letter dated September 14, 2015.

Resolution

Meeting of September 28, 2015

STOCK & ASSOCIATES
Consulting Engineers, Inc.

September 14, 2015

Via U.S. Mail and E-Mail (jjaggi@ci.creve-coeur.mo.us / wkelly@ci.creve-coeur.mo.us)

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

Attention: Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner

Re: Jimmy John's Creve Coeur Store – 13140 Olive Blvd., Creve Coeur, MO
(Stock Project No. 211-4658)

Dear Mr. Jaggi and Ms. Kelly:

I am writing on behalf of CC Sedlak Properties, LLC regarding Ordinance No. 5392. Ordinance No. 5392 was approved and adopted October 13, 2014.

Since the approval and adoption, construction on the project has not commenced due to other project obligations by the Owner/Developer. However, the Owner/Developer is prepared to commence with the necessary process to begin construction in 2016. Therefore, on behalf of CC Sedlak Properties, LLC, we respectfully request consideration by the City of Creve Coeur Council at their scheduled September 28, 2015 meeting to grant a six (6) month to one (1) year extension to Ordinance No. 5392.

Should you have any questions, please do not hesitate to call.

Sincerely,



George M. Stock, P.E.,
President

CC: Mr. Chris Sedlak – CC Sedlak Properties, LLC

Enclosures: C.U.P. Application (8/21/14)
Ordinance #5392

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>
Chris Sedlak	George M. Stock, P.E. - President
Name	Name
CC Sedlak Properties, LLC	Stock & Associates Consulting Engineers, Inc.
Company (If Applicable)	Company (If Applicable)
7201 Olive Boulevard	257 Chesterfield Business Parkway
Address	Address
St. Louis, MO 63141	Chesterfield, Missouri 63005
Address	Address
Telephone # 314-578-8819	Telephone # 636-530-9100
Fax #	Fax # 636-530-9130
Email: chris.sedlak@lugano2.com	Email: george.stock@stockassoc.com
<i>Applicant's Signature</i>	 <i>Applicant's Representative's Signature</i>
	8/21/14

Property Information:	Owner's Acknowledgement (if different from applicant):
13140 Olive Boulevard	
Address	Name
Creve Coeur, Missouri 63141	
Address	Company (If Applicable)
Jimmy John's - Creve Coeur Store	
Development Name (if any)	Address
"GC" - General Commercial District	
Current Zoning	Address
	Telephone #
Prior CUP Approvals (if known)	Fax #
	Email:
	Owner's Signature

BILL NO. 5513ORDINANCE NO. 5392

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 2,000 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT
WITH DRIVE-THRU FACILITIES LOCATED AT 13140 OLIVE BOULEVARD**

WHEREAS, under Section 405.360(C), all eating and drinking places in the "GC", General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Chris Sedlak of CC Sedlak Properties, LLC, for a conditional use permit for a 2,000 square-foot, 24 indoor and 8 outdoor seat, eating and drinking establishment with drive-thru services at the tenant address of 13140 Olive Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 15, 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 September 15, 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 3 hereof for the operation of a restaurant located at 13140 Olive Boulevard, in the "GC" General Commercial zoning district, whose legal description is as follows:

BILL NO. 5513ORDINANCE NO. 5342

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

Beginning at the northeastern corner of a tract of land as conveyed to Richard Schoenberg by instrument recorded in Book 8472, Page 579 of the St. Louis County Records, said point also being located on the southern right-of-way line of Olive Boulevard, variable width; thence continuing along said southern right-of-way line the following courses and distances: North 84 degrees 07 minutes 01 seconds East, 122.80 feet; North 67 degrees 25 minutes 04 seconds East, 104.40 feet and South 61 degrees 22 minutes 29 seconds East, 191.56 feet to the northwestern corner of a tract of land as conveyed to the International Development Corporation by instrument recorded in Book 10505, Page 2416 of above said records; thence along the western and southwestern lines of said International Development Corporation tract the following courses and distances: South 08 degrees 08 minutes 00 seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet and South 42 degrees 35 minutes 00 seconds East, 331.99 feet; thence departing last said line the following courses and distances: South 47 degrees 25 minutes 00 seconds West, 309.69 feet; North 53 degrees 46 minutes 50 seconds West, 83.08 feet; North 35 degrees 29 minutes 20 seconds West, 30.45 feet; North 24 degrees 52 minutes 46 seconds West, 182.82 feet; North 37 degrees 51 minutes 47 seconds West, 22.96 feet; North 11 degrees 25 minutes 38 seconds West, 60.53 feet to the beginning of a non-tangent curve to the right; thence along said curve having a radius of 54.00 feet, a chord which bears South 87 degrees 20 minutes 55 seconds West, 71.94 feet and an arc length of 78.73 feet; South 35 degrees 43 minutes 17 seconds West, 48.38 feet to the northeastern line of a tract of land as conveyed to Union Electric by instrument recorded in Book 1197, Page 205 of above said records, said point also being the centerline of a creek; thence continuing along last said northeastern lines and said centerline the following courses and distances: North 54 degrees 16 minutes 43 seconds West, 24.34 feet; North 74 degrees 59 minutes 49 seconds West, 72.92 feet; North 80 degrees 19 minutes 54 seconds West, 70.19 feet; South 75 degrees 37 minutes 16 seconds West, 68.74 feet and South 87 degrees 19 minutes 59 seconds West, 113.38 feet to the southeastern line of above said Richard Schoenberg tract; thence along the southeastern and eastern lines of said Richard Schoenberg tract, North 52 degrees 57 minutes 00 seconds East, 339.42 feet and North 07 degrees 09 minutes 29 seconds West, 74.34 feet to the Point of Beginning and containing 217,784 square feet or 5.000 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 29, 2011.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 2,000 square-foot, drive-thru restaurant, at 13140 Olive Boulevard, zoned "GC" General Commercial District.
2. Seating is limited to a maximum of 24 indoor seats and 8 outdoor seats.
3. Hours of operation shall not exceed 9:00 am to 9 pm daily. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. **SITE IMPROVEMENTS** – 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 "Site Development Plan," and the "Landscape Plan" submitted on October 6, 2014, prepared by Stock and Associates, all submitted in conjunction with Application #14-028, except as otherwise required by the Planning and Zoning Commission.

BILL NO. 5513ORDINANCE NO. 5392

5. Prior to the issuance of a building permit, review and approval from Missouri American Water shall be required.
6. BUILDING PERMITS – The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations and architectural details shall be in substantial conformance with the elevation drawings titled "Exterior Elevations," received October 6, 2014, with Application #14-028, except as otherwise required by the Planning and Zoning Commission.
7. The Landscape Plan shall be revised to provide additional landscaping that more fully meets with the Comprehensive Plan and Design Guidelines along Olive Boulevard, along the building front, and within and along the fronts of the retaining walls, as well as the removal of any invasive species, for the Zoning Administrator's approval.
8. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape 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.
9. Photometric plan shall be submitted demonstrating compliance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Zoning Code.
10. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building or as far from the public right-of-way as possible.
11. The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator's approval.
12. Any mechanical equipment installed for the site shall be properly screened with approved materials.
13. 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.
14. 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.
15. 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.
16. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2

10/13/14

BILL NO. 5513ORDINANCE NO. 5392

of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS 13th DAY OF October, 2014.



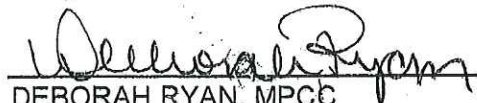
CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS 13th DAY OF October, 2014.



BARRY GLANTZ
MAYOR

ATTEST:

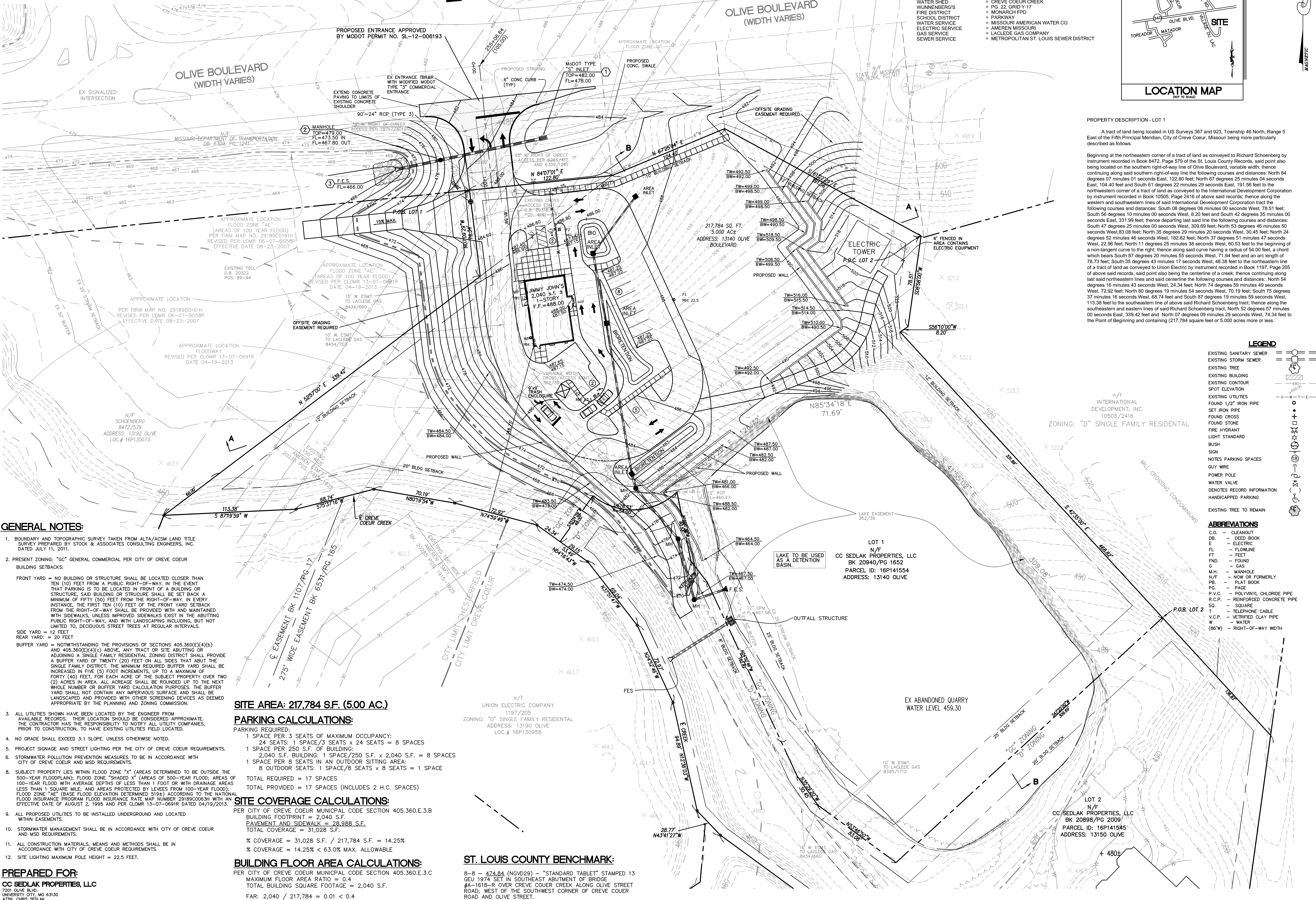


DEBORAH RYAN, MPCC
CITY CLERK

CITY OF CREVE COEUR "STREAM AND BUFFER PROTECTION REGULATIONS":
SECTION 430.050: LAND DEVELOPMENT REQUIREMENT

A. BUFFER AND SETBACK REQUIREMENTS. ALL LAND DEVELOPMENT ACTIVITY SHALL MEET THE FOLLOWING REQUIREMENTS:

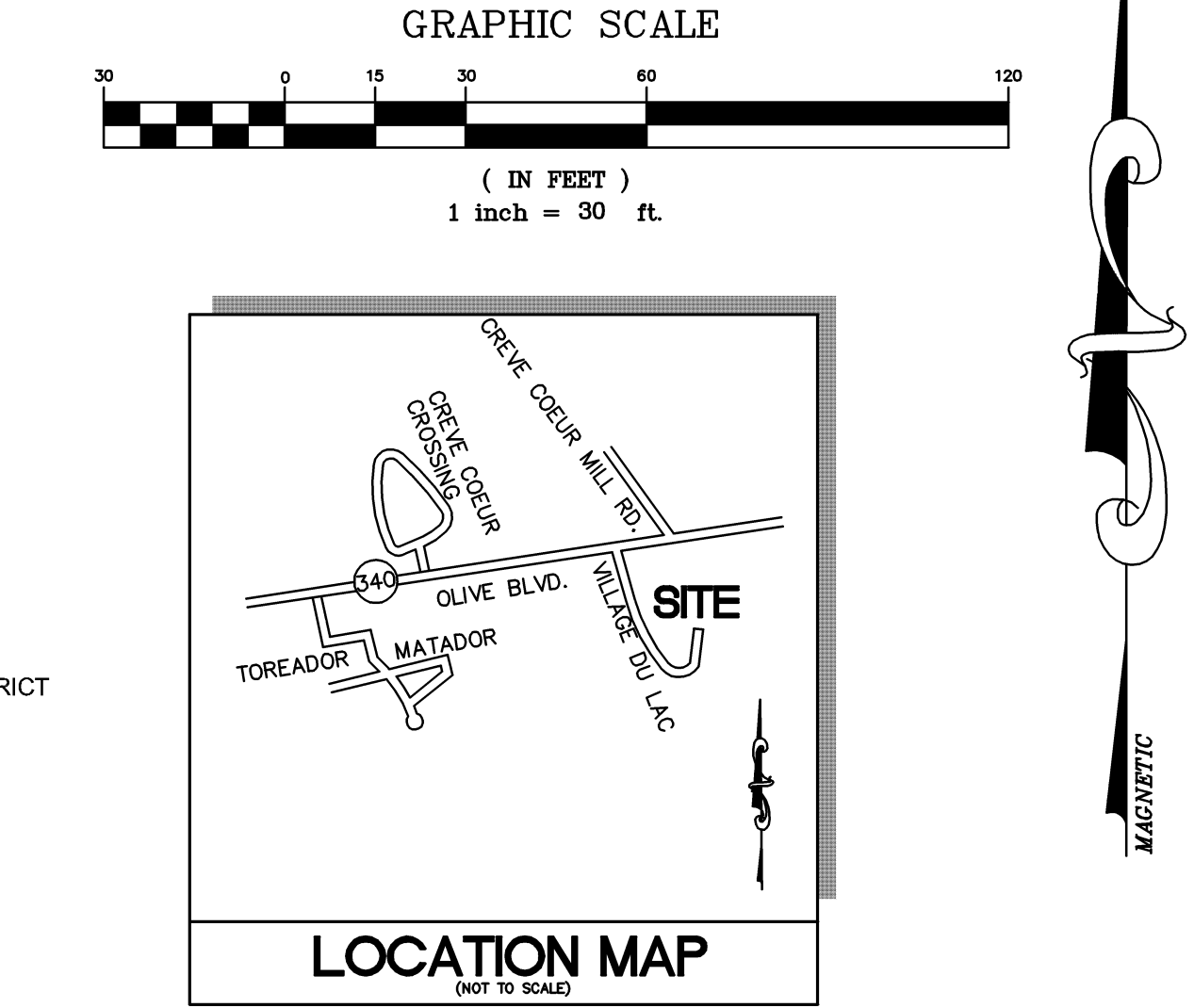
1. FOR STREAMS DEPICTED AS A SOLID BLUE LINE ON THE U.S.G.S. MAP, AN UNDISTURBED NATURAL VEGETATIVE BUFFER SHALL BE MAINTAINED FOR FIFTY (50) FEET, MEASURED HORIZONTALLY, ON BOTH BANKS (AS APPLICABLE) OF THE STREAM AS MEASURED FROM THE TOP OF THE STREAM BANK. FOR ALL OTHER STREAMS SUBJECT TO THIS CHAPTER, AN UNDISTURBED NATURAL VEGETATIVE BUFFER SHALL BE MAINTAINED FOR TWENTY-FIVE (25) FEET, MEASURED HORIZONTALLY, ON BOTH BANKS (AS APPLICABLE) OF THE STREAM AS MEASURED FROM THE TOP OF THE STREAM BANK.
2. AN ADDITIONAL SETBACK SHALL BE MAINTAINED FOR TWENTY-FIVE (25) FEET, MEASURED HORIZONTALLY, BEYOND THE UNDISTURBED NATURAL VEGETATIVE BUFFER, IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED. GRADING, FILLING AND EARTHMOVING SHALL BE MINIMIZED WITHIN THE SETBACK.
3. NO SEPTIC TANKS OR SEPTIC TANK DRAIN FIELDS SHALL BE PERMITTED WITHIN THE BUFFER OR THE SETBACK.
4. FEASIBILITY OF SITE LAYOUT IS SUBJECT TO A DETAILED FLOOD STUDY.



PREPARED FOR:
CC SEDLAK PROPERTIES, LLC
7201 OLIVE BLVD.
UNIVERSITY CITY, MO 63130
ATTN: CHRIS SEDLAK
PHONE: 314-578-8819

SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOCATED IN US SURVEYS 367 and 923,
TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PROPERTY DESCRIPTION - LOT 1

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

Beginning at the northeastern corner of a tract of land as conveyed to Richard Schoenberg by instrument recorded in Book 8472, Page 579 of the St. Louis County Records, said point also being located on the southern right-of-way line of Olive Boulevard, variable width; thence continuing along said southern right-of-way line the following courses and distances: North 84 degrees 07 minutes 01 seconds East, 122.80 feet; North 67 degrees 25 minutes 04 seconds East, 104.40 feet and South 61 degrees 22 minutes 29 seconds East, 191.56 feet to the northwestern corner of a tract of land as conveyed to the International Development Corporation by instrument recorded in Book 10505, Page 2416 of above said records; thence along the western and southwestern lines of said International Development Corporation tract the following courses and distances: South 08 degrees 08 minutes 00 seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet and South 42 degrees 35 minutes 00 seconds East, 331.89 feet; thence departing said last line the following courses and distances: South 47 degrees 25 minutes 00 seconds West, 309.69 feet; North 53 degrees 46 minutes 50 seconds West, 83.08 feet; North 35 degrees 29 minutes 20 seconds West, 30.45 feet; North 24 degrees 52 minutes 46 seconds West, 182.82 feet; North 37 degrees 51 minutes 47 seconds West, 22.96 feet; North 11 degrees 25 minutes 38 seconds West, 60.53 feet to the beginning of a non-tangent curve to the right; thence along said curve having a radius of 54.00 feet, a chord which bears South 87 degrees 20 minutes 55 seconds West, 71.94 feet and an arc length of 78.73 feet; South 35 degrees 43 minutes 17 seconds West, 48.38 feet to the northeastern line of a tract of land as conveyed to Union Electric by instrument recorded in Book 1197, Page 205 of above said records, said point also being the centerline of a creek; thence continuing along said last said northeastern lines and said centerline the following courses and distances: North 54 degrees 16 minutes 43 seconds West, 24.34 feet; North 74 degrees 59 minutes 49 seconds West, 72.92 feet; North 80 degrees 19 minutes 54 seconds West, 70.19 feet; South 75 degrees 37 minutes 16 seconds West, 68.74 feet and South 87 degrees 19 minutes 59 seconds West, 113.38 feet to the southeastern line of above said Richard Schoenberg tract; thence along the southeastern and eastern lines of said Richard Schoenberg tract, North 52 degrees 57 minutes 00 seconds East, 339.42 feet and North 07 degrees 09 minutes 29 seconds West, 74.34 feet to the Point of Beginning and containing (217,784 square feet or 5.000 acres more or less.

- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SIGN
 - NOTES PARKING SPACES
 - GUY WIRE
 - POWER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION
 - HANDICAPPED PARKING
- EXISTING TREE TO REMAIN**

- ABBREVIATIONS**
- C.O. - CLEANOUT
 - DB. - DEED BOOK
 - E - ELECTRIC
 - FL - FLOWLINE
 - FT - FEET
 - FND. - FOUND
 - G - GAS
 - M.H. - MANHOLE
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SQ. - SQUARE
 - T - TELEPHONE CABLE
 - V.C.P. - VETRIFIED CLAY PIPE
 - W - WATER
 - (86°W) - RIGHT-OF-WAY WIDTH

PREPARED BY:

SITE DEVELOPMENT PLANS FOR:

JIMMY JOHN'S - CREVE COEUR STORE
13150 OLIVE BLVD.
CREVE COEUR
MISSOURI

DATE:

STATE OF MISSOURI
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1 PER CITY - 10/03/14

DRAWN BY: E.J.F. CHECKED BY: G.M.S.

DATE: 08/08/14 JOB NO.: 210-4658

WEEK # 16P

S.D.C. REF # 16P

WEEK # 40-00

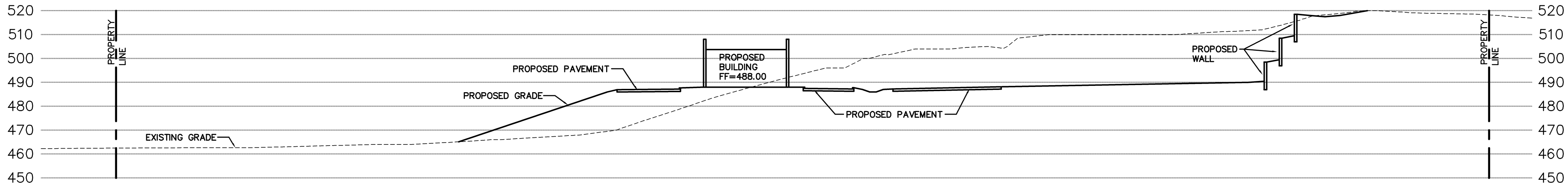
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SITE DEVELOPMENT PLAN

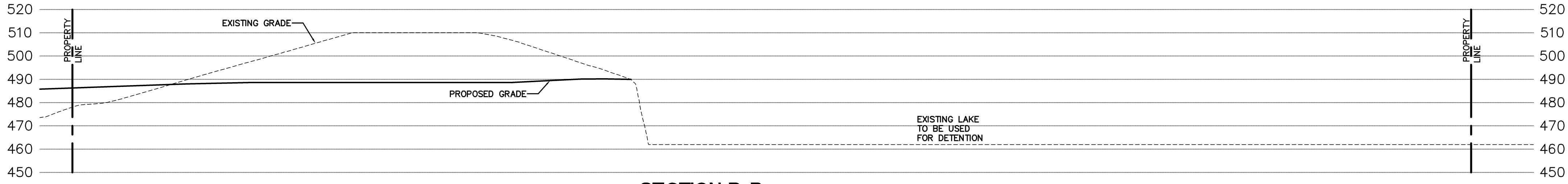
SHEET NO.:

SDP1

DRAWING FILE: C:\Users\mstock\Documents\SDP2\Development\Site\SDP2\sdap.dwg LAYOUT: SDP02 PLOTTED: Oct 06, 2014 - 9:38am PLOTTED BY: efc@stock



SECTION A-A
SCALE: 1"=30' H, V

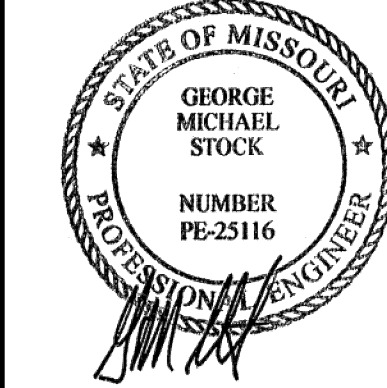


SECTION B-B
SCALE: 1"=30' H, V

SITE DEVELOPMENT PLANS FOR:

JIMMY JOHN'S - CREVE COEUR STORE
13150 OLIVE BLVD.
CREVE COEUR
MISSOURI

DATE:



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1 PER CITY - 10/03/14

DRAWN BY: E.J.F.		CHECKED BY: G.M.S.	
DATE: 08/08/14		JOB NO.: 210-4658	
W.S.D. P# -		BASE MAP # 16P	
S.L.C. H&T # -		H&T S.U.P. # -	
W.D.N.R. # MO-00			

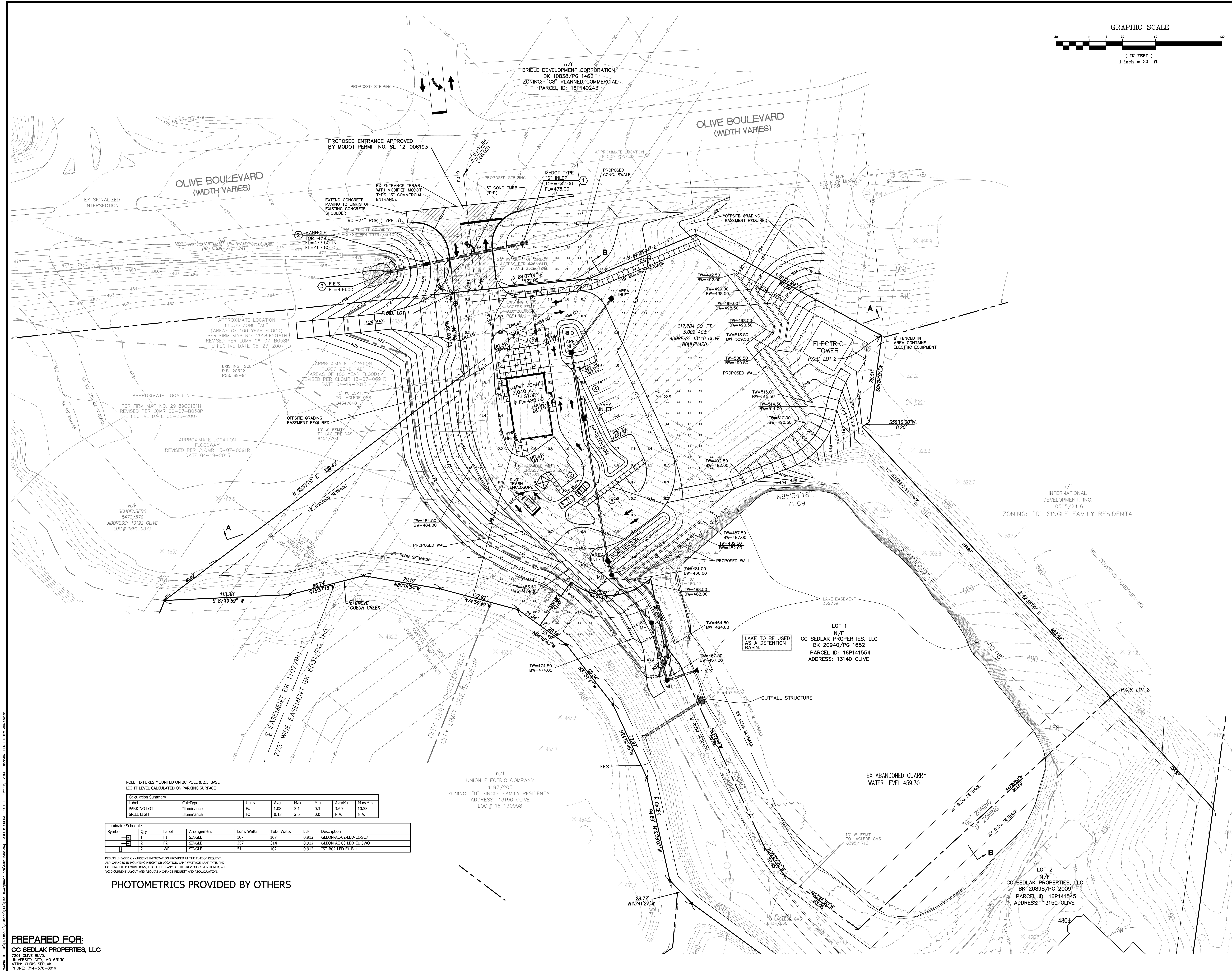
SHEET TITLE:
SITE
SECTIONS

SHEET NO.:

SDP2

PREPARED BY:

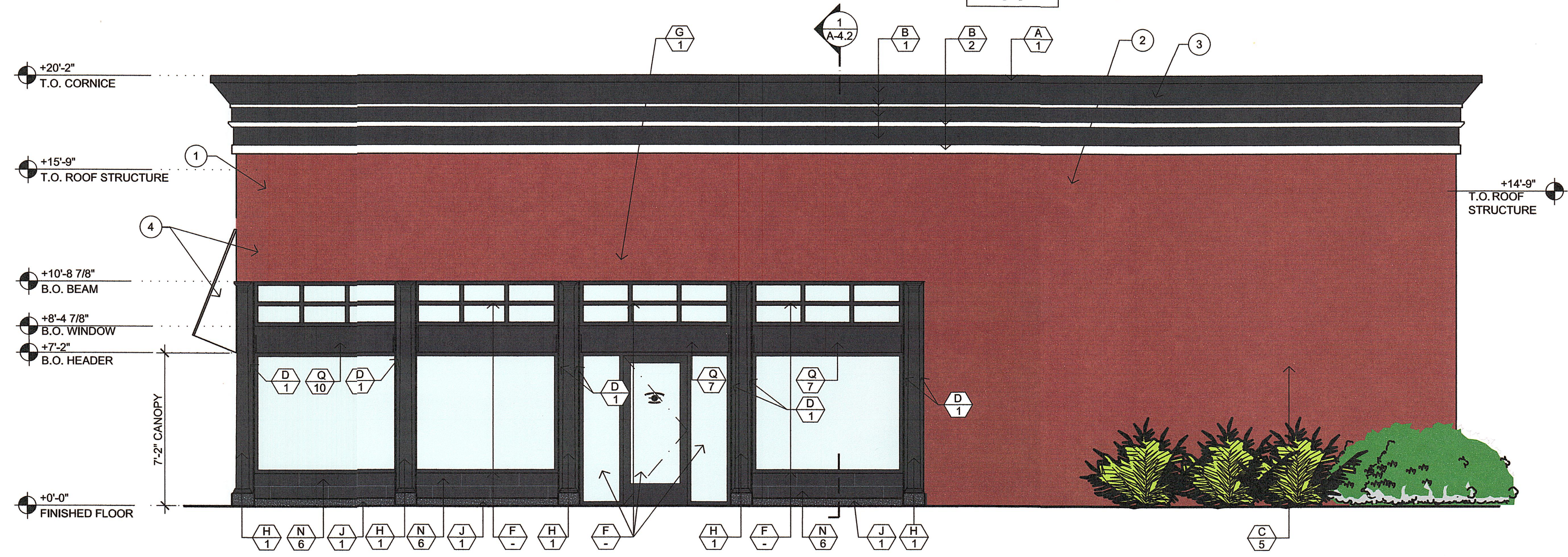
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9000
FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com





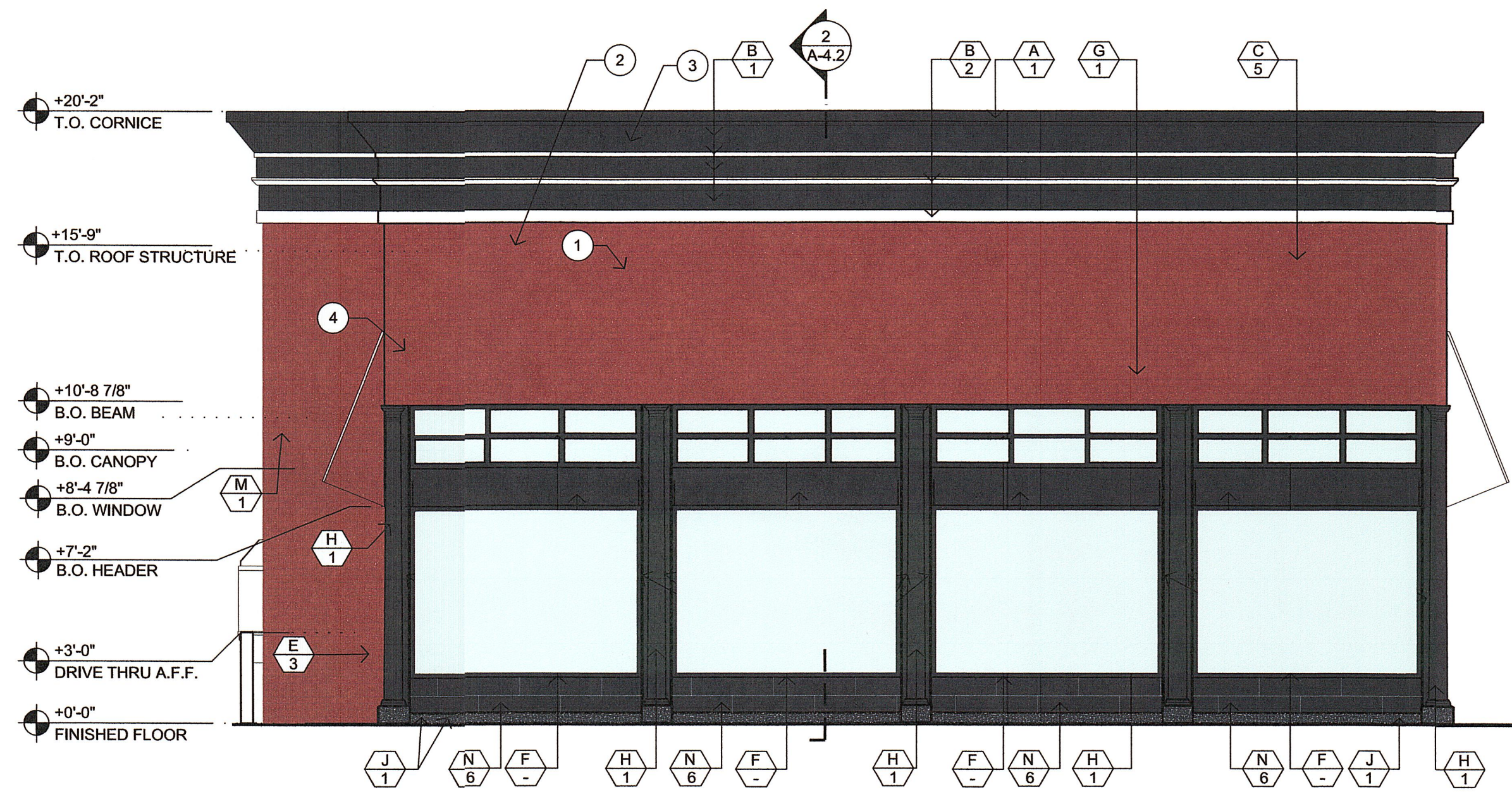
EAST ELEVATION

A 1/4" = 1'-0"



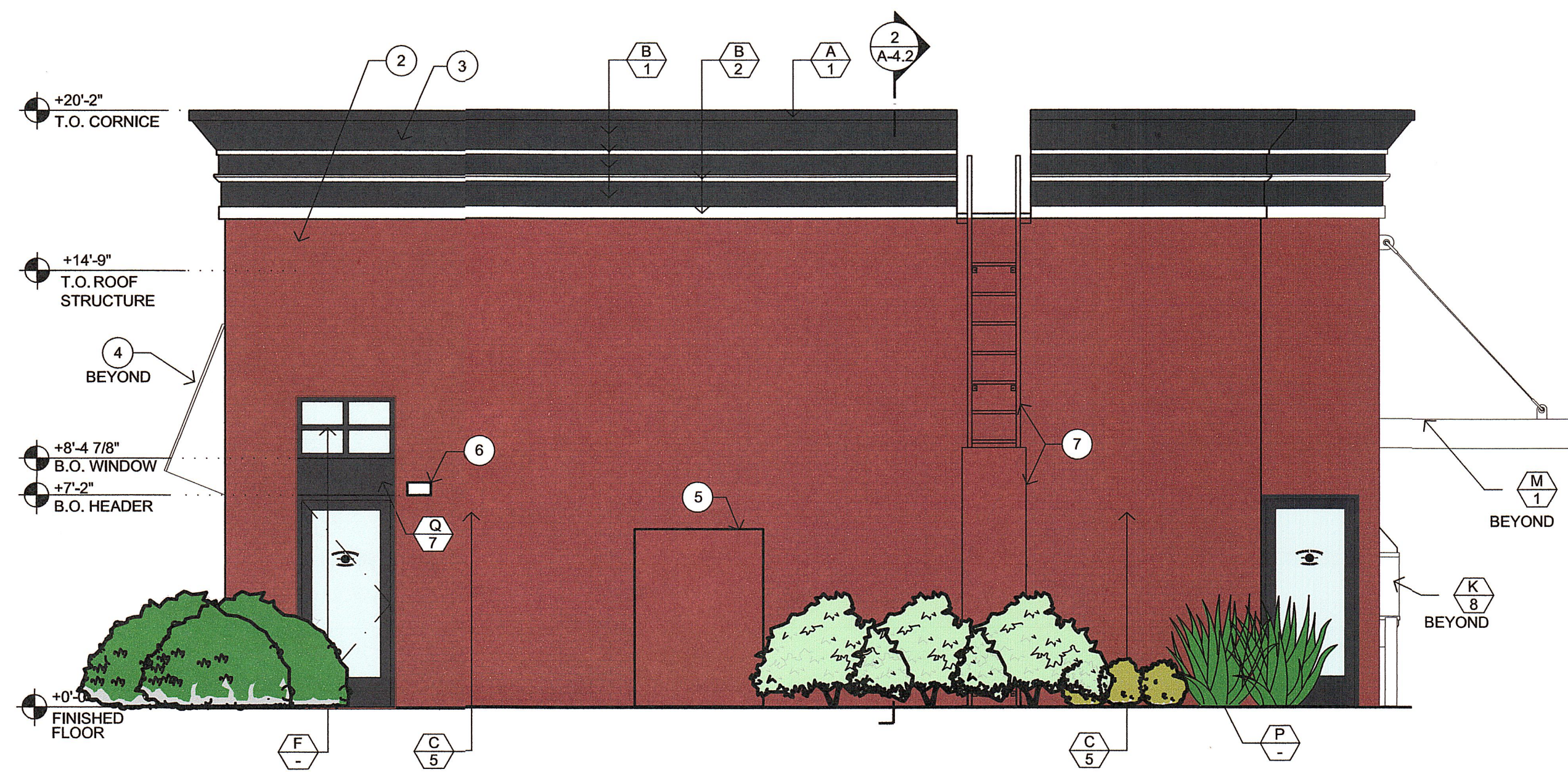
WEST ELEVATION

B 1/4" = 1'-0"



NORTH ELEVATION

D 1/4" = 1'-0"



SOUTH ELEVATION

C 1/4" = 1'-0"

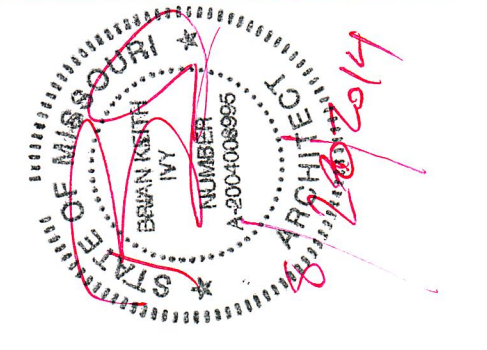
FINISHES	KEYED NOTES
1 PT-7 - PAINT - SHERWIN WILLIAMS - TRICORN BLACK #SW6258 SEMI GLOSS FINISH	1 JJ'S APPROVED SIGN BY TENANT. - APPROVED UNDER SEPARATE REVIEW AND PERMIT.
2 PT-8 - PAINT - SHERWIN WILLIAMS - REALIST BEIGE	2 LINE OF ROOF.
3 PT-9 - PAINT - PITTSBURGH - SAFETY RED	3 FOAM CORNICE - SEE 10/A-12.
4 PT-3 - PAINT - BENJAMIN MOORE - WHITE DOVE	4 FIRE RESISTANT CANVAS AWNING (UNDER SEPARATE PERMIT).
5 BR-1 - BRICK - BELDEN BRICK-JUMBO ROSEWOOD (USE STANDARD GRAY MORTAR)	5 S.E.S.
6 WT-9 - 12"x24" BENGALA NEGRO WITH BONSL ONYX BLACK GROUT.	6 EXTERIOR WALL PACK LIGHT FIXTURE AT + 7'-2" A.F.F.- SEE E-2
7 EXXON-RED	7 LADDER WITH ENCLOSURE - SEE SHEET A-13.
8 STATUARY BRONZE FINISH	
9 PAINT TO MATCH BRICK	
GENERAL NOTES	MATERIALS
1. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY THE PARAPET.	A METAL FLASHING
2. E.I.F.S. SHALL BE "STO" ESR-1720 OR EQUAL.	B E.I.F.S. FINISH
3. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED UNDER SEPARATE SUBMITTAL.	C FACE BRICK #A-06-14 WITH STANDARD GRAY MORTAR
4. ALL BUILDING MOUNTED UTILITY BOXES ARE TO BE PAINTED TO MATCH ADJACENT COLORS.	D STRUCTURAL COLUMN - SEE STRUCTURAL DRAWINGS
	E STEEL PIPE BOLLARD - SEE DETAIL 6/SP-3.
	F KAWNEER 451T ALUM/GLASS STOREFRONT (1/4" INSULATED BRONZE TINTED TEMPERED GLASS, 20% MAX. REFLECTIVITY) PAINTED BLACK FINISH
	G STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS
	H 8" DECORATIVE (COLONIAL STYLE) COLUMN BY CAMPBELLSVILLE INDUSTRIES INC.- SEE E/A-4.1
	J POURED IN PLACE CONCRETE CURB - SEE DETAIL 3/SP-3
	K DRIVE THRU WINDOW - STATUARY BRONZE FINISH READY ACCESS BO-10 - SEE DETAIL E/A-10
	L SUPER SEAL 10'-0" DIAMETER - STENCIL PROVIDED BY OWNER, CENTER ON THE BRICK WALL
	M METAL CANOPY - SEE 1/A-14.
	N PORCELAIN TILE
	P OVERFLOW DRAIN - SEE METAL CANOPY DETAILS
	Q BREAK METAL



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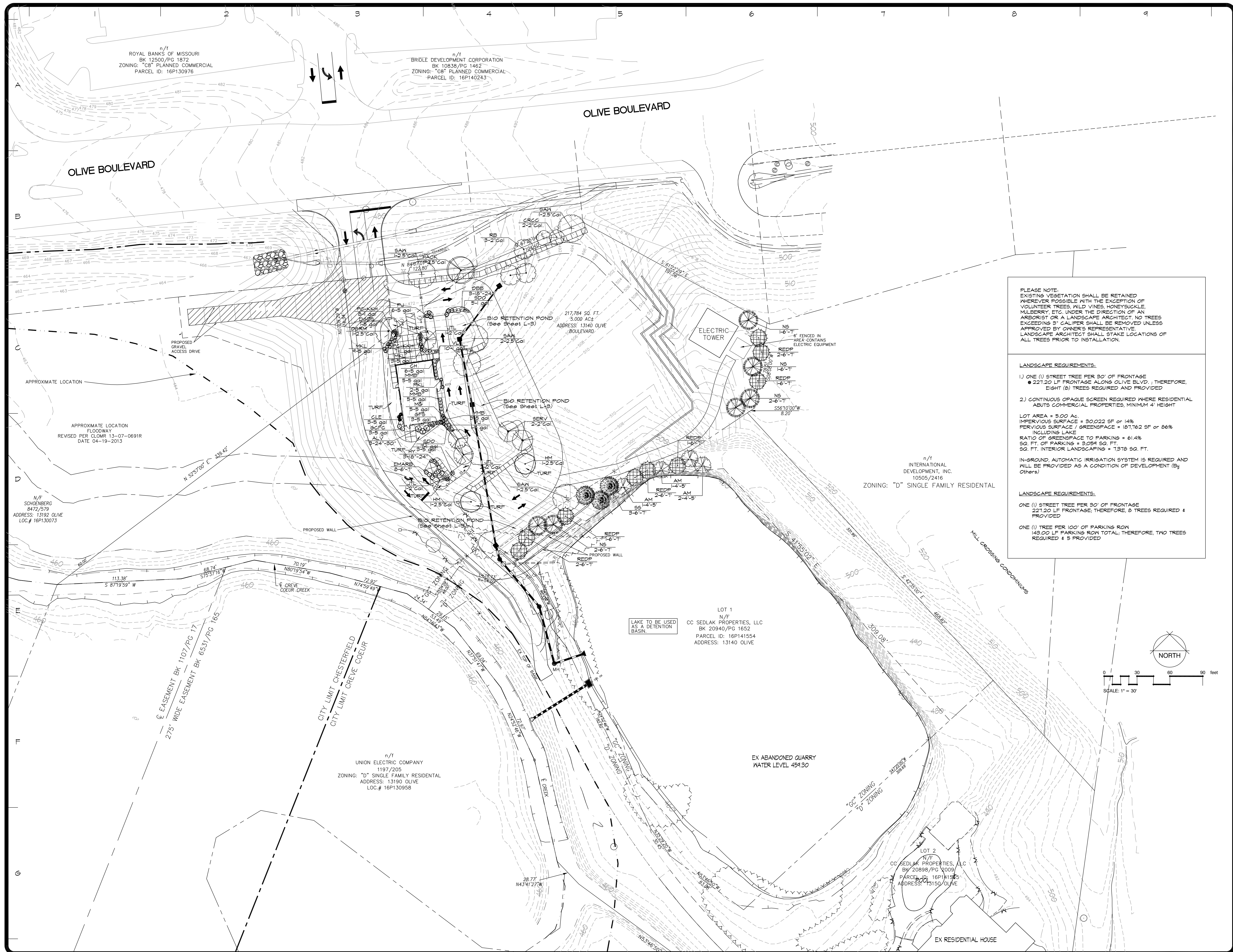
Brian Ivy, Architect



JIMMY JOHN'S
CREVE COEUR STORE
13150 OLIVE BLVD.
CREVE COEUR, MO

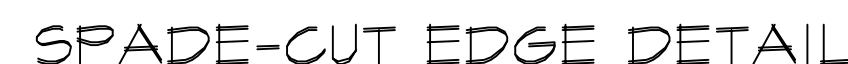
SHEET TITLE
EXTERIOR
ELEVATIONS
JOB NO
CREVE COEUR
DATE 08.13.2014
SCALE AS STATED
DRAWN MM
CHECKED BI
SHEET NO

A-4.1



GENERAL:

- WARRANTY:**
1. All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 2. Any plant material found to be defective shall be removed and replaced within 30 days of notification or in a growth season determined to be best for that plant.
 3. Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 4. Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

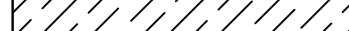
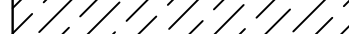
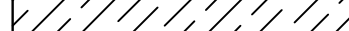


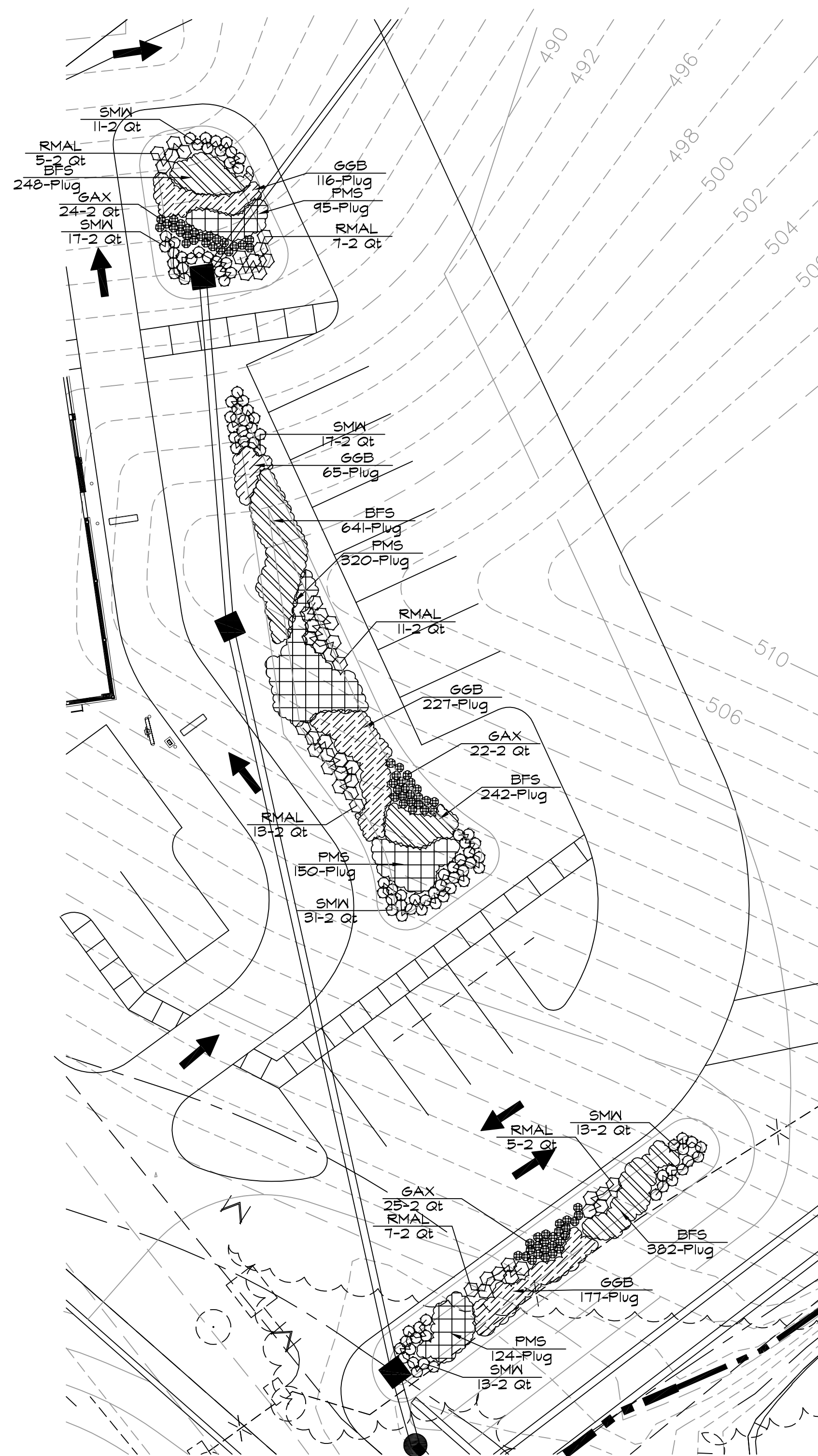
PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5"Cal
HM	2	Hedge Maple / <i>Acer campestre</i>	2.5"Cal
SAW	5	Sawtooth Oak / <i>Quercus acutissima</i>	2.5"Cal
AM	4	'Flame' Amur Maple / <i>Acer ginnala</i> 'Flame'	4'-5'
OGRM	1	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5"Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EMARB	8	Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald'	6'-7'
NS	6	Norway Spruce / <i>Picea abies</i>	6'-7'
REDP	9	Red Pine / <i>Pinus resinosa</i>	6'-7'
SS	3	Serbian Spruce / <i>Picea omorika</i>	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CRCC	2	Canada Red Chokecherry / <i>Prunus virginiana</i> 'Canada Red'	2"Cal.
JTL	4	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2"Cal
RB	3	Redbud / <i>Cercis canadensis</i>	2"Cal
SERV	2	'Autumn Brilliance' Serviceberry / <i>Amelanchier</i> X <i>grandiflora</i> 'Autumn Brilliance'	2"Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ALV	3	Alleghany Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Alleghany'	24"-30"
CH	6	China Boy/Girl Holly / <i>Ilex meserveae</i> 'China Boy/Girl' TM	5 gal
DEB	3	Compact Burning Bush / <i>Euonymus alatus</i> 'Compactus'	18"-24"
DEBS	1	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globosa'	5 gal
GFS	3	Gold Flame Spirea / <i>Spiraea bumalda</i> 'Gold Flame'	5 gal
GCFC	3	Golden Charm False Cypress / <i>Chamaecyparis pisifera filifera</i> 'Golden Charm'	5 gal
HY	3	Hicks Yew / <i>Taxus media</i> 'Hicksii'	18"-24"
IT	3	Little Henry Sweetspine / <i>Itea virginica</i> 'Little Henry'	5 gal
MKL	14	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	5 gal
MMB	13	Morris Midget Boxwood / <i>Buxus microphylla japonica</i> 'Morris Midget'	5 gal
PJ	7	Procumbens Juniper / <i>Juniperus procumbens</i> 'Nana'	5 gal
CLE	3	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal

ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
PC-KKH	15	Purple Coneflower / <i>Echinacea purpurea</i> 'Kim's Knee High' TM	1 gal	
SDO	12	Stella de Oro Daylily / <i>Hemerocallis</i> hybrid 'Stella de Oro'	1 gal	
VL	10	Variegated Liriope / <i>Liriope muscari</i> 'Variegata'	1 gal	

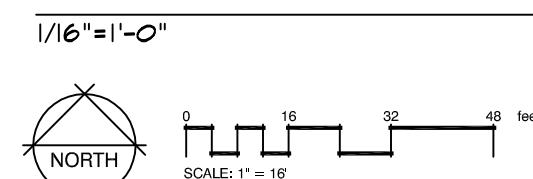
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
GAX	71	Golden Alexander / <i>Zizia aurea</i>	2 Qt	
RMAL	48	Rose Mallow / <i>Hibiscus lasiocarpus</i>	2 Qt	
SMW	102	Swamp Milkweed / <i>Asclepias incarnata</i>	2 Qt	

GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
MG	5	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal

NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
	1,513	Brown Fox Sedge / <i>Carex vulpinoidea</i>	Plug	
	585	Great Green Bulrush / <i>Scirpus atrovirens</i>	Plug	
	689	Palm Sedge / <i>Carex muskingumensis</i>	Plug	



BIO RETENTION PONDS





City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 09/28/15 07:00 PM
Department: Police Department
Category: Purchase
Prepared By: Pam Manning
Department Head: Glenn Eidman

SCHEDULED

RESOLUTION

**Resolution No. 1181 - a Resolution of the City Council of the
City of Creve Coeur, Missouri, Authorizing the Purchase of
Thirteen, In-Car Computers for the Total Amount of
\$50,247.00**

The in-car CPU and monitors serve a crucial function for the Patrol Division. Technology of this nature becomes outdated over time, however, and ceases to become an asset based on the cost of extended warranties, other repair costs, and equipment failure that leads to down time for that particular vehicle. The current CPU's that are in service are 5 years old and are in need of replacement.

Resolution

Meeting of September 28, 2015

RESOLUTION NO. 1181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE PURCHASE OF THIRTEEN, IN-CAR COMPUTERS FOR THE TOTAL AMOUNT OF \$50,247.00

WHEREAS, the Police Department utilizes the in-car computer system for entering criminal reports, traffic reports, receiving and sending information, as well as receiving criminal history information and issuing traffic citations; and

WHEREAS, the Police Department's current in-car computers are five years old and have become aged and outdated; and

WHEREAS, the Police Department aggressively sought competitive pricing and evaluated setup from three vendors; and

WHEREAS, the City budgeted \$50,247.00 for the FY 2016 for the purchase of thirteen in-car computer systems; and

WHEREAS, the Police Department requests approval for the purchase of thirteen in-car computer systems from Hubb Systems, LLC/Data911 in the amount \$50,247.00.

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

Section 1: The purchase of thirteen in-car computer systems from Hubb Systems, LLC/Data911 is hereby approved in an amount not to exceed \$50,247.00 pursuant to quote dated February 13, 2015 and changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution, 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 Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

Section 2: This Resolution shall take effect upon approval.

Adopted this 28th day of September, 2015.

Barry Glantz, Mayor

Attest:

Deborah Ryan, MPCC
City Clerk



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: September 23, 2015

TO: Chief G. Eidman

FROM: Sgt. J. Hartman

SUBJECT: Budget Item – Purchase/Replacement of Patrol Car CPUs

Sir,

The in-car CPU and monitors serve a crucial function for the Patrol Division. Technology of this nature becomes outdated over time, however, and ceases to become an asset based on the cost of extended warranties, other repair costs, or equipment failure that leads to down time for that particular vehicle. The current CPU's that are in service are 5 years old and are in need of replacement.

As part of a long term plan to replace the aged and outdated CPUs, the police department budgeted for purchase of new CPUs in FY2016, to include tablets for the police motorcycles. The Police department budgeted \$50,247.00 for the purchase, and installation of 13 in-car CPU's. The majority of in-car computer companies create a standard package for sale for law enforcement. The Police department received input from our IT department based on our usage needs and submitted that information in the request of a bid to several companies. This type of purchase is substantially lower in cost than buying the standard package, which normally would be a standard laptop. Data911 utilizes a CPU and separate monitor. This purchase would only include the CPU and accessories. In addition, we are comfortable with the package the company created for us and our usage. The Police department has been using Data911 in-Car computers for over 10 years. The purchase requested from Data911 also includes the trade-in of 13 in-car computers for a savings of \$2,600.00. The Police department's usage is electronic for the majority of all police-related reports, to include accident reports as well as our dispatching services.

<u>13 Group Mobile-Getac V110-Convertible PC Core i5 Processor, with a docking station and installation</u>	\$59,227.00
10 M7 CPU-Core i7 Processor Data 911 in-car computer, 3 tablets Core i5 Processor and installation	\$50,247.00
13 Panasonic 31 Tough Books, docking station and installation	\$64,090.00

Our recommendation is to utilize the CPU/Monitor set up for the patrol vehicles, manufactured by Data911. We recommend this based on the fact that:

1. The CPU can be mounted in the trunk or the rear hatch (depending on vehicle type). This keeps the computer out of the passenger compartment and out of the way of the officer. This improves vehicle workspace ergonomics and reduces the risk of flying computer equipment striking an officer during a collision.
2. The monitor is mounted up against the dashboard. Due to the size and the width of the monitor (compared to the laptop), it creates a cleaner workspace for the officer. Additionally, the monitor mount is permanent, (compared to most laptop mounts) which reduces theft risk.
3. Because the keyboard and the monitor do not have to be attached, this set up allows greater flexibility in how the keyboard is mounted and what type of mount is used. Our department uses a moveable mount that allows the user to swing the keyboard out of his way when not in use.
4. Our police department already has Data 911 monitors and keyboards, so the implementation of this upgrade only requires the purchase of CPUs and not the monitors during this fiscal year. The monitors in our vehicles are less than 2 years old and should not need to be replaced within the next 3-4 years. Data 911 CPU's are only compatible with Data 911 monitors and keyboards.
5. Since we are already utilizing the Data 911 equipment and accessories (monitors, keyboards, CPUs,) this purchase would match our existing equipment.
6. Data911 is offering the city a trade in credit for the old Data911 CPUs (see bid).

For the Traffic Safety Officer Vehicles/Motorcycles, we recommend the Data 911 tablets. We recommend this based on the fact that:

1. Data911 has engineered a tablet that can be mounted in the storage box of a police motorcycle. The tablet is portable and can be moved from motorcycle to car, with an equipped mount. The purchase of a tablet for each of the Traffic Safety Officer Patrol vehicles can also serve as the officer tablet when they are assigned to the motorcycle, which leads to the purchase of 2 less computers.
2. The cost of the tablets, compared to the cost of the CPUs are slightly less, so the city would be saving money by purchasing 3 tablets for 5 vehicles (3 patrol cars/2 motorcycles) as opposed to 3 CPUs for the patrol cars and 2 tablets for the motorcycles.
3. This purchase would be a good test to consider purchasing tablets for all cars in the future. Tablet systems are generally less expensive than the CPU/Monitor system.

It should be noted that Data911 CPUs are available only through Data911. The recommendation for purchase is the Hubb Systems which is the sole source supplier of Data911 M7 CPU; Core i7 Process along with Tablets, Core i5 Processors with a docking station for motorcycles, and a mount for cars along with the installation of all 10 units and 3 tablets for the total price of \$50,247.00.

Respectfully,

Sgt. , 485

Sgt. Jeffrey Hartman, DSN 485