



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 24, 2020
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, August 10, 2020, at 7:00 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the City Council meeting here <https://us02web.zoom.us/j/82350567650>.
The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1 312 626 6799/// Webinar ID: 823 5056 7650
3. **Email** — Public comment may also be emailed to the city clerk no later than 5:00 p.m. on the day of the meeting. Submit public comments to Deborah Ryan, City Clerk, at dryan@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the City Council meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)
https://docs.google.com/forms/d/e/1FAIpQLSf9GiT85sdWK9KDkuef8LGZkDPExDsgBJMu5lt4V04Q5jkZ1Q/viewform?usp=sf_link

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

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

CONSENT AGENDA

1. **Records Destruction - Finance Department**



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Summary: These records have met the required retention per the Secretary of States Retention recommendations.

2. Records Destruction - Administration and HR

Summary: These records have met the required retention per the Secretary of States Retention recommendations.

3. Approval of August 10, 2020 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from August 6, 2020 through August 19, 2020 in the amount of \$606,582.53.

UNFINISHED BUSINESS

4. Bill No. 5838 - an Ordinance Authorizing a New Conditional Use Permit for a Solar Panel Contractor, EFS Energy, at 1283 Research Boulevard in the LI-Light Industrial District. Final Reading and Passage

Summary: Paul McKnight, of EFS Energy Inc., has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The Planning and Zoning Commission recommended approval at its meeting on August 3rd, 2020.

NEW BUSINESS

5. Bill No. 5839 - an Ordinance Amending Ordinance 5573 and Approving an Amended Site Concept Plan for Mercy Hospital Campus and Approving the Site Development Plans for a New Outpatient Services Building, Mercy Ballas, at 12120 and 12130 Conway Road & 3011 Ballas Road. First Reading

Summary: George Stock of Stock and Associates, on behalf of Mercy, has submitted an application to amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces to be located south of Conway Road. In February 2018,



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the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The Planning and Zoning Commission recommended approval at its meeting on August 17, 2020.

6. Bill No. 5840 - an Ordinance Amending Table A: Permitted and Conditional Uses and Provisions in Section 405.470 Conditional Uses, of Article VI Standards for Permitted, Accessory and Conditional Uses, of the Zoning Code of the City of Creve Coeur, Missouri to Allow for Drive-Through and Drive-In Sales of Goods or Services in the Ph-Planned Hospital Districts. First Reading

Summary: George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards. Currently, Drive-In and Drive Through Services (NAICS CC442100) are not permitted in the PH District. Allowable uses in the PH Zoning District are listed in Table A of Chapter 405, Zoning Code, with Conditional Use standards regulated in Section 405.470. The Planning and Zoning Commission recommended approval at its meeting on August 17, 2020.

7. Bill No. 5841 - an Ordinance Amending Certain Traffic Regulations in the City Code of Ordinances. First Reading

Summary: Missouri House Bill 1963 was passed in the most recent legislative session, prohibiting local ordinances regarding motorcycle helmets and also amending certain traffic definitions.

8. Bill No. 5842 - an Ordinance Amending the Adopted 2020 City Employees Retirement Fund, Police Building Fund and Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing an Additional Appropriation for Each of These Funds. First Reading

Summary: Amending the Adopted 2020 City Employees Retirement Fund, the Police Building Fund and the Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations for each Fund for the following reasons: \$340,885 for the Employees Retirement Fund for the Buyout Option; \$500,000 for the Police Building Fund; and \$28,000 for Public Safety Sales Tax due to Insurance and Cleaning Services.



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9. Bill No. 5843 - an Ordinance Amending the Adopted 2021 Capital Improvement Fund Budget by Authorizing an Additional Appropriation. First Reading

Summary: An ordinance amending the Adopted 2021 Capital Improvement Fund Budget of the City of Creve Coeur by Authorizing An Additional Appropriation of \$25,000 for a Stormwater Project. Funds are included in the Capital Improvement Program for FY 2022 for Stormwater Projects, but it is requested that a portion of these funds be moved forward for recent storm damage and other costs which may arise associated with the Middlebrook drainage project.

APPOINTMENTS

10. Annual Appointments and Reappointments

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

12. 2Nd Council Meeting in September

Summary: Due to Yom Kippur following on the regular Council meeting day of Monday, September 28, staff recommends re-scheduling the meeting to Tuesday, September 29.

13. Government Center Electrical Panel Replacement Project

Summary: Staff is requesting direction from City Council on whether to proceed with bidding this project.

14. FY 2020 Fourth Quarter Financial Report

Summary: FY 2020 4th Quarter Financial Report Ending June 30, 2020, including investment report.

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 08/20/2020
Deborah Ryan, MPCC
City Clerk