



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 14, 2020
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, September 14, 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/89474045746>.
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 1 646 876 9923/// webinar id: 894 7404 5746
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***

PUBLIC HEARING: Public Hearing Setting of the 2020 Property Tax Rate

Summary: Public Hearing setting the 2020 Property Tax Rate (including Debt) for the City of Creve Coeur.



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CONSENT AGENDA

- 1. Approval of August 24, 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 20, 2020 through September 9, 2020 in the amount of \$566,379.05.

UNFINISHED BUSINESS

- 2. 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. Final Reading and Passage**

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, 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.

- 3. 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. Final Reading and Passage**

Summary: George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through



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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.

4. Bill No. 5841 - an Ordinance Amending Certain Traffic Regulations in the City Code of Ordinances. Final Reading and Passage

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.

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

Summary: Amending the Adopted 2020 City Employees Retirement Fund, the Police Building Fund, the Public Safety Sales Tax Fund and the Sewer Lateral 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; \$28,000 for Public Safety Sales Tax due to Insurance and Cleaning Services; and \$1,745 for the Sewer Lateral Reimbursement Program.

6. Bill No. 5843 - an Ordinance Amending the Adopted 2021 Capital Improvement Fund Budget by Authorizing an Additional Appropriation. Final Reading and Passage

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.

NEW BUSINESS

7. Bill No. 5844 - An Ordinance Correcting Ordinance 5709 for the Conditional Use Permit for Vitality Bowls, Located at 715 N. New Ballas Road, Within the Plaza Shops Shopping Center. First Reading



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Summary: Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), is seeking to change tenant spaces within the Plaza Shops, to allow for additional room within the kitchen area, and that offers greater visibility within the shopping center, all other conditions for the conditional use permit for a new fast casual restaurant, Vitality Bowls Superfood Café, would remain the same. As this would not affect the parking regulations, or any other site related conditions reviewed, Staff is seeking a correcting ordinance to modify Ordinance No. 5709, approved on August 10, 2020.

8. Bill No. 5845 - an Ordinance Ordering the Levy and Establishment of the Rates of Annual Property Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2020. First Reading

Summary: This proposed ordinance will establish the 2020 property tax rates at \$.075 on each one hundred dollars (\$100.00) of assessed valuation for residential property, \$.076 for commercial property, \$.023 for agricultural property, and \$.082 for the debt service levy to meet the City's budgeted revenue requirements for such taxes. These numbers are preliminary, prior to Board of Equalization review. Therefore, the rates may be adjusted slightly prior to final adoption.

9. Bill No. 5846 - an Ordinance Clarifying the Public Status of Certain Streets in the Ward Iv Area of the City. First Reading

Summary: An Ordinance to clarify the public status of certain streets in Ward IV. This area was annexed from St. Louis County in the 1990's.

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

11. Proposition C - Parks and Stormwater Control Sales Tax - Public Outreach

Summary: Staff will review ongoing efforts to inform Creve Coeur citizens about Proposition C on the November 3 ballot.

12. Deer Controlled Hunt in Creve Coeur City Parks

Summary: As a component of the city's deer mitigation efforts and in response to residents voicing concerns over the deer population, city staff and Council discussed the opportunity to host controlled bow hunting in city parks to further control the deer population in the community.



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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 09/9/2020
Deborah Ryan, MPCC
City Clerk