



**REGULAR MEETING
AMENDED AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, January 11, 2021, 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/84344773714>.
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 843 4477 3714
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*

Monday, January 25, 2021 - 7:00 P.M. - Future Public Hearing - Monday, January 25, 2021 - 7:00 Pm - Public Hearing for Mosley Road Improvement Project



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Summary: A public hearing will be held to discuss the possible use of eminent domain to secure the right of way and easements needed for the Mosley Road Improvement Project. This public hearing will be held at the beginning of the City Council meeting, which is scheduled to begin at 7:00 p.m. on Monday, January 25, 2021.

CONSENT AGENDA

1. Approval of December 14, 2020 City Council Regular Meeting Minutes

2. Documents for Destruction - Public Works and Police Departments

Summary: The listed documents have reached the end for required archiving per the Records Retention Manual as published by the Secretary of States Office. Once approved by Council, documents will be shredded on site.

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from December 10, 2020 through January 6, 2021 in the amount of \$548,457.41.

NEW BUSINESS

3. Bill No. 5854 - an Ordinance Repealing Ordinances 2041 and 2143, and Amending the Official Zoning Map of the City of Creve Coeur to Rezone Properties Addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard GC (General Commercial) District to CB (Core Business), and Authorizing the Site Development Plan for the Development of 5-Story Mixed-Use, 230 Unit Apartment Complex Within the Creve Coeur Pavilion Shopping Center. Request to Postpone to the February 8, 2021 City Council Meeting. First Reading

Summary: Josh Udelhofen, of Altus properties, on behalf of Cornerstone Retail Fund I, LLC, has submitted an application for the rezoning and site development plan for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District, for the development of a five story, mixed-use building, with 4,027 square feet of retail/restaurant space, and 230 apartment units, located at the northeast corner of Old Olive Street Road and Olive Boulevard (western intersection). Rezoning and site development plans require review by the Planning and Zoning Commission with final approval of the rezoning request by ordinance of the City Council. The proposal includes a



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boundary adjustment to combine the properties into one 3.46-acre property that presently consists of the California Pizza Kitchen and the former Stir Crazy restaurants, as well as vacating the remnant portion of Ravenwood Lane that was not properly vacated. The Planning and Zoning Commission approved the boundary adjustment and recommended approval of the rezoning, vacation and site development plan at the meeting on December 21, 2020. Staff also recommends repeal of CUP ordinances relating to closed restaurants. The Applicants have requested a postponement of the review to the February 8, 2021 City Council Meeting.

4. Bill No. 5855 - an Ordinance Amending Various Sections of the City's Land Use and Development Ordinances Regarding Development Standards in Residential Districts. First Reading

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapters 400, Planning Ordinance, and 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance require review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on December 21, 2020.

5. Bill No. 5856 - an Ordinance Amending Certain Sections in the City Code of Ordinances Regarding Public Safety. First Reading

Summary: The proposed ordinance makes several technical updates to address statutory changes from the 2020 Missouri Legislative Session.

6. Bill No. 5857 - an Ordinance Amending the Adopted 2021 General Fund Budget of the City of Creve Coeur by Authorizing an Additional Appropriation. First Reading

Summary: This legislation amends the Adopted 2021 General Fund Budget allowing for a 3-Year Computer Server Warranty Renewal for the MIS Division.

7. Resolution No. 1522 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of a Contract with Horner & Shifrin, Inc. for Engineering Services Related to the New Ballas Phase 1 Improvement Project for the Not-To-Exceed Amount of \$155,411.00.

Summary: Public Works staff recommends that the City enter into a contract with Horner & Shifrin, Inc. for the design services needed for the New Ballas



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Phase 1 Improvements Project. Staff determined that Horner & Shifrin, along with their subconsultant CBB, was the most qualified to complete the design.

- 8. Resolution No. 1523 - a Resolution Authorizing the Execution of an Agreement Between the City of Creve Coeur and Anthem Blue Cross Blue Shield of Missouri for the City's Dental Insurance Plan Beginning January 1, 2021 and Ending December 31, 2021.**

Summary: Staff recommends renewal of the city's group dental insurance plan with Anthem Blue Cross and Blue Shield for 2021. There will be no change in rates for 2021.

BUSINESS FROM MAYOR AND CITY COUNCIL

- 9. Council Liaison Reports**

BUSINESS FROM CITY ADMINISTRATOR

- 10. Quik Trip Litigation**

Summary: The City Attorney will provide an overview of the anticipated process and timeline for the litigation involving the property at the southwest corner of Graeser and Olive, where a Quik Trip convenience store and gas station had been proposed.

- 11. Police Chief Retirement**

Summary: Chief Eidman has announced his retirement, effective January 20, 2021, after 41 years of dedicated service to the City, including the last 13 years as Chief. Captain Jon Romas will serve as Acting Chief of Police until the permanent position is filled. The search for a new Chief will begin immediately.

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 01/8/2021
Deborah Ryan, MPCC
City Clerk