



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 25, 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 25, 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/86134737283>.
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 861 3473 7283
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

INVOCATION

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



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7:00 PM**

***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 - MONDAY, JANUARY 25, 2021, 7:00 P.M. - Possible Use of Eminent Domain for Easements for the Mosley Road Improvement Project

Summary: The City is currently in the design phase for the Mosley Road Improvement Project, which will widen and repave Mosley Road, generally from Ladue Road to Olive Boulevard. Property rights, in the form of right of way, permanent easements, and temporary easements, will be necessary from twenty-five properties for the construction of this project. The federal grant that the City has been awarded for this project includes strict deadlines for the acquisition of these property rights. At one particular deadline, the City will be required to consider condemnation of land for any of these property rights that have not already been acquired. According to Section 150.020.A.5 of the Municipal Code, a public hearing is required when eminent domain may become necessary. The City will continue to work to acquire the right of way and easements required for the project through negotiations with the affected property owners, and will only use eminent domain as a last resort to preserve this project and the grant funding that has been awarded for it.

CONSENT AGENDA

- 1. Approval of January 11, 2021 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 January 7, 2021 through January 20, 2021 in the amount of \$276,287.14.

UNFINISHED BUSINESS

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

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



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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.

3. Bill No. 5856 - an Ordinance Amending Certain Sections in the City Code of Ordinances Regarding Public Safety. Final Reading and Passage

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

4. Bill No. 5857 - an Ordinance Amending the Adopted 2021 General Fund Budget of the City of Creve Coeur by Authorizing an Additional Appropriation. Final Reading and Passage

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

NEW BUSINESS

5. Bill No. 5858 - an Ordinance Authorizing the Exercise of the Power of Eminent Domain to Obtain Right of Way, Permanent Drainage Easement, Permanent Sidewalk Easements, and Temporary Slope Construction Licenses Necessary for the Mosley Road Improvement Project. First Reading

Summary: The City is currently designing the Mosley Road Improvement Project, which involves roadway widening, modifications to the vertical profile of Mosley Road, pavement resurfacing, sidewalk accessibility improvements, and associated improvements to Mosley Road. The project limits begin at Ladue Road and extend approximately 1.1 miles north to Olive Boulevard. Right of way, easements, and temporary slope construction licenses are required from twenty-five (25) properties in order to construct the project. The City received a federal grant to substantially fund a portion of this project, and the terms of the federal grant include a May 2021 deadline for the acquisition of the property rights needed for this project. If the City has not acquired the property rights necessary for the project by this deadline, the City will need to choose between condemnation of the outstanding properties and forfeiture of the grant. This ordinance will allow for the possibility of exercising the power of eminent domain if this becomes necessary.



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- 6. Resolution No. 1524 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents to Submit the Project Proposal Application and Later to Execute an Agreement for a Grant-In-Aid from the Federal Transportation Improvement Program Grant Commission through the Surface Transportation Program - Sub-Allocated Grant Program for the Craig Road Improvement Project.**
Summary: Public Works staff recommends that the City seek federal grant funding to assist with roadway, sidewalk, and intersection improvements to Craig Road and a portion of Olde Cabin Road. The proposed project would begin at the intersection of Olde Cabin Road at Old Ballas Road and then progress east and north along Craig Road to Olive Boulevard.

BUSINESS FROM MAYOR AND CITY COUNCIL

7. *Council Liaison Reports*

BUSINESS FROM CITY ADMINISTRATOR

- 8. Planning and Zoning Update**
Summary: Staff will provide an update of current planning and zoning matters.
- 9. FY 2021 Second Quarter Financial Report**
Summary: FY 2021 Second Quarter Financial Report Ending December 31, 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 01/21/2021
Deborah Ryan, MPCC
City Clerk



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

Meeting: 01/25/21 07:00 PM
Department: Public Works Department
Category: Public Hearing
Prepared By: Matt Wohlberg

Initiator: Jim Heines
Sponsors: City Engineer Matt Wohlberg

DOC ID: 3978

SCHEDULED

PUBLIC HEARING (ID # 3978)

**PUBLIC HEARING - MONDAY, JANUARY 25, 2021, 7:00 P.M. -
Possible Use of Eminent Domain for Easements for the
Mosley Road Improvement Project**

The City is currently in the design phase for the Mosley Road Improvement Project, which will widen and repave Mosley Road, generally from Ladue Road to Olive Boulevard. Property rights, in the form of right of way, permanent easements, and temporary easements, will be necessary from twenty-five properties for the construction of this project. The federal grant that the City has been awarded for this project includes strict deadlines for the acquisition of these property rights. At one particular deadline, the City will be required to consider condemnation of land for any of these property rights that have not already been acquired.

According to Section 150.020.A.5 of the Municipal Code, a public hearing is required when eminent domain may become necessary. The City will continue to work to acquire the right of way and easements required for the project through negotiations with the affected property owners, and will only use eminent domain as a last resort to preserve this project and the grant funding that has been awarded for it.



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: January 19, 2021

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Public Hearing for Possible Need for Eminent Domain for Property Rights
Mosley Road Improvement Project

The City will hold a public hearing on January 25, 2021, to discuss the potential use of eminent domain for the acquisition of right of way, permanent easements, and temporary construction easements needed for the completion of the proposed Mosley Road Improvement Project. This public hearing is required, according to Section 150.020.A.5 of the Creve Coeur Municipal Code.

Project Summary

The Mosley Road Improvement Project begins at Ladue Road and extends approximately 1.1 miles north to Olive Boulevard. The project involves minor roadway widening, roadway adjustments to smooth out two hills, roadway pavement resurfacing, sidewalk accessibility improvements, drainage improvements, and associated work.

Property Impacts

The City's right of way along Mosley Road is inconsistent and generally varies in width between 40 feet and 60 feet. Nearly all of the existing roadway and sidewalk fall within the existing right of way. However, the right of way – particularly where it is 40 feet wide – does not provide sufficient room to make all of the proposed adjustments to the sidewalk, pavement, drainage, lawns, and driveways. While the existing right of way might be sufficient for the physical changes associated with the project, more space is needed to provide the working room to make those changes.

The proposed improvements to Mosley Road will require property rights from twenty-five (25) parcels, including: new right of way from three (3) properties, a permanent drainage easement from one (1) property, permanent sidewalk easements from two (2) properties, and temporary slope construction licenses from twenty-one (21) properties. Multiple property rights are needed from several of the properties, which explains why the property counts do not add up to the total of twenty-five affected properties.

The City seeks the right of way, easements, and licenses described below in order to make the roadway, sidewalk, and drainage improvements along Mosley Road. Drafts of the right of way, easement, and license documents are included in the City Council packet for reference and will be offered as exhibits for the record at the public hearing.

All property owners received notices of the public hearing by certified mail and first-class mail.

The property rights needed from each property are summarized below. The parcel number corresponds to the construction plans and is the primary means of tracking each property through the acquisition process.

Parcel 1: 105 North Mosley Road (Martin)

Property rights required: *Right of Way.* The southeast corner of this property extends over the existing sidewalk and to the curb line of Mosley Road. New right of way is needed to expand the public right of way to include the existing sidewalk and one foot of working room beyond it.

Parcel 3: 123 North Mosley Road (Hamlyne Group, LLC)

Property rights required: *Permanent Sidewalk Easement.* A small portion of the current sidewalk is located outside of the existing right of way and sidewalk easement. Additional sidewalk easement is needed to cover the sidewalk.

Parcel 4: 131 North Mosley Road (Mei)

Property rights required: *Permanent Sidewalk Easement.* Similar to Parcel 3 above, additional sidewalk easement is needed to extend over a small portion of the current sidewalk that is located outside of the existing right of way and sidewalk easement.

Parcel 15: 417 North Mosley Road (Sprich)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to provide working room for the replacement of two driveway aprons and to replace much of the sidewalk along the frontage of this property.

Parcel 16: 429 North Mosley Road (Waks and Sontag)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to provide working room for the replacement of a driveway apron associated with the replacement of the sidewalk along the frontage of this property.

Parcel 18: 429 North Mosley Road (Gould)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to provide working room for the replacement of the driveway apron and a portion of the driveway, which are needed to accommodate modifications to the sidewalk and street along the frontage of this property.

Parcel 33: 819 North Mosley Road (Shaw)

Property rights required: *Right of Way.* The existing right of way shifts to the east at this property, leaving a small portion of the sidewalk outside of the right of way. The right of way will be extended to include the existing sidewalk and one foot of working room beyond it.

Parcel 34: 11318 Olive Boulevard (717HB Creve Coeur, LLC)

Property rights required: *Right of Way.* Mosley Road is not located in the center of the right of way near the south end of this property, and Mosley and its sidewalk extend to or beyond the limits of the right of way for portions of this property's Mosley frontage. Additional right of way is needed to include the existing sidewalk, one foot of working room beyond the sidewalk, and space needed for signs associated with a new crosswalk.

Temporary Slope Construction License. The TSCL is needed to provide working room to remove and replace the concrete entrance to this property's parking lot, which is needed to make the entrance comply with accessibility standards.

Parcel 35: 11252 Olive Boulevard (B & L Property L. C. Hutkin Realty Group)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to provide working room for the replacement of the driveway apron, which is needed to accommodate modifications to the street at this property's entrance.

Parcel 40: 812 North Mosley Road (Darrow)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to provide working room for the replacement of the driveway aprons and some grading along the edge of Mosley Road.

Parcel 41: 738 North Mosley Road (Golden Bull Realty, LLC)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to replace the driveway aprons and to provide associated working room. This work is needed to accommodate widening Mosley Road by approximately two (2) feet along this property's frontage.

Parcel 42: 730 North Mosley Road (Ye and Yu)

Property rights required: *Temporary Slope Construction Licenses.* A TSCL is needed at each driveway so that each driveway apron and a portion of each leg of the driveway can be replaced. This work is needed to accommodate widening Mosley Road by approximately one-to-two (1-2) feet along this property's frontage.

Parcel 43: 724 North Mosley Road (Malo and Heninger)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to replace the driveway apron and a portion of the driveway and to provide associated working room. This work is needed to accommodate widening Mosley Road by approximately one-to-two (1-2) feet near this property's driveway.

Parcel 44: 720 North Mosley Road (Dong and Zhang)

Property rights required: *Temporary Slope Construction License.* The TSCL is needed to replace the driveway apron and a portion of the driveway and to provide associated working room. This work is needed to accommodate widening Mosley Road by approximately one-to-two (1-2) feet near this property's driveway.

Parcel 45: 700 North Mosley Road (Niemeier)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to replace the driveway aprons, replace a portion of the driveways, and to provide associated working room. This work is needed to accommodate the widening of Mosley Road by approximately one (1) foot along this property's frontage, to replace the drain pipes beneath the driveway aprons, and to re-establish the roadside drainage swale.

Parcel 46: 660 North Mosley Road (Fox)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to replace the driveway aprons, replace a portion of the driveways, and to provide associated working room. This work is needed to accommodate widening Mosley Road by approximately one (1) foot along this property's frontage, to replace the drain pipes beneath the driveway aprons, and to re-establish the roadside drainage swale.

Parcel 51: 1 Morwood Lane (Siddens)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to replace the driveway apron, replace a portion of the driveways, and to provide associated working room. This work is needed to accommodate the widening of Mosley Road by approximately one (1) foot along this property's frontage, to accommodate raising the Mosley Road pavement by about six (6) inches at this property's driveway, and to replace the drain pipe beneath the driveway apron.

Parcel 52: 562 North Mosley Road (Gonzalo and Ritter)

Property rights required: *Temporary Slope Construction Licenses.* A TSCL is required at each driveway so that each driveway apron and a portion of each leg of the driveway can be replaced. This work is needed to accommodate the widening of Mosley Road by approximately one-to-two (1-2) feet along this property's frontage.

Parcel 55: 11285 Elsie Manor Court (Huyette)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to provide working room to regrade the northwest corner of this property.

Parcel 56: 11284 Elsie Manor Court (Siddarth and Gulshan)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to provide the working room needed to construct a new sidewalk along the west side of this property and to regrade this area.

Parcel 57: 432 North Mosley Road (Lay)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to replace the driveway aprons, replace a portion of both driveways, and to provide associated working room. This work is needed to accommodate widening Mosley Road by approximately two (2) feet along a portion of this property's frontage, to replace the drain pipes beneath both driveway aprons, and to re-establish the roadside drainage swale.

Parcel 62: 11240 Tureen Drive (Weiss and Horn)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to provide working room to replace a portion of the neighbor's driveway.

Parcel 63: 320 North Mosley Road (Palagiri and Narayan)

Property rights required: *Temporary Slope Construction License.* The TSCL is required to replace the driveway apron, replace a portion of the driveway, and to provide associated working room. This work is needed to accommodate the widening of Mosley Road by approximately four (4) feet at this property's driveway and to replace the drain pipe beneath the driveway apron.

Parcel 65: 11244 Hunters Pond Road (Taber)

Property rights required: *Permanent Drainage Easement.* A permanent drainage easement is required to accommodate a new area inlet that will be constructed to replace an existing inlet. This existing inlet cannot remain in place due to the roadway widening of about two-and-one-half (2.5) feet at this location.

Temporary Slope Construction License. A TSCL is required to provide working room for the construction of the new drainage inlet.

Parcel 66: 11247 Mosley Hill Drive (Powell)

Property rights required: *Temporary Slope Construction License.* A TSCL is required to replace the driveway apron, replace a portion of the driveway, and to provide associated working room. This work necessary to accommodate widening Mosley Road by approximately three (3) feet at this property's driveway and associated roadside grading.

Federal Grant Requirements

The City has been awarded a federal Surface Transportation Program (STP) grant that will reimburse the City for up to \$760,000 of the cost to construct the proposed improvements to Mosley Road. The terms of the grant include various deadlines, including one regarding the acquisition of the necessary property rights to construct the project. At this deadline, the City must:

1. Have secured all of the rights of way, easements, and temporary licenses necessary to construct the project, or
2. File for condemnation for those properties where property rights have not been secured, or
3. Forfeit the grant.

The acquisition deadline for the Mosley Road Improvement Project is May 10, 2021.

The City is committed to negotiating with the affected property owners and aims to obtain the rights of way, easements, and temporary licenses amicably. Ideally, these property rights will be secured prior to this May 10 deadline. However, the City does not want to find itself in a situation where it must forfeit the grant if the property owners and the City cannot come to terms. Therefore, the City must prepare for the possibility that condemnation is necessary.

Land Acquisition Schedule

The public hearing is a necessary step in the process of authorizing the use of eminent domain for the Mosley Road Improvement Project. Following the public hearing, milestones in this process include:

- January 25, 2021 – First reading of the bill authorizing the use of eminent domain to acquire the needed temporary construction easements.
- February 8, 2021 – Second reading and possible passage of the authorization bill.
- February 19, 2021 – Notices and offers to be sent to the affected property owners.
- May 10, 2021 – Deadline for land acquisition. The City must file for condemnation for remaining temporary construction easements or forfeit the grant for the project.
- July 1, 2021 – Deadline for submission of right of way and easement documents to MoDOT for review and approval.
- Winter 2021-2022 – Project bidding and award.
- Spring 2022 – Construction.

Outlook

City staff is hopeful that the rights of way, easements, and temporary licenses needed for the project will be obtained before eminent domain must be exercised. The City has followed this same process for several federally funded projects along Warson Road, Emerson Road, and New Ballas Road over the past few years. The affected residents and the City have been able to come to agreeable terms for all of these past projects, and City staff hopes that the same will be true for the Mosley Road project. However, the City must be prepared to file for condemnation for any remaining property rights should the negotiations with one or more property owners ultimately fail.

MOSLEY ROAD STP-5526(647)	SHEET 1
CITY OF CREVE COEUR	OF 54

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET -----	1
QUANTITY SHEETS (X SHEETS) -----	2
TYPICAL SECTIONS (2 SHEETS) -----	3 - 4
PLAN (12 SHEETS) -----	5- 16
CONTROL POINTS -----	17
COORDINATE POINTS -----	18
STORM SEWER PROFILES -----	19
LAND AREA DISTURBED AND AMENDED SOILS (4 SHEETS) -----	20 - 23
CROSS SECTIONS (31 SHEETS) -----	24 - 54
GURB RAMP STANDARD DRAWINGS (10 SHEETS - NOT NUMBERED)	

Denotes sheets not included
in this submission.

LENGTH OF PROJECT

BEGINNING OF PROJECT	STA. 10+24.96
END OF PROJECT	STA. 68+95.11
APPARENT LENGTH	5870.15 FEET
EQUATIONS AND EXCEPTIONS	NONE
TOTAL CORRECTIONS	0.00 FEET
NET LENGTH OF PROJECT	5870.15 FEET
STATE LENGTH	1.11 MILES

CITY OF CREVE COEUR, MO

MOSLEY ROAD

APPROVED:	
DIRECTOR OF PUBLIC WORKS	DATE

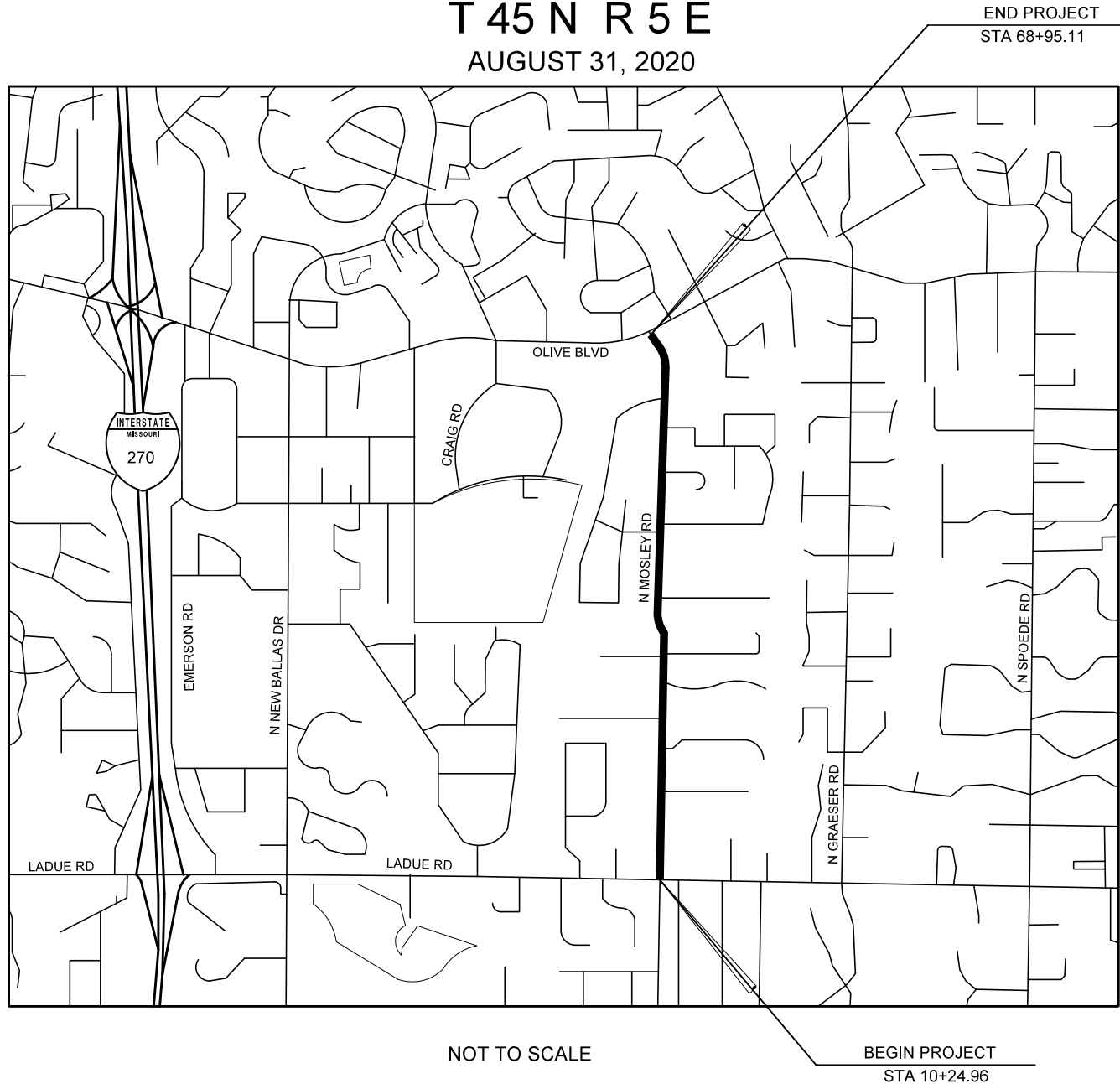
SEAL



DATE 8/31/2020

CITY OF CREVE COEUR
RIGHT-OF-WAY PLANS FOR PROPOSED
MOSLEY ROAD IMPROVEMENTS
FEDERAL PROJECT # STP-5526(647)

ST. LOUIS COUNTY
T 45 N R 5 E
AUGUST 31, 2020



SPECIAL NOTE TO CONTRACTOR(S):

EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE, ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY; AND TO PROTECT ALL SUCH FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

UTILITIES

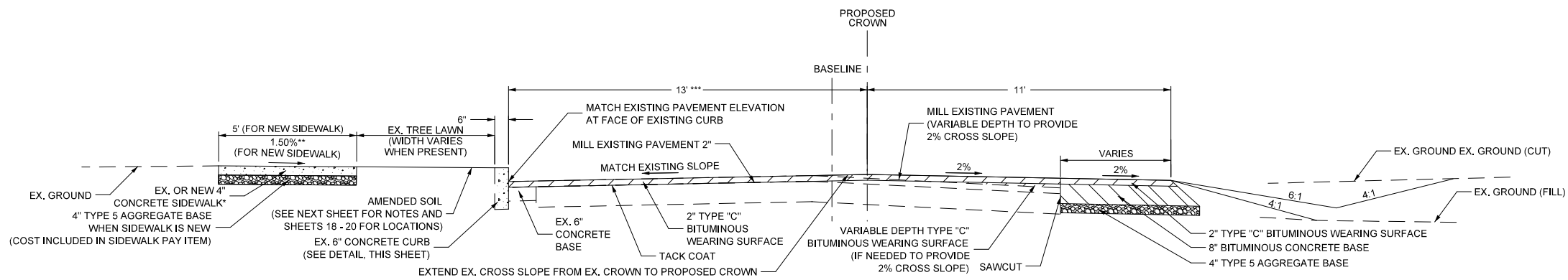
AMEREN U.E.
RACHEL CRUSE
12121 DORSETT ROAD, BUILDING W
MARYLAND HEIGHTS, MO 63043
(314) 344-9560
SPIRE ENERGY
BRYAN KEMPER
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
(314) 621-6960
MISSOURI AMERICAN WATER CO.
MARK MOWERY
727 CRAIG ROAD
ST. LOUIS, MO 63141
(314) 966-2335
AT&T
CALEB BANDY
402 NORTH THIRD STREET
ST. CHARLES, MO 63301
(636) 949-1312
CHARTER COMMUNICATIONS
SHAZ SHERER
101 NORTHWEST PLAZA DRIVE
ST. ANN, MO 63074
(314) 315-3665
CENTURYLINK
BILL CARPENTER
11111 DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
(636) 357-8296
MSD
2350 MARKET STREET
ST. LOUIS, MO 63103
(314) 768-6200

CONVENTIONAL SYMBOLS
(USED IN PLANS)

BUILDINGS AND STRUCTURES	EXISTING
CONCRETE RIGHT-OF-WAY MARKER	
STEEL RIGHT-OF-WAY MARKER	
LOCATION SURVEY MARKER	
UTILITIES	
SANITARY SEWER	S
CABLE TV	CATV
OVERHEAD TELEPHONE	T
UNDERGROUND TELEPHONE	U
OVERHEAD POWER	P
UNDERGROUND POWER	G
GAS	W
WATER	X
GUY WIRE	SAN
MANHOLE	HYD
FIRE HYDRANT	WM
WATER VALVE / WATER METER	GV
GAS VALVE	Q
DROP INLET	PI
LAND CORNER	PP
GROUND MOUNTED SIGN	TRISER
LIGHT POLE / POWER POLE	P RISER
TELEPHONE RISER / POWER RISER	P&C
POWER AND CABLE POLE	TMH
TELEPHONE MANHOLE	TMH
FENCE	CHAIN LINK
	WOVEN WIRE
IRON PIPE	
MAILBOX	
BENCHMARK	
SPRINKLER HEAD	
STREET LIGHT	
STOP BOX	
TRUNCATED DOMES	
TO BE REMOVED	TBR
TO BE REMOVED AND RELOCATED	TBR&REL
TO BE REMOVED BY OTHERS	TBRBO
TO BE REMOVED AND RELOCATED BY OTHERS	TBR&RELBO
TO BE ABANDONED AND FILLED	TBA&F
TEMPORARY SLOPE CONSTRUCTION LICENSE	TSCL
PERMANENT RETAINING WALL EASEMENT	PRWE
ADJUST TO GRADE	ATG
ADJUST TO GRADE BY OTHERS	ATGBO
USE IN PLACE	UIP
TO BE REMOVED AND REPLACED	TBRR
TO BE REMOVED AND REPLACED BY OTHERS	TBRRBO
PERMANENT SIDEWALK EASEMENT	PSE
PERMANENT DRAINAGE EASEMENT	PDE
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER & SIDEWALK EASEMENT	PRIMUS&SE
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, WALL & SIDEWALK EASEMENT	PRIMUSW&SE
NOTE: DASHED OR OPEN SYMBOLS INDICATE EXISTING FEATURES	

HORNER SHIFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-6966
WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2020

MOSLEY ROAD STP-5526(647)	SHEET 3
CITY OF CREVE COEUR	OF 54



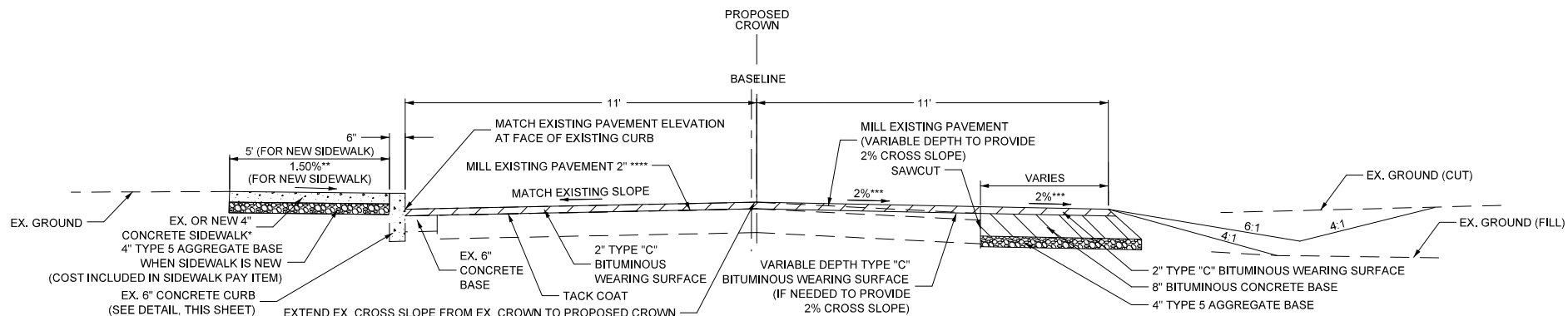
MOSLEY ROAD TYPICAL SECTION - MILL AND OVERLAY WITH WIDENING - 24' WIDTH

13' SOUTHBOUND LANE FROM STA. 12+35.90 TO STA. 31+16.26

* SEE PLAN SHEETS FOR LIMITS OF SIDEWALK REPLACEMENT

** SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK BEING REPLACED

*** TRANSITION FROM STA. 30+47.72 TO STA. 31+16.26



MOSLEY ROAD TYPICAL SECTION - MILL AND OVERLAY WITH WIDENING - 22' WIDTH

11' SOUTHBOUND LANE FROM STA. 31+16.26 TO STA. 35+30.44

11' SOUTHBOUND LANE FROM STA. 38+33.72 TO STA. 40+40.00

11' SOUTHBOUND LANE FROM STA. 42+20.00 TO STA. 48+95.00

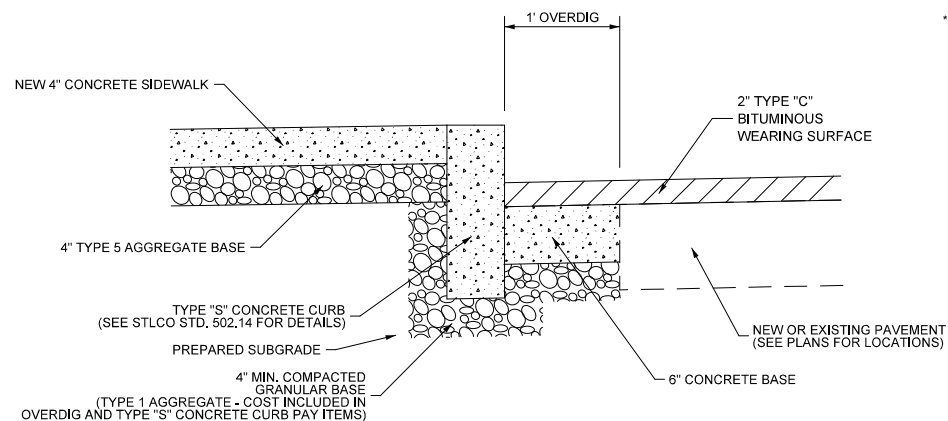
11' SOUTHBOUND LANE FROM STA. 51+20.00 TO STA. 62+81.80****

* SEE PLAN SHEETS FOR LIMITS OF SIDEWALK REPLACEMENT

** SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK TO BE REPLACED

*** SEE PROFILE AND CROSS SECTIONS FOR SUPERELEVATION LOCATIONS

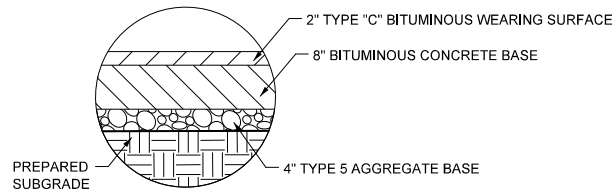
**** VARIABLE MILLING TO MATCH PROPOSED PROFILE FROM STA. 51+20.00 TO STA. 51+90.00



NOTES:

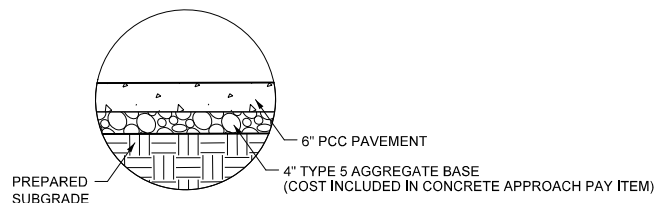
1. EXISTING VERTICAL CURB SHALL BE U.I.P. WHEN POSSIBLE
2. WHEN DAMAGED DURING CONSTRUCTION, CURB TO BE REPLACED WITH 6" CONCRETE OVERDIG AS SHOWN ABOVE.

VERTICAL CURB REPLACEMENT AND OVERDIG



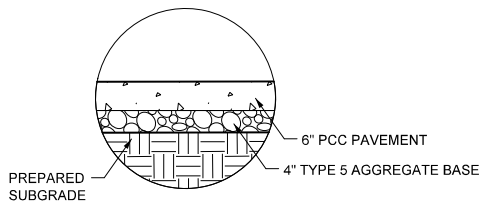
**TYPICAL ASPHALT SECTION
FOR FULL-DEPTH RESIDENTIAL STREETS**

TUREEN DRIVE
TRI LANE DRIVE
MOSLEY FARM COURT



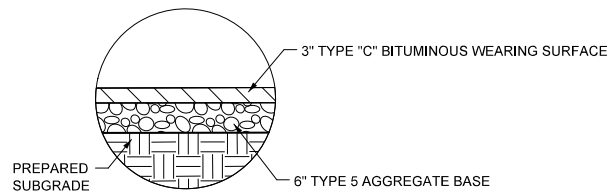
TYPICAL CONCRETE PAVED APPROACH SECTION

SEE PLANS FOR LOCATIONS



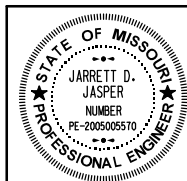
**TYPICAL CONCRETE SECTION FOR
DRIVEWAYS AND RESIDENTIAL STREETS**

SEE PLANS FOR LOCATIONS



**TYPICAL ASPHALT SECTION
FOR DRIVEWAYS**

SEE PLANS FOR LOCATIONS

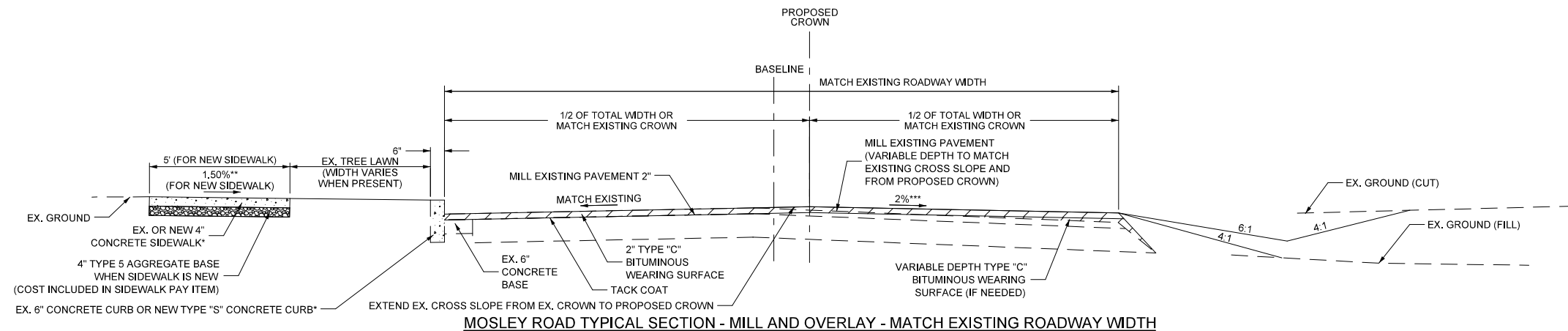


MOSLEY ROAD
TYPICAL SECTION
SHEET 1 OF 2

HORNER SHIFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-6996
WWW.HORNERSHIFRIN.COM

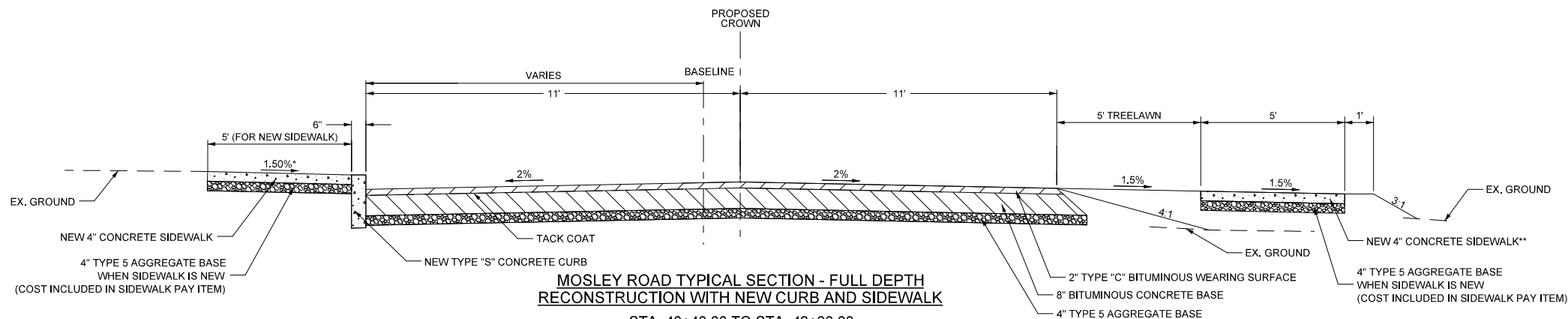
MOSLEY ROAD
STP-5526(647)SHEET
4

CITY OF CREVE COEUR

OF
54**MOSLEY ROAD TYPICAL SECTION - MILL AND OVERLAY - MATCH EXISTING ROADWAY WIDTH**

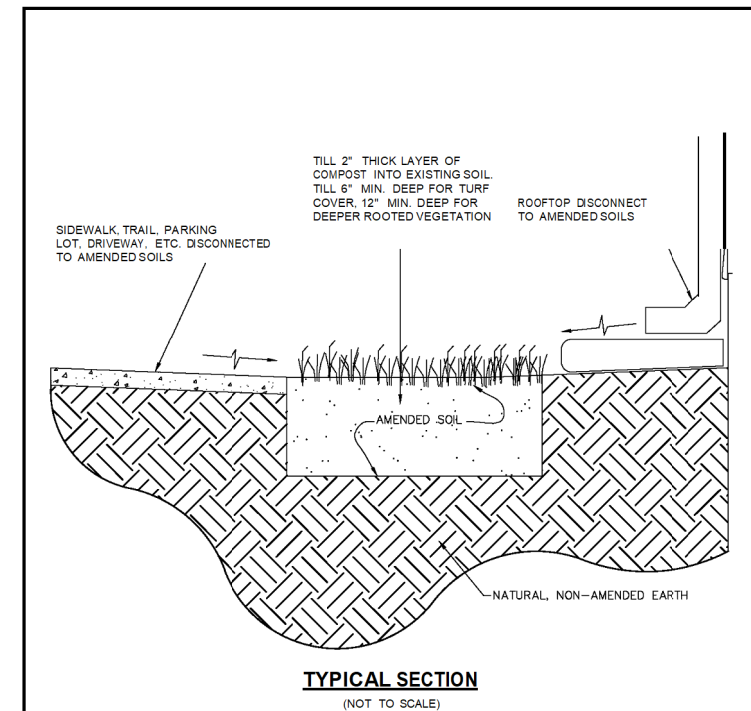
MATCH EXISTING CROWN FROM STA. 10+24.96 TO STA. 11+28.69
TRANSITION FROM STA. 11+28.69 TO STA. 12+35.90
1/2 OF TOTAL WIDTH FROM STA. 35+30.44 TO STA. 38+33.72
1/2 OF TOTAL WIDTH FROM STA. 62+81.80 TO STA. 66+46.72
MATCH EXISTING CROWN FROM STA. 66+46.72 TO STA. 68+95.11

* SEE PLAN SHEETS FOR LIMITS OF SIDEWALK AND CURB REPLACEMENT
** SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK TO BE REPLACED
*** SEE PROFILE AND CROSS SECTIONS FOR SUPERELEVATION LOCATIONS

**MOSLEY ROAD TYPICAL SECTION - FULL DEPTH RECONSTRUCTION WITH NEW CURB AND SIDEWALK**

STA. 40+40.00 TO STA. 42+20.00
STA. 48+95.00 TO STA. 51+20.00

* SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK TO BE REPLACED
** NEW TREELAWN AND SIDEWALK FROM STA. 40+43.53 TO STA. 42+49.02

**NOTES:**

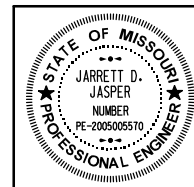
- (1) SEE TABLE 1. AMENDED SOILS DISCONNECTION: CRITERIA FOR DESIGN REQUIREMENTS
- (2) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION AND TILL AFTER COMPOST ADDITION
- (3) CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
- (4) FOR TURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS
- (5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

**METROPOLITAN ST. LOUIS SEWER DISTRICT
DETAIL LIBRARY****CATEGORY: BMP
TITLE: AMENDED SOILS
DISCONNECTION DETAIL**DESCRIPTION
ROOFTOP AND NON-ROOFTOP
DISCONNECTION EXAMPLE
05/31/2013

DRAWN BY: JTP

AMENDED SOIL NOTES:

1. CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2," AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE.
2. ROTOTILL TO A DEPTH OF 6-8" FOR TURF COVER AND A MINIMUM OF 12" FOR DEEP ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP IN LARGE AGGREGATE USING A SOIL RIPPER.
3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2," AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE.
4. DISTRIBUTE COMPOST EVENLY TO A MINIMUM DEPTH OF 2" OVER THE SOIL SURFACE.
5. RE-ROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.
6. COMPLETE WITH FINE GRADING AND SODDING.
7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.
8. SEE THIS SHEET FOR AMENDED SOIL DETAIL AND SHEETS 19 - 22 FOR ADDITIONAL INFORMATION.

**MOSLEY ROAD
TYPICAL SECTION
SHEET 2 OF 2****HORNER
SHIFRIN**
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-6996
WWW.HORNERSHIFRIN.COM

...002_Typical_1900100.dgn

10:34:01 AM 8/31/2020

ALL LANDSCAPING, TREES, DRIVEWAYS, MAILBOXES, AND OTHER PRIVATE PROPERTY NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION.

NOTE: ADJUST SIDEWALK REPLACEMENT LIMITS TO THE NEAREST EXISTING JOINT.

EXISTING AREA	39387 S.F. (0.90 AC.)
NEW R.O.W.	58 S.F. (0.001 AC.)
REMAINING AREA	39329 S.F. (0.90 AC.)

N/F
ANGELA J. MARTIN
LOC. NO 18N510017
D.B. 22678 PG. 2655
105 N. MOSLEY ROAD

- MILL & OVERLAY
- ASPHALT PAVEMENT AND ENTRANCES
- CONCRETE
- NEW RIGHT-OF-WAY
- PERMANENT SIDEWALK EASEMENT

N/F
TOWN & COUNTRY LAND PARTNERS LLC
LOC. NO 18N510028
D.B. 23384 PG. 3134
111 N. MOSLEY ROAD

N/F
HAMLYNE GROUP LLC
LOC. NO 18N510073
D.B. 23306 PG. 837
123 N. MOSLEY ROAD

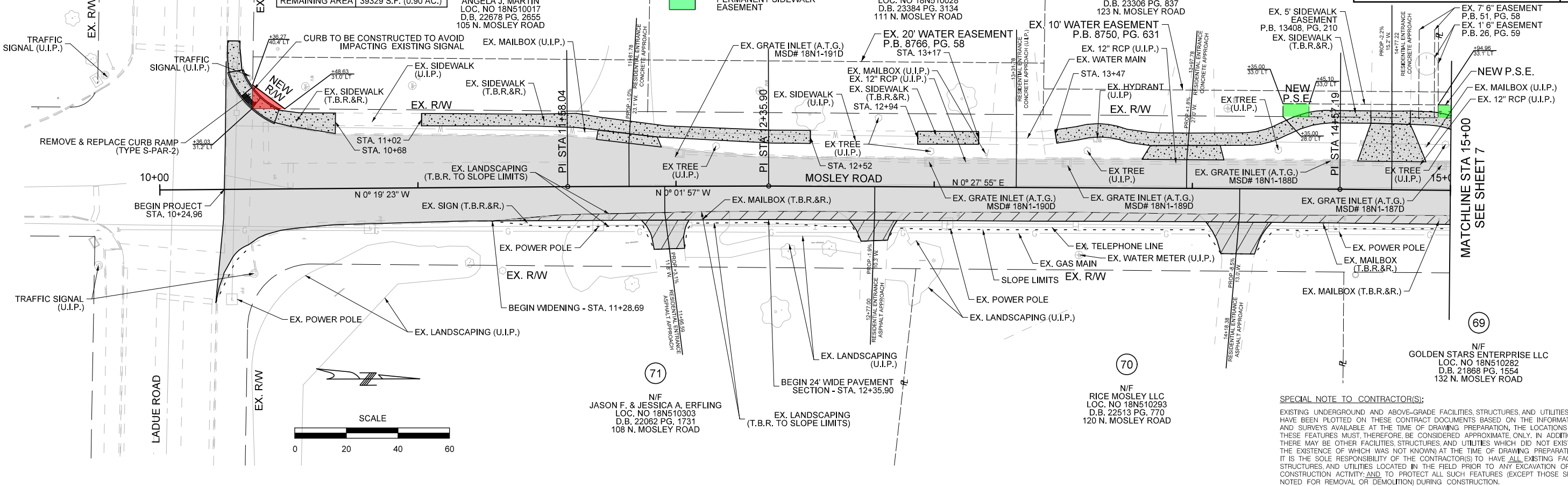
EXISTING AREA	39442 S.F. (0.91 AC.)
P.S.E.	50 S.F. (0.001 AC.)
REMAINING AREA	39442 S.F. (0.91 AC.)

MOSLEY ROAD
STP-5526(647)

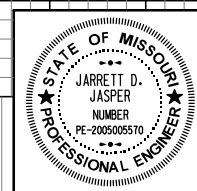
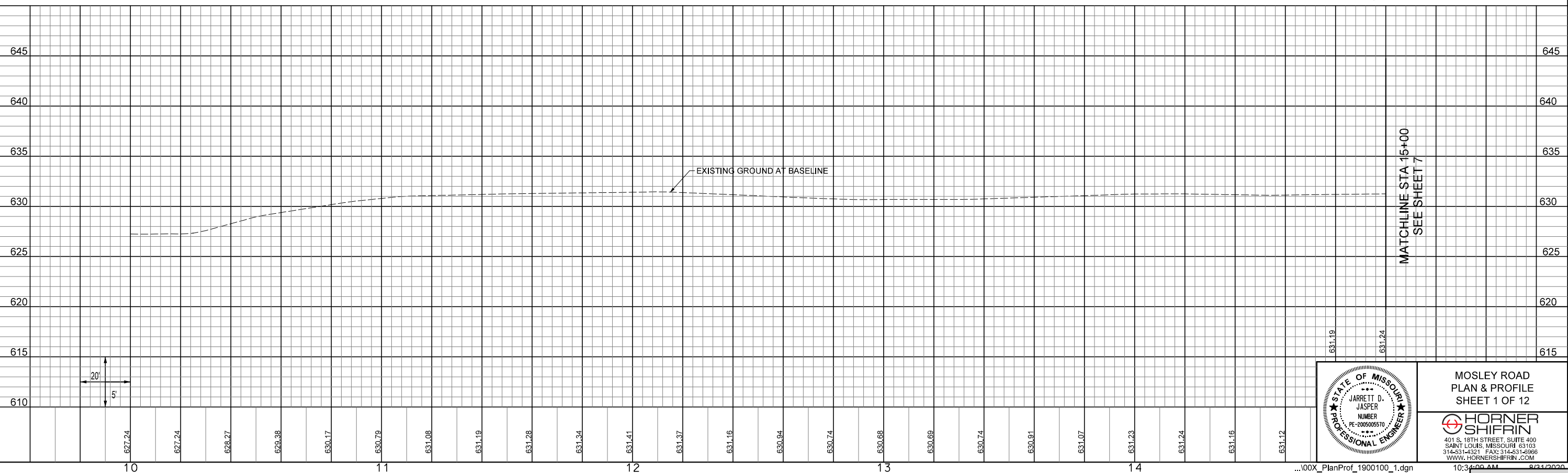
CITY OF CREVE COEUR

SHEET
5

OF
54



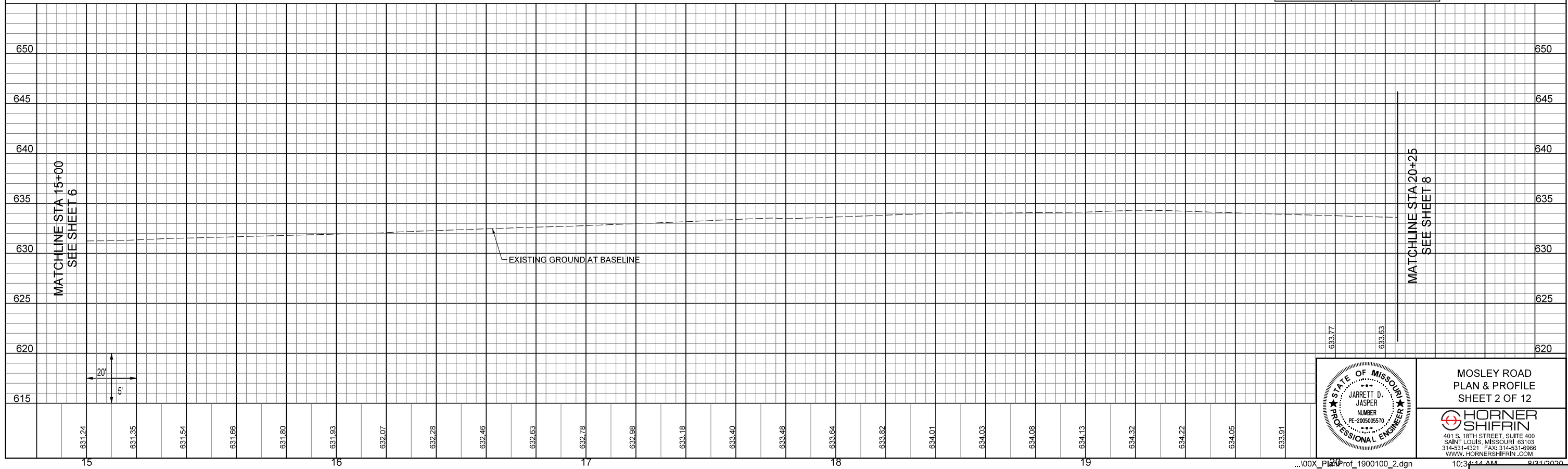
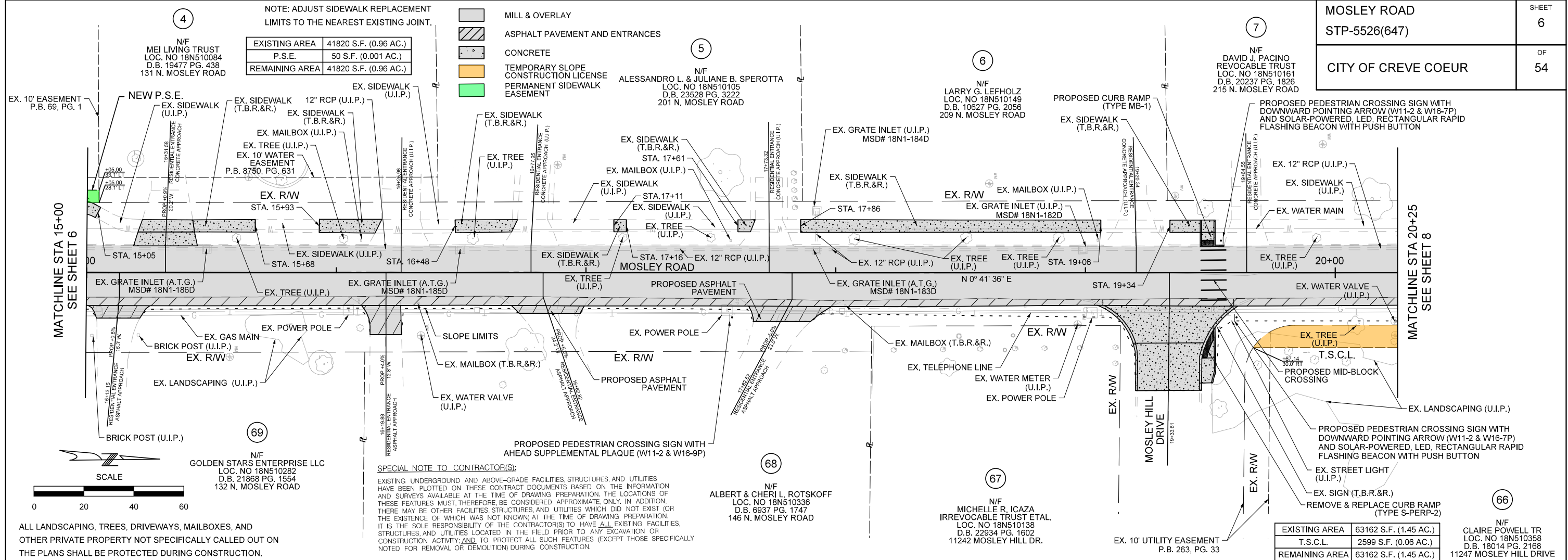
SPECIAL NOTE TO CONTRACTOR(S):
EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST THEREFORE BE CONSIDERED APPROXIMATE ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY AND TO PROTECT ALL SUCH FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

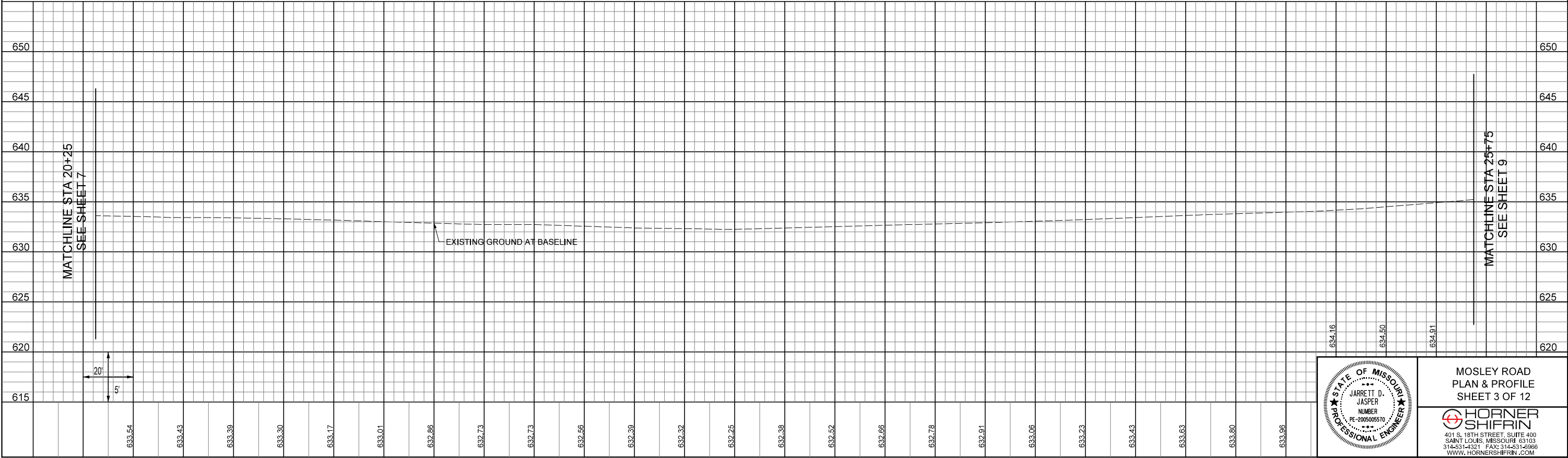


MOSLEY ROAD
PLAN & PROFILE
SHEET 1 OF 12

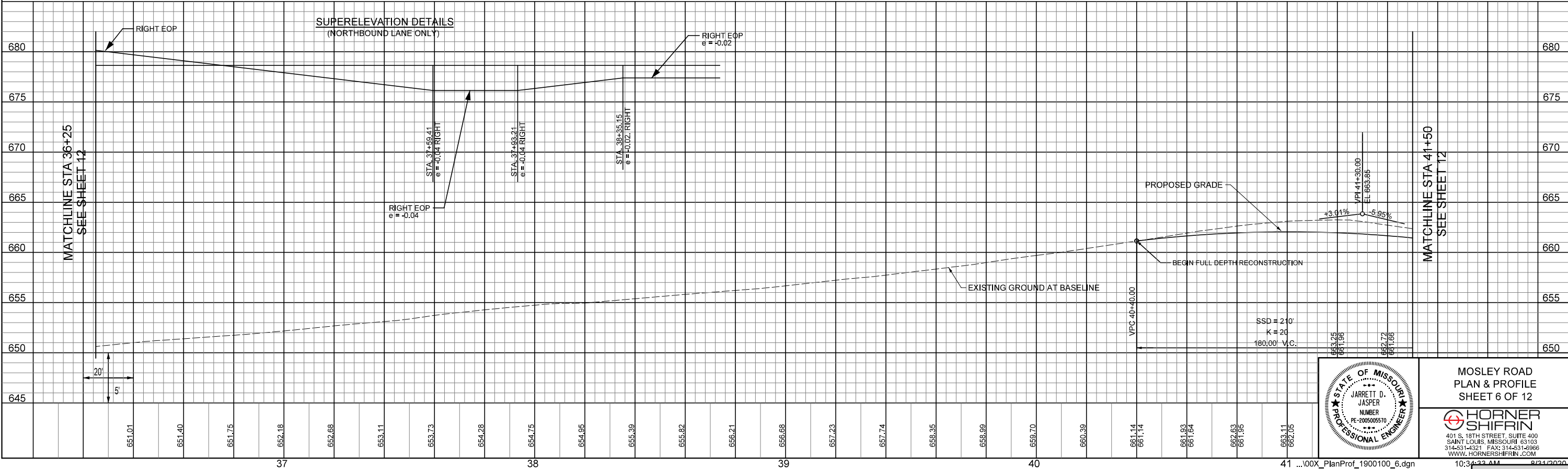
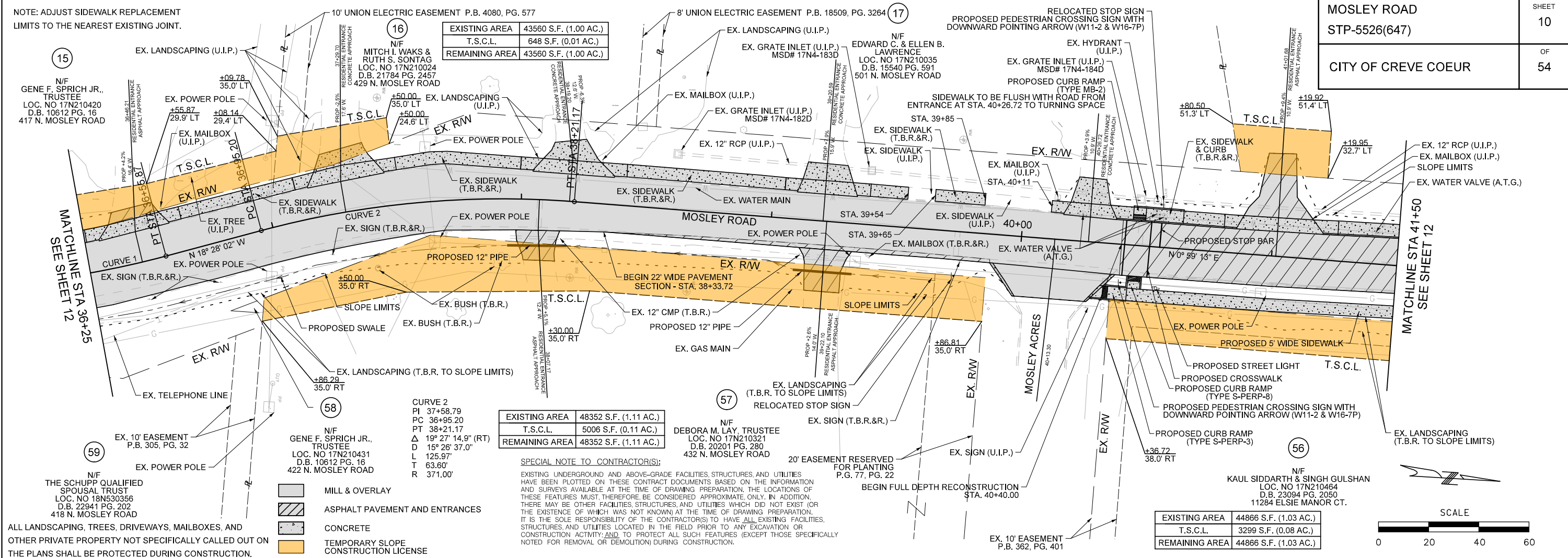
HORNER SHIFFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4986
WWW.HORNERSHIFFRIN.COM

MOSLEY ROAD STP-5526(647)	SHEET 6
CITY OF CREVE COEUR	OF 54









NOTE: ADJUST SIDEWALK REPLACEMENT LIMITS TO THE NEAREST EXISTING JOINT.

EXISTING AREA	43560 S.F. (1.00 AC.)
T.S.C.L.	695 S.F. (0.02 AC.)
REMAINING AREA	43560 S.F. (1.00 AC.)

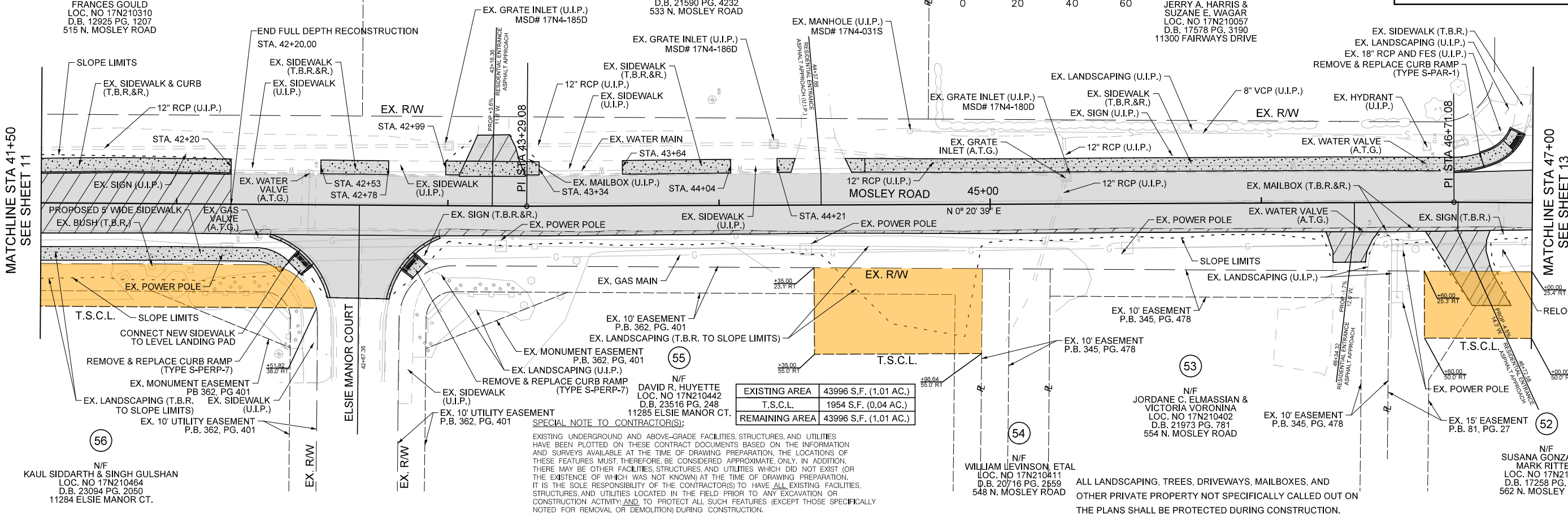
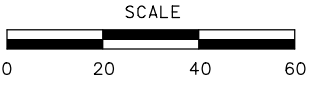
- MILL & OVERLAY
- ASPHALT PAVEMENT AND ENTRANCES
- CONCRETE
- TEMPORARY SLOPE CONSTRUCTION LICENSE

19

N/F
DAVID R. RUSSELL & VICKI ANN BERG
LOC. NO 17N210046
D.B. 21590 PG. 4232
533 N. MOSLEY ROAD

20

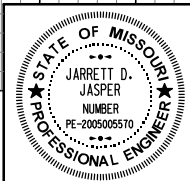
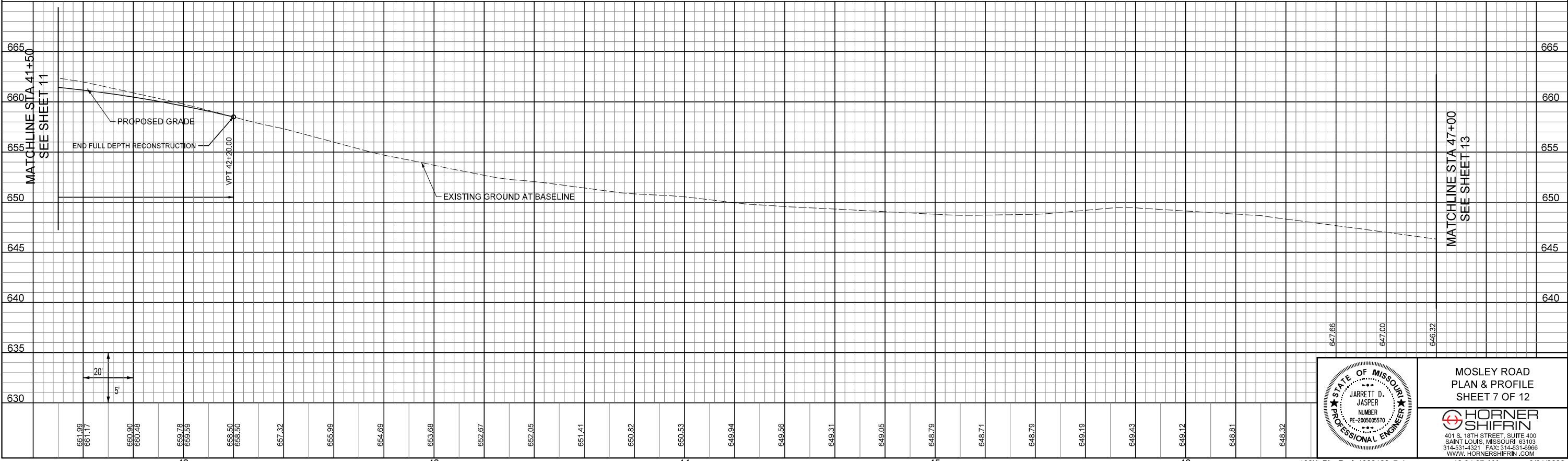
N/F
JERRY A. HARRIS & SUZANE E. WAGAR
LOC. NO 17N210057
D.B. 17578 PG. 3190
11300 FAIRWAYS DRIVE



EXISTING AREA	43996 S.F. (1.01 AC.)
T.S.C.L.	1954 S.F. (0.04 AC.)
REMAINING AREA	43996 S.F. (1.01 AC.)

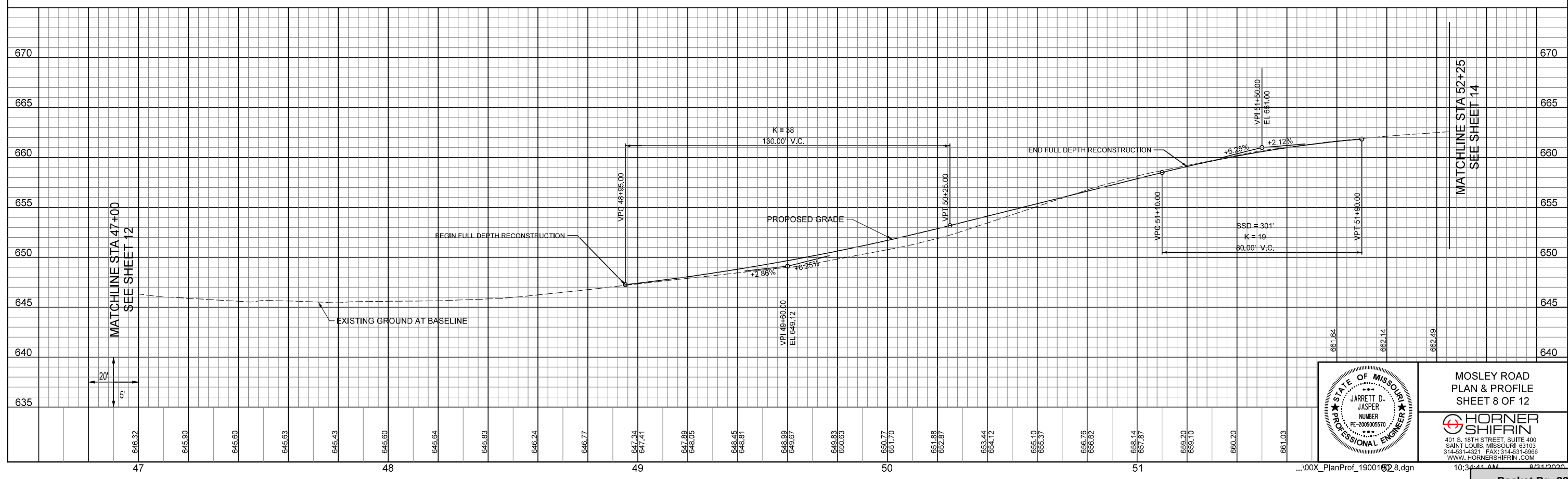
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MOSLEY ROAD
PLAN & PROFILE
SHEET 7 OF 12

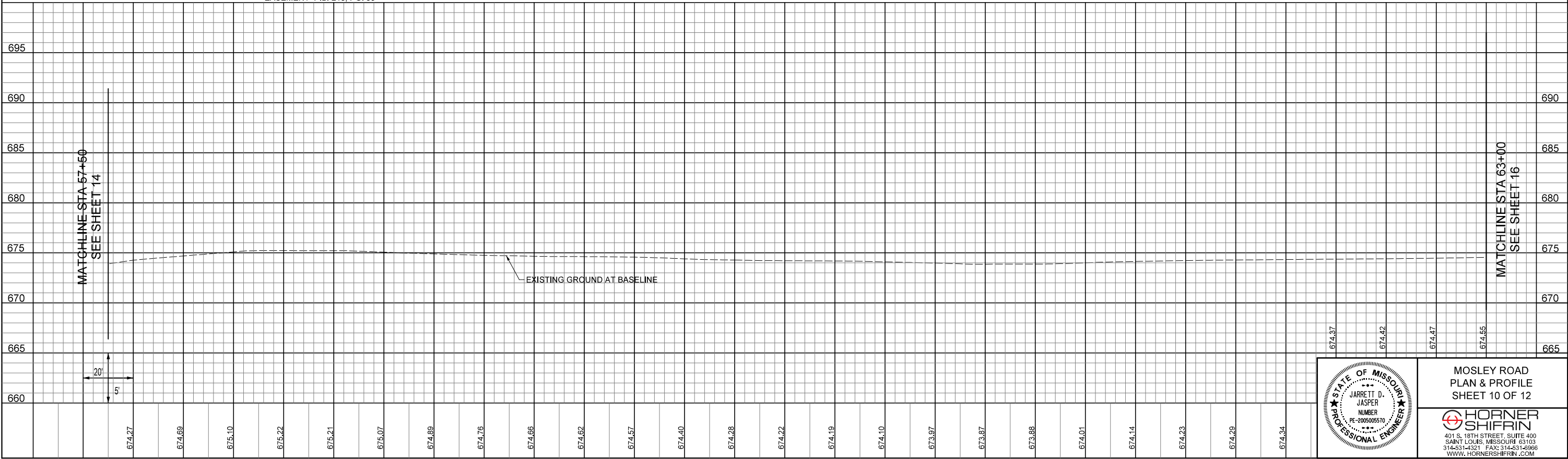
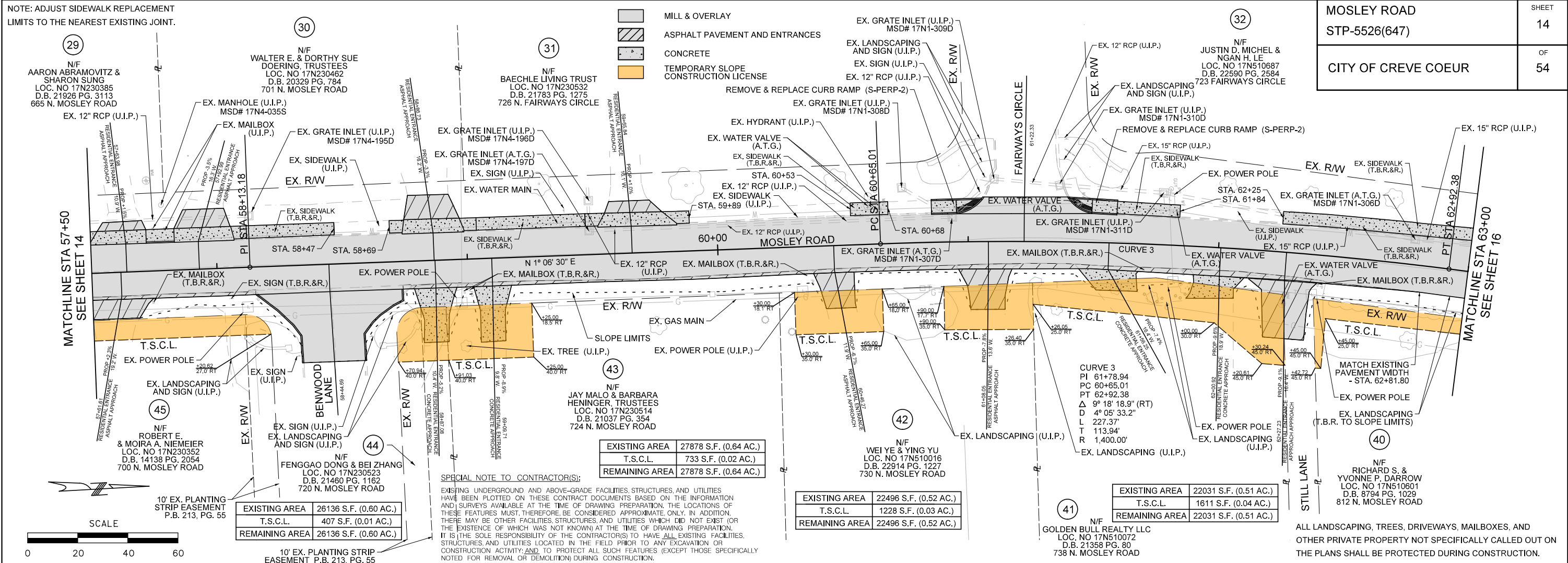
HORNER SHIFFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4986
WWW.HORNERSHIFFRIN.COM





NOTE: ADJUST SIDEWALK REPLACEMENT LIMITS TO THE NEAREST EXISTING JOINT.

MOSLEY ROAD STP-5526(647)	SHEET 14
CITY OF CREVE COEUR	OF 54



STATE OF MISSOURI

JARRETT D. JASPER

NUMBER

PE-2005005570

PROFESSIONAL ENGINEER

MOSLEY ROAD
PLAN & PROFILE
SHEET 10 OF 12

HORNER SHIFFRIN

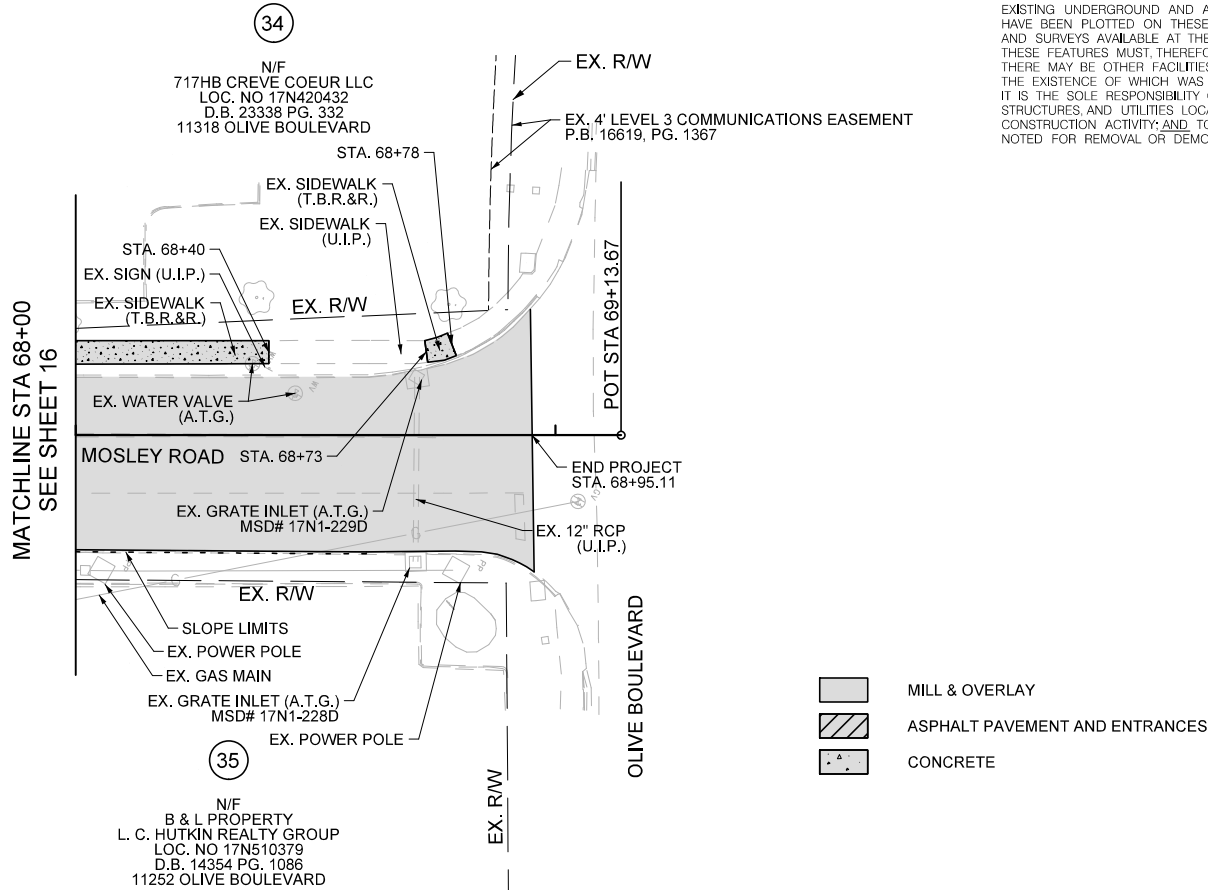
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4986
WWW.HORNERSHIFFRIN.COM



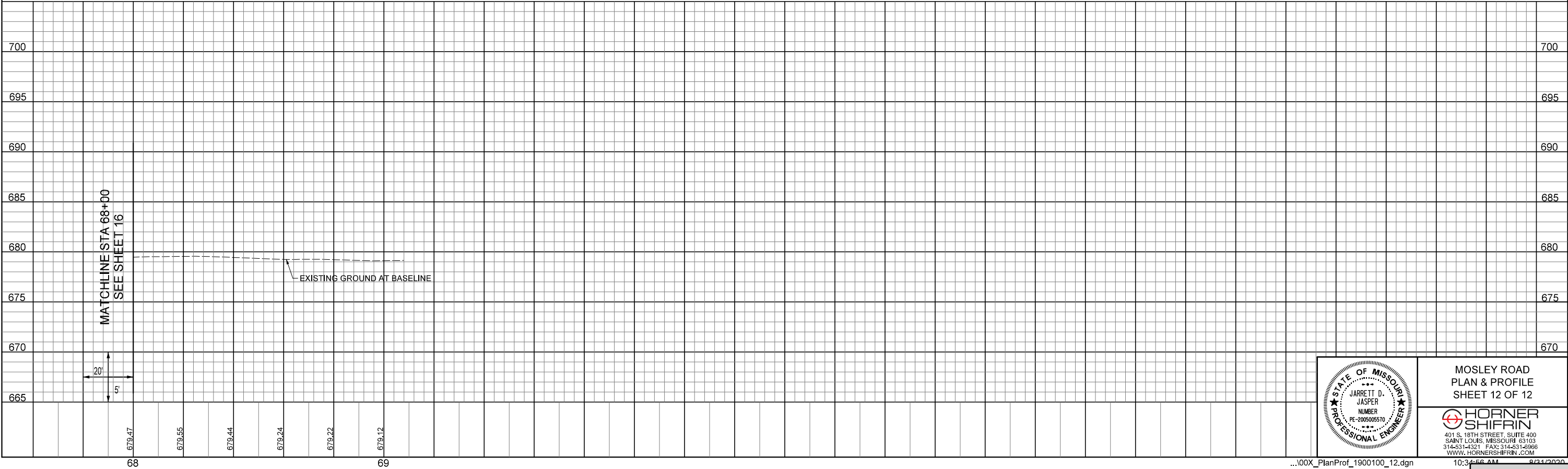
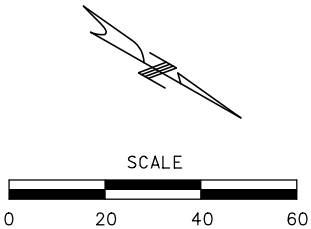
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SPECIAL NOTE TO CONTRACTOR(S):
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MOSLEY ROAD STP-5526(647)	SHEET 16
CITY OF CREVE COEUR	OF 54



ALL LANDSCAPING, TREES, DRIVEWAYS, MAILBOXES, AND OTHER PRIVATE PROPERTY NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION.



STATE OF MISSOURI
JARRETT D. JASPER
NUMBER
PE-2005005570
PROFESSIONAL ENGINEER

MOSLEY ROAD
PLAN & PROFILE
SHEET 12 OF 12

HORNER SHIFFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4998
WWW.HORNERSHIFFRIN.COM



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

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, January 11, 2021 at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

ROLL CALL

Council Member, Ward 2 Ellen Lawrence
Council Member, Ward 3 Robert Hoffman
Council Member, Ward 3 Charlotte D'Alfonso
Council Member, Ward 4 Scott Saunders
Council Member Ward 4 Dan Tierney
Council Member, Ward 1 Heather Silverman
Council Member Ward 2 Nicole Greer

Council Member, Ward 1 Alexis Travers -- **Absent**

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

To accept the agenda as presented.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Robert Hoffman, Council Member, Ward 3
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Silverman, Greer
ABSENT:	Travers

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

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

CONSENT AGENDA

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Silverman, Greer
ABSENT:	Travers

- 1. Approval of December 14, 2020 City Council Regular Meeting Minutes**
- 2. Documents for Destruction - Public Works and Police Departments**

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**

City Clerk read Bill No. 5854 for the first time.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

Mark Perkins stated there has been a request from the applicant for a thirty day continuance and defer the first reading of Bill No. 5854 until the February 8, 2021 Council meeting. Council unanimously agreed to delay until February 8, 2021.

RESULT:	FIRST READING	Next: 2/8/2021 7:00 PM
----------------	----------------------	-------------------------------

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

City Clerk read Bill No. 5855 for the first time.

Jason Jaggi made a presentation regarding this application.

Council Member Silverman asked what defines substantial change.

Jason Jaggi stated any substantial change of a building.

Council Member Silverman stated she feels that it is or could be subjective and would like to see something more defined.

Jason Jaggi stated staff is making additional changes and will work on more defined terms.

Council Member Lawrence stated there have been some questions regarding the gravel system.

Jason Jaggi stated it depends on how the system is engineered and maintained.

RESULT:	FIRST READING	Next: 1/25/2021 7:00 PM
----------------	----------------------	--------------------------------

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

City Clerk read Bill No. 5856 for the first time.

Mark Perkins stated the City Attorney and Police Chief noted that changes made by State and these are minor changes required for city code to be in compliance.

RESULT:	FIRST READING	Next: 1/25/2021 7:00 PM
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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

City Clerk read Bill No. 5857 for the first time.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

Mark Perkins stated this budget amendment is to include funding for our server warranties in the amount of \$14,105 and is an expense that comes up every three years and was not budgeted.

RESULT: FIRST READING

Next: 1/25/2021 7:00 PM

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.

City Clerk read Resolution No. 1522.

Matt Wohlberg stated this contract is for the New Ballas Phase 1 Improvement project, covering from Olive to Craig and will have slab replacement, joint repairs and improving sidewalks. Focus on sign and signal visibility. City received a grant for this project and construction to being in Spring of 2023 or 2024.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Silverman, Greer
ABSENT:	Travers

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.

City Clerk read Resolution No. 1523.

Mark Perkins stated there was no increase for this year's dental insurance plan or the last two years.

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



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Silverman, Greer
ABSENT:	Travers

BUSINESS FROM MAYOR AND CITY COUNCIL

9. Council Liaison Reports

No Council reports.

BUSINESS FROM CITY ADMINISTRATOR

10. Quik Trip Litigation

Carl Lumley stated felt it was important that the public and neighborhood knows in general what is happening with the case. There was a case management conference with the judge and the case is now set for trial on June 8, 2021 and it will be a bench trial with the judge. Between now and then there will be a few depositions, case preparation but even with the COVID impacts on courts and trials, we are optimistic that we will have this trial in a court room by Zoom or WebX.

RESULT:	ITEM DISCUSSED
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11. Police Chief Retirement

Mark Perkins stated Glen Eidman will be retiring on Wednesday, January 20, 2021 and thanked Chief Eidman for 41 years of outstanding service to the city. He will be greatly missed. Mr. Perkins stated Capt. Romas will be Acting Chief of Police until a new Chief is appointed. Capt. Romas has been with the city since 1998 and has worked his way up in the department. The recruitment process will take a few months and will be soliciting residents/citizens to participate in a survey.

Chief Eidman thanked everyone for their kind words and support.

RESULT:	ITEM DISCUSSED
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12. ADJOURN

Adjourn at 7:43 pm

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



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Silverman, Greer
ABSENT:	Travers



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

SCHEDULED

Meeting: 01/25/21 07:00 PM
Department: City Council
Category: Report
Prepared By: Anne Cronin
Initiator: Anne Cronin
Sponsors:
DOC ID: 3979

INVOICES PAID LISTING (ID # 3979)

Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from January 7, 2021 through January 20, 2021 in the amount of \$276,287.14.



MEMORANDUM

DATE: January 20, 2021

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from January 7, 2021 through January 20, 2021 in the amount of \$276,287.14.



Creve Coeur, MO

Council Report of Invoices Paid

By Fund

Payment Dates 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0121 REISSUE	12/20/2020	GROUP HEALTH JAN 21	01-2211	61400	98,495.23
ENERGY PETROLEUM CO		1836995	01/05/2021	REGULAR FUEL	01-1651	61423	10,863.75
ENERGY PETROLEUM CO		6336802	01/05/2021	DIESEL FUEL	01-1653	61423	2,672.91
CREATIVE COMMUNITIES ALLIANCE		CCA FEES	01/11/2021	SCULPTURE ON THE MOVE ANNUAL FEE	01-2445	61417	100.00
UNUM LIFE INSURANCE COMPANY OF AMERICA		E0132308 JAN 21	01/11/2021	WHOLE LIFE JAN 21	01-2220	61462	90.52
GREGORY FX DALY COLLECTOR OF REVENUE		INV0000927	01/08/2021	4TH QUARTER EARNINGS TAXES	01-2101	61427	423.54
MISSOURI DEPARTMENT OF REVENUE		INV0000935	01/13/2021	CRIME VICTIMS COMPENSATION FUND FEES OCT 20	01-2413	61441	172.50
MISSOURI DEPARTMENT OF REVENUE		INV0000935	01/13/2021	MISC POLICE FUND REVENUE OCT 20	01-4604	61441	-8.51
MISSOURI DEPARTMENT OF REVENUE		INV0000936	01/13/2021	CRIME VICTIMS COMPENSATION FUND FEES NOV 20	01-2413	61444	150.00
MISSOURI DEPARTMENT OF REVENUE		INV0000936	01/13/2021	MISC POLICE FUND REVENUE NOV 20	01-4604	61444	-7.40
MISSOURI DEPARTMENT OF REVENUE		INV0000937	01/13/2021	CRIME VICTIMS COMPENSATION FUND FEES DEC 20	01-2413	61440	67.50
MISSOURI DEPARTMENT OF REVENUE		INV0000937	01/13/2021	MISC POLICE FUND REVENUE DEC 20	01-4604	61440	-3.33
MISSOURI DEPARTMENT OF REVENUE		INV0000938	01/13/2021	POST COMMISSION FUND OCT 20	01-2412	61445	24.00
MISSOURI DEPARTMENT OF REVENUE		INV0000939	01/13/2021	POST COMMISSION FUND NOV 20	01-2412	61443	19.00
MISSOURI DEPARTMENT OF REVENUE		INV0000940	01/13/2021	POST COMMISSION FUND DEC 20	01-2412	61442	10.00
WASHINGTON NATIONAL INS CO		P2084221	01/12/2021	CANCER/INTENSIVE CARE JAN 21	01-2215	61464	638.35
							113,708.06
							113,708.06

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
SWIFT PRINT COMMUNICATIONS		000002608	12/09/2020	SUSTAINABILITY COORDINATOR ADVERTISING	01-11-12-6260	61461	225.00
Division 12 - MAYOR AND CITY COUNCIL Total:							225.00
Department 11 - LEGISLATIVE SERVICES Total:							225.00
Department: 12 - ADMINISTRATION							
Division: 10 - LEGAL							
CURTIS HEINZ GARRETT AND OKEEFE PC		154852-154857	01/05/2021	MUNICIPAL PROSECUTION - NON RETAINER	01-12-10-6201	61471	210.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154852-154857	01/05/2021	QUICK TRIP LAWSUIT	01-12-10-6201	61471	1,102.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154852-154857	01/05/2021	MUNICIPAL PROSECUTION - RETAINER	01-12-10-6201	61471	2,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154852-154857	01/05/2021	PROSECUTING ATTORNEY ASSISTANT	01-12-10-6201	61471	801.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154852-154857	01/05/2021	RETAINER - MEETINGS AND CONSULTATION	01-12-10-6201	61471	4,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154852-154857	01/05/2021	NON RETAINER GENERAL	01-12-10-6201	61471	2,907.00
Division 10 - LEGAL Total:							12,020.00
Division: 11 - ADMINISTRATIVE							
SWIFT PRINT COMMUNICATIONS	PO00201-R1	000002834	12/29/2020	Residential Newsletter Printing FY20	01-12-11-6203	61461	2,470.00
SPECIALTY MAILING	PO00199-R1	48521	12/31/2021	Residential Newsletter Handling FY20	01-12-11-6203	61457	321.67
MERCY CORPORATE HEALTH		587196	01/04/2021	PRE EMPLOYMENT SCREENINGS	01-12-11-6271	61436	60.00
PREFERRED RESOURCE NETWORK, INC.		8622	12/09/2020	EMPLOYEE ASSISTANCE PROGRAM	01-12-11-6203	61452	780.00
PAYLOCITY CORPORATION		INV1012466	12/16/2020	COBRA ADMINISTRATION	01-12-11-6203	61451	56.00
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE ADMIN 1/2-2/1/21	01-12-11-6253	61485	97.90
ST LOUIS AREA CITY MANAGEMENT ASSOCIATION		INV0000960	01/13/2021	SLACMA MEMBERSHIP FEES PERKINS	01-12-11-6262	61483	50.00
ST LOUIS AREA CITY MANAGEMENT ASSOCIATION		INV0000961	01/13/2021	SLACMA DUES STOTT	01-12-11-6262	61483	50.00
Division 11 - ADMINISTRATIVE Total:							3,885.57
Division: 14 - MUNICIPAL COURT							
MARY DEAN OUTLAW	PO00228-R1	INV0000919	12/28/2020	Provisional Judicial Services as appointed by City	01-12-14-6201	61435	300.00
ENGELMEYER & PEZZANI LLC	PO00415	INV0000923	01/12/2021	JUDICIAL SERVICES AS APPOINTED FOR FY 2021 - ENGEL	01-12-14-6201	61424	1,666.00

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
RICOH USA, INC		104501852	12/30/2020	COURT COPIER LEASE 12/18/20 - 1/17/21	01-12-14-6213	61480	256.34
MSLACA		INV0000959	01/11/2021	2021 MEMBERSHIP DUES CASWELL HARRIS BOUCHARD	01-12-14-6262	61478	120.00
						Division 14 - MUNICIPAL COURT Total:	2,342.34
						Department 12 - ADMINISTRATION Total:	18,247.91
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE FINANCE 1/2-2/1/21	01-13-11-6253	61485	48.95
						Division 11 - ADMINISTRATIVE Total:	48.95
Division: 15 - INTERDEPARTMENTAL							
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0121 REISSUE	12/20/2020	CHELLIS SUR-CHARGE PREM JAN 21	01-13-15-5230	61400	-200.00
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0121 REISSUE	12/20/2020	GROUP HEALTH JAN 21	01-13-15-5230	61400	11,777.15
CHARTER COMMUNICATIONS		0353198010121	01/01/2021	350 N NEW BALLAS 1/1- 1/31/21	01-13-15-6253	61411	1,098.27
MISSOURI DIVISION OF EMPLOYMENT SECURITY		05-18895 12/18/20	12/18/2020	UNEMPLOYMENT COMPENSATION	01-13-15-5244	61446	5.34
RETIREMENT PLAN ADVISORS PO00405		2020-45	01/11/2021	Investment Advisory Services Agreement	01-13-15-6203	61453	5,137.27
KONICA MINOLTA BUSINESS SOLUTIONS		270537163	12/31/2020	ADMIN COPIER - MAINTENANCE DEC 2020	01-13-15-6213	61431	61.00
AT&T		314-569-8916 077	12/25/2020	ANALOG LINES 12/25/20- 1/24/21	01-13-15-6253	61408	356.96
						Division 15 - INTERDEPARTMENTAL Total:	18,235.99
Division: 51 - MIS OPERATIONS							
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE MIS 1/2-2/1/21	01-13-51-6253	61485	58.95
						Division 51 - MIS OPERATIONS Total:	58.95
						Department 13 - FINANCE Total:	18,343.89
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE							
Division: 11 - ADMINISTRATIVE							
ST LOUIS COUNTY TREASURER		002929-03-21	01/04/2021	ELEVATOR INSPECTIONS	01-16-11-6211	61459	71.00
HOME DEPOT CREDIT SERVICES		2343261	12/21/2020	MISC BLDG SUPPLIES CITY HALL	01-16-11-6212	61429	76.69
HOME DEPOT CREDIT SERVICES		2352977	12/21/2020	MISC BLDG SUPPLIES CITY HALL	01-16-11-6212	61429	5.94
ARAMARK UNIFORM SERVICES		317115801	01/05/2021	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	61405	9.46
ARAMARK UNIFORM SERVICES		317141626	01/12/2021	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	61405	9.46

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
HOME DEPOT CREDIT SERVICES		5352789	12/08/2020	MISC BLDG SUPPLIES CITY HALL	01-16-11-6212	61429	99.71
AMERENUE		55031-62002 1/5/21	01/15/2021	ELECTRIC CITY HALL NOV-DEC 2020	01-16-11-6250	DFT0002560	3,959.77
SLMD, INC.		222101	01/12/2021	DEDICATION PLAQUE	01-16-11-6212	61481	36.00
WALTER KNOLL FLORIST		56098	01/04/2021	PLANT MAINTENANCE CITY HALL FEB 21	01-16-11-6212	61486	80.00
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE BLDG MAINT 1/2-2/1/21	01-16-11-6253	61485	68.76
Division 11 - ADMINISTRATIVE Total:							4,416.79
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:							4,416.79
Department: 21 - POLICE							
Division: 11 - ADMINISTRATIVE							
MARCO HOLDINGS LLC		INV8320050	01/06/2021	MAINT AND USAGE FEES FOR CHIEF'S OFFICE COPIER	01-21-11-6213	61434	69.83
FBI-NAA		THUR-JAN21	01/05/2021	FBI NAA REGULAR BUSINESS MEETING	01-21-11-6264	61426	48.00
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE PD ADMIN 1/2-2/1/21	01-21-11-6253	61485	146.85
Division 11 - ADMINISTRATIVE Total:							264.68
Division: 21 - INVESTIGATION							
MAJOR CASE SQUAD OF GREATER ST LOUIS		010521	01/05/2021	2022 ANNUAL MCS RETRAINING MEMBERSHIP FEES	01-21-21-6262	61433	525.00
LEXISNEXIS		1432814-20201231	12/31/2020	DECEMBER 2020 2 USERS	01-21-21-6202	61432	209.10
MID STATES ORGANIZED CRIME INFORMATION CENTER		53036-1612	12/14/2020	MOCIC 2021 ANNUAL MEMBERSHIP FEES	01-21-21-6262	61437	200.00
Division 21 - INVESTIGATION Total:							934.10
Division: 22 - PATROL							
STANDARD FUSEE CORPORATION		00298279	12/22/2020	FLARES	01-21-22-7304	61460	306.28
PATRICIA A MILLER		2158	01/11/2021	GIVEAWAYS FOR EVENTS	01-21-22-7314	61450	1,093.50
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-20-120	12/31/2020	MULTIPLE MISC REPAIRS ON VEHICLES	01-21-22-6210	61419	300.00
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE PD PTRL 1/2-2/1/21	01-21-22-6253	61485	554.97
Division 22 - PATROL Total:							2,254.75
Department 21 - POLICE Total:							3,453.53
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
US BANK EQUIPMENT FINANCE PO00383		432116945	12/24/2020	COPIER LEASE & MAINTENANCE	01-31-11-6213	61463	224.51

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE PW ADMIN 1/2-2/1/21	01-31-11-6253	61485	275.81
Division 11 - ADMINISTRATIVE Total:							500.32
Division: 41 - STREET MAINTENANCE							
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	333 S NEW BALLAS RD IRRIG	01-31-41-6254	61438	13.32
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	599 S NEW BALLAS RD IRRIG	01-31-41-6254	61438	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	298 N NEW BALLAS RD IRRIG	01-31-41-6254	61438	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	631 S NEW BALLAS RD IRRIG	01-31-41-6254	61438	18.00
DJM ECOLOGICAL SERVICES INC PO00432		1181508	12/17/2020	Tree Planting 2020	01-31-41-6212	61421	17,668.50
ABSTENENCIA GENTRY		1261-2000011464	01/04/2021	EXCEL- PW TEMP EMPLOYEE W/E 1/3/21	01-31-41-6207	61401	552.69
CHUCKS BOOTS		20-2899	12/31/2020	CHUCK BOOTS WEARING APPAREL/BOOTS- PW GARAGE	01-31-41-7308	61414	89.99
CHUCKS BOOTS		21-0022	01/12/2021	ADAMS BOOTS	01-31-41-7308	61414	149.99
CHUCKS BOOTS		21-0022	01/12/2021	MATTS BOOTS	01-31-41-7308	61414	149.99
AT&T		3149891849 604 2	12/19/2020	SERVICE AT OLIVE/270 12/19/20-1/18/21	01-31-41-6253	61407	187.57
ARAMARK UNIFORM SERVICES		317115800	01/05/2021	UNIFORM SERVICE	01-31-41-7308	61405	70.38
ARAMARK UNIFORM SERVICES		317141625	01/12/2021	PW SHOP UNIFORM SERVICE	01-31-41-7308	61405	70.38
DIERBERGS MARKETS INC		6614-184-05	12/31/2020	NIGHT SHIFT FOOD	01-31-41-7304	61420	131.05
CJRK LLC		6843	12/28/2020	VAC CYLINDERS	01-31-41-6211	61416	274.65
CITY OF CHESTERFIELD	PO00347	ING4821-51	12/28/2020	FY2020/2021- SALT CO-OP	01-31-41-7310	61415	4,731.32
CITY OF CHESTERFIELD	PO00347	T13823-34	12/28/2020	FY2020/2021- SALT CO-OP	01-31-41-7310	61415	6,816.55
K AND K SUPPLY		W17214	01/05/2021	BANDIT CHIPPER REPAIR	01-31-41-6211	61430	716.46
AMERENUE		55031-62002 1/5/21	01/15/2021	ELECTRIC STREET DEPT NOV-DEC 2020	01-31-41-6250	DFT0002560	1,007.44
AMERENUE		55031-62002 1/5/21	01/15/2021	ELECTRIC STREET LIGHTING NOV-DEC 2020	01-31-41-6251	DFT0002560	9,658.17
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		011507	01/14/2021	SAFETY APPAREL	01-31-41-7308	61477	214.23
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		011507-01	01/18/2021	SAFETY APPAREL	01-31-41-7308	61477	29.01
JOHNNY ON THE SPOT #347		0347-000239551	12/31/2020	PORTA JOHNS 12/1-12/31/20	01-31-41-6266	61475	150.00
POMP'S TIRE SERVICE, INC.		1240023211	12/28/2020	FLAT REPAIR ON SKID STEER	01-31-41-6211	61479	22.50
ABSTENENCIA GENTRY		1261-2000011478	01/11/2021	EXCEL- PW TEMP EMPLOYEE W/E 1/10/21	01-31-41-6207	61465	447.12
CEE KAY SUPPLY INC		1600864	12/31/2020	TANK RENTAL	01-31-41-7307	61470	61.82

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349	170310	01/08/2021	2020/2021 LEAF & LIMB CHIP HAUL OFF	01-31-41-6212	61473	6,378.75
HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349	170310	01/08/2021	2020/2021 LEAF & LIMB CHIP HAUL OFF	01-31-41-6212	61473	3,026.25
ANGO KERNAN RENTALS AND SALES		384978-1	01/12/2021	MINI EX RENTAL	01-31-41-6266	61466	77.00
BEELMAN LOGISTICS, LLC	PO00346	771935	01/14/2021	SALT HAULING FOR FY20/21	01-31-41-7310	61468	2,416.83
BLUE CHIP EXTERMINATING		9587106	01/12/2021	PEST CONTROL PW SHOP	01-31-41-6212	61469	54.00
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE STREETS 1/2-2/1/21	01-31-41-6253	61485	186.43
Division 41 - STREET MAINTENANCE Total:							55,406.39
Division: 43 - PARKS MAINTENANCE							
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	203 TOWNSEND ST	01-31-43-6254	61438	9.81
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	11370 ST PAUL ST PARK	01-31-43-6254	61438	44.28
MISSOURI AMERICAN WATER CO		1017-210041240477 1.15.21	12/24/2020	10620 COUNTRY VIEW DR	01-31-43-6254	61438	18.00
ABSTENENCIA GENTRY		1261-2000011464	01/04/2021	EXCEL- PW TEMP EMPLOYEE W/E 1/3/21	01-31-43-6207	61401	184.23
CHUCKS BOOTS		20-2899	12/31/2020	CHUCK BOOTS WEARING APPAREL/BOOTS- PW GARAGE	01-31-43-7308	61414	30.00
ARAMARK UNIFORM SERVICES		317115800	01/05/2021	UNIFORM SERVICE	01-31-43-7308	61405	23.46
ARAMARK UNIFORM SERVICES		317141625	01/12/2021	PW SHOP UNIFORM SERVICE	01-31-43-7308	61405	23.46
ANGO KERNAN RENTALS AND SALES		384940-1	01/07/2021	MINI EXCAVATOR RENTAL	01-31-43-6266	61404	192.50
ST LOUIS COMPOSTING, INC.		67031	01/11/2021	PLANTER SOIL	01-31-43-6212	61458	136.00
CJRK LLC		6843	12/28/2020	VAC CYLINDERS	01-31-43-6211	61416	91.55
K AND K SUPPLY		W17214	01/05/2021	BANDIT CHIPPER REPAIR	01-31-43-6211	61430	238.82
AMERENUE		55031-62002 1/5/21	01/15/2021	ELECTRIC PARKS DEPT NOV-DEC 2020	01-31-43-6250	DFT0002560	1,089.94
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		011507	01/14/2021	SAFETY APPAREL	01-31-43-7308	61477	71.41
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		011507-01	01/18/2021	SAFETY APPAREL	01-31-43-7308	61477	9.67
JOHNNY ON THE SPOT #347		0347-000239551	12/31/2020	PORTA JOHNS 12/1-12/31/20	01-31-43-6266	61475	150.00
POMP'S TIRE SERVICE, INC.		1240023211	12/28/2020	FLAT REPAIR ON SKID STEER	01-31-43-6211	61479	7.50
ABSTENENCIA GENTRY		1261-2000011478	01/11/2021	EXCEL- PW TEMP EMPLOYEE W/E 1/10/21	01-31-43-6207	61465	149.04
CEE KAY SUPPLY INC		1600864	12/31/2020	TANK RENTAL	01-31-43-7307	61470	20.60
AT&T		31457904127391 1/1/21	01/01/2021	SECURITY LINES TAPMEYER JAN 21 1/1-1/31/21	01-31-43-6224	61467	299.93

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ANGO KERNAN RENTALS AND SALES		384978-1	01/12/2021	MINI EX RENTAL	01-31-43-6266	61466	77.00
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE PARKS 1/2-2/1/21	01-31-43-6253	61485	34.37
Division 43 - PARKS MAINTENANCE Total:							2,901.57
Department 31 - PUBLIC WORKS Total:							58,808.28
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
AMERICAN STAMP AND MARKING PRODUCTS INC		1717021	12/29/2020	SELF INKING STAMP	01-32-11-7304	61402	60.58
MISSOURI LAWYERS MEDIA		744926660	01/05/2021	BOA 21-002 CHAMINADE	01-32-11-6260	61447	63.80
MISSOURI LAWYERS MEDIA		744926661	01/05/2021	BOA 21-432 S GRAESER	01-32-11-6260	61447	56.84
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE PLANNING 1/2-2/1/21	01-32-11-6253	61485	48.95
Division 11 - ADMINISTRATIVE Total:							230.17
Division: 61 - BUILDING DEPARTMENT							
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE BUILDING 1/2-2/1/21	01-32-61-6253	61485	274.96
MABOI		INV0000934	01/13/2021	JARED REID 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	DENNIS WOODS 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	RICHARD ZIELKE 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	DIANA MULLEN 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	PATRICK BURKE 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	DAVID MICHAELS 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	STEVE UNSER 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	BRAD HOLMES 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
MABOI		INV0000934	01/13/2021	WILLIAM BOLLS 2021 MEMBERSHIP	01-32-61-6262	61476	35.00
Division 61 - BUILDING DEPARTMENT Total:							589.96
Department 32 - COMMUNIITY DEVELOPMENT Total:							820.13
Fund 01 - GENERAL FUND Total:							218,023.59

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 02 - CAPITAL IMPROVEMENT FUND							
Department: 61 - CIP							
Division: 71 - CIP							
MISSOURI LAWYERS MEDIA		744926652	01/05/2021	PUBLIC HEARING EMINENT DOMAIN FOR PUBLIC IMPROVE	02-61-71-9510	61447	96.28
TRAMAR CONTRACTING, INC.	PO00414	18011	12/21/2020	Falll 2020 Pavement Marking Project	02-61-71-9510	61484	4,000.00
DOGWATCH OF ST LOUIS		27389	01/19/2021	5 MIDDLEBROOK LANE DOG FENCE RECONNECT PER AGRMT	02-61-71-9509	61472	180.00
HORNER AND SHIFRIN INC	PO00074	61909	01/05/2021	Mosley Road Improvements - Design PAYMENT APPLICAT	02-61-71-9510	61474	311.50
SPENCER CONTRACTING COMPANY	PO00326-R1	INV0000945	01/12/2021	Middlebrook Culvert Rehabilitation	02-61-71-9509	61482	19,969.47
SPENCER CONTRACTING COMPANY	PO00326-R1	INV0000945	01/12/2021	Middlebrook Culvert Rehabilitation Project	02-61-71-9509	61482	1,607.69
Division 71 - CIP Total:							26,164.94
Department 61 - CIP Total:							26,164.94
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							26,164.94
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
AMERENUE		1801001713 12/14/20	12/07/2021	11400 OLDE CABIN ICE ARENA 11/9-12/10/20	06-14-31-6250	DFT0002465	5,587.29
CHARTER COMMUNICATIONS		0136635010121	01/13/2021	CABLE INTERNET WIFI	06-14-31-6255	61410	140.90
AMERIGAS PROPANE		3115595525	12/30/2020	OLY PROPANE	06-14-31-7307	61403	463.80
AMERIGAS PROPANE		3116506898	01/13/2021	OLY PROPANE	06-14-31-7307	61403	430.89
ARAMARK UNIFORM SERVICES		317089770	12/30/2020	TOWELS MOPS	06-14-31-7301	61405	9.93
ARAMARK UNIFORM SERVICES		317115802	01/13/2021	TOWELS MOPS	06-14-31-7301	61405	9.93
ARAMARK UNIFORM SERVICES		317141627	01/13/2021	TOWELS MOPS	06-14-31-7301	61405	9.93
SHERWIN WILLIAMS		415396	01/13/2021	PAINT FRAMES	06-14-31-7301	61456	56.27
SESAC INC		67359	01/13/2021	MUSIC LICENSE	06-14-31-6262	61454	483.00
CHEM AQUA INC		7221866	01/13/2021	WATER TREATMENT	06-14-31-6211	61413	679.80
SHERWIN WILLIAMS		7292-2	01/13/2021	PAINT FRAMES	06-14-31-7301	61456	238.13
HOME DEPOT CREDIT SERVICES		8040299	12/15/2020	NOZZLES SPONGE MUDPAN	06-14-31-6212	61429	58.05
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE ICE RINK 1/2-2/1/21	06-14-31-6253	61485	48.95
Division 31 - ICE ARENA Total:							8,216.87

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 32 - GOLF MAINTENANCE							
AMERENUE		0639074006 12/14/20	01/07/2021	11400 OLDE CABIN LAKE FOUNTAIN 11/9-12/10/20	06-14-32-6250	DFT0002464	38.53
AMERENUE		7072604119 12/14/20	01/07/2021	11400 OLDE CABIN MAINTENANCE SHED 11/9-12/10/20	06-14-32-6250	DFT0002463	140.44
ERB TURF EQUIPMENT INC		0151956	01/11/2021	JD 7700 ROLLER BEARING KIT	06-14-32-6211	61425	237.94
ERB TURF EQUIPMENT INC		0152363	01/11/2021	JD 7700 REEL PARTS	06-14-32-6211	61425	221.16
MTI DISTRIBUTING INC		1286818	01/11/2021	IRRIGATION HEADS	06-14-32-6212	61448	719.55
OREILLY AUTOMOTIVE STORES INC		1388-369316	12/30/2020	MISC EQUIPMENT MAINTENANCE	06-14-32-6211	61449	277.82
VERIZON WIRELESS SERVICES LLC		9870304112	01/01/2021	PHONE GOLF MAINT 1/2-2/1/21	06-14-32-6253	61485	48.95
Division 32 - GOLF MAINTENANCE Total:							1,684.39
Division: 33 - PRO-SHOP							
AMERENUE		9601003815 12/15/20	01/08/2021	11400 OLDE CABIN GOLF SHOP 11/9-12/10/20	06-14-33-6250	DFT0002466	908.88
CHARTER COMMUNICATIONS		0136635010121	01/13/2021	CABLE INTERNET WIFI	06-14-33-6255	61410	46.99
ARCHWAY BOWLING & TROPHY		57584	01/11/2021	LEAGUE TROPHIES	06-14-33-7304	61406	374.00
CALLAWAY GOLF SALES COMPANY		932429444	01/11/2021	RENTAL CLUBS	06-14-33-9503	61409	600.60
Division 33 - PRO-SHOP Total:							1,930.47
Division: 34 - FOOD SERVICES							
ARAMARK UNIFORM SERVICES		317089770	12/30/2020	TOWELS MOPS	06-14-34-7301	61405	5.50
ARAMARK UNIFORM SERVICES		317115802	01/13/2021	TOWELS MOPS	06-14-34-7301	61405	5.50
ARAMARK UNIFORM SERVICES		317141627	01/13/2021	TOWELS MOPS	06-14-34-7301	61405	5.50
D AND D DISTRIBUTORS LLP		453841	01/13/2021	BEER RESALE	06-14-34-8316	61418	338.30
HEARTLAND COCA-COLA BOTTLING COMPANY LLC		6008209482	01/11/2021	BEVERAGE RESALE	06-14-34-8316	61428	416.99
Division 34 - FOOD SERVICES Total:							771.79
Department 14 - COMMUNITY SERVICES Total:							12,603.52
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							12,603.52
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
ST LOUIS COUNTY TREASURER		002929-03-21	01/04/2021	ELEVATOR INSPECTIONS	19-21-23-6211	61459	59.00
CHARTER COMMUNICATIONS		0371802122520	12/25/2020	SPECTRUM BUSINESS VOICE 12/25/20-01/24/2021	19-21-23-6253	61412	239.94

Council Report of Invoices Paid

Payment Dates: 1/7/2021 - 1/20/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
CHARTER COMMUNICATIONS		0371802122520	12/25/2020	SPECTRUM BUSINESS TV & INTERNE 12/25/20-01/24/2021	19-21-23-6255	61412	198.16
DOUGLAS VENTURES LLC	PO00400	101221207-71	01/01/2021	JAN POLICE DEPT CUSTODIAL CLEANING SERVICES	19-21-23-6212	61422	1,530.00
SHALLOW CREEK KENNELS INC	PO00434	203536 FEB	01/06/2021	PURCHASE OF DOG, TRAINING AND EQUIPMENT	19-21-23-9503	61455	13,500.00
MISSOURI AMERICAN WATER CO		220023905711-12	12/17/2020	350 N NEW BALLAS RD 11/17- 12/16/2020	19-21-23-6254	61439	130.37
HOME DEPOT CREDIT SERVICES		5025305	12/18/2020	CONTAINER FOR ELECTROSTATIC SOLUTION	19-21-23-6212	61429	17.97
ENERGY PETROLEUM CO		728039	12/02/2020	ULTRA PREM LS DYED ALL SEASON FUEL FOR PD	19-21-23-7307	61423	602.76
HOME DEPOT CREDIT SERVICES		8032357	12/15/2020	CLIPS FOR PLEXI GLASS PD LUNCH ROOM	19-21-23-6212	61429	3.99
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							16,282.19
Department 21 - POLICE Total:							16,282.19
Fund 19 - PUBLIC SAFETY FUND Total:							16,282.19
Fund: 99 - POOLED CASH							
ARVEST BANK		01121797 1/8/21	01/08/2021	EPAYABLES PAYMENT 1/8/21	99-2809	DFT0002585	3,212.90
							3,212.90
							3,212.90
Fund 99 - POOLED CASH Total:							3,212.90
Grand Total:							276,287.14

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	218,023.59
02 - CAPITAL IMPROVEMENT FUND	26,164.94
06 - MUNICIPAL ENTERPRISE FUND	12,603.52
19 - PUBLIC SAFETY FUND	16,282.19
99 - POOLED CASH	3,212.90
Grand Total:	276,287.14

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-6260	ADVERTISING	225.00
01-12-10-6201	LEGAL AND ACCOUNTING...	12,020.00
01-12-11-6203	PROFESSIONAL SERVICES	3,627.67
01-12-11-6253	TELEPHONE	97.90
01-12-11-6262	DUES MEMBERSHIPS & S...	100.00
01-12-11-6271	MEDICAL SUPPLIES	60.00
01-12-14-6201	LEGAL AND ACCOUNTING...	1,966.00
01-12-14-6213	OFFICE EQUIPMENT MAI...	256.34
01-12-14-6262	DUES MEMBERSHIPS & S...	120.00
01-13-11-6253	TELEPHONE	48.95
01-13-15-5230	HOSPITAL AND MEDICAL ...	11,577.15
01-13-15-5244	UNEMPLOYMENT COMP...	5.34
01-13-15-6203	PROFESSIONAL SERVICES	5,137.27
01-13-15-6213	OFFICE EQUIPMENT MAI...	61.00
01-13-15-6253	TELEPHONE	1,455.23
01-13-51-6253	TELEPHONE	58.95
01-16-11-6211	EQUIPMENT MAINTENAN...	71.00
01-16-11-6212	BUILDING AND GROUNDS...	298.34
01-16-11-6250	ELECTRICITY	3,959.77
01-16-11-6253	TELEPHONE	68.76
01-16-11-7308	WEARING APPAREL AND L...	18.92
01-1651	PREPAID GASOLINE	10,863.75
01-1653	PREPAID DIESEL FUEL	2,672.91
01-2101	ST. LOUIS CITY EARNINGS	423.54
01-21-11-6213	OFFICE EQUIPMENT MAI...	69.83
01-21-11-6253	TELEPHONE	146.85
01-21-11-6264	IN TOWN MEETINGS	48.00
01-21-21-6202	TECHNICAL AND PERSON...	209.10
01-21-21-6262	DUES MEMBERSHIPS & S...	725.00
01-21-22-6210	VEHICLE MAINTENANCE	300.00
01-21-22-6253	TELEPHONE	554.97

Account Summary

Account Number	Account Name	Payment Amount
01-21-22-7304	GENERAL SUPPLIES	306.28
01-21-22-7314	CRIME PREVENTION SUPP...	1,093.50
01-2211	HEALTH INSURANCE	98,495.23
01-2215	INTENSIVE CARE/CANCER	638.35
01-2220	VOL WHOLE LIFE INSURA...	90.52
01-2412	PEACE OFFICER AND STA...	53.00
01-2413	CVC - CRIME VICTIMS CO...	390.00
01-2445	ARTS ON LOAN DONATIO...	100.00
01-31-11-6213	OFFICE EQUIPMENT MAI...	224.51
01-31-11-6253	TELEPHONE	275.81
01-31-41-6207	TEMP PROFESSIONAL SER...	999.81
01-31-41-6211	EQUIPMENT MAINTENAN...	1,013.61
01-31-41-6212	BUILDING AND GROUNDS...	27,127.50
01-31-41-6250	ELECTRICITY	1,007.44
01-31-41-6251	STREET LIGHTING	9,658.17
01-31-41-6253	TELEPHONE	374.00
01-31-41-6254	WATER AND SEWER	67.32
01-31-41-6266	EQUIPMENT RENTAL	227.00
01-31-41-7304	GENERAL SUPPLIES	131.05
01-31-41-7307	GASOLINE, PROPANE & M...	61.82
01-31-41-7308	WEARING APPAREL AND L...	773.97
01-31-41-7310	SNOW REMOVAL SUPPLIES	13,964.70
01-31-43-6207	TEMP PROFESSIONAL SER...	333.27
01-31-43-6211	EQUIPMENT MAINTENAN...	337.87
01-31-43-6212	BUILDING AND GROUNDS...	136.00
01-31-43-6224	TAPMEYER HOUSE MAI...	299.93
01-31-43-6250	ELECTRICITY	1,089.94
01-31-43-6253	TELEPHONE	34.37
01-31-43-6254	WATER AND SEWER	72.09
01-31-43-6266	EQUIPMENT RENTAL	419.50
01-31-43-7307	GASOLINE, PROPANE & M...	20.60
01-31-43-7308	WEARING APPAREL AND L...	158.00
01-32-11-6253	TELEPHONE	48.95
01-32-11-6260	ADVERTISING	120.64
01-32-11-7304	GENERAL SUPPLIES	60.58
01-32-61-6253	TELEPHONE	274.96
01-32-61-6262	DUES MEMBERSHIPS & S...	315.00
01-4604	POLICE MISC REVENUE	-19.24
02-61-71-9509	STORMWATER PROJECTS	21,757.16
02-61-71-9510	STREETS	4,407.78
06-14-31-6211	EQUIPMENT MAINTENAN...	679.80
06-14-31-6212	BUILDING AND GROUNDS...	58.05

Account Summary

Account Number	Account Name	Payment Amount
06-14-31-6250	ELECTRICITY	5,587.29
06-14-31-6253	TELEPHONE	48.95
06-14-31-6255	CABLE TV AND INTERNET	140.90
06-14-31-6262	DUES MEMBERSHIPS & S...	483.00
06-14-31-7301	CHEMICALS & CLEANING	324.19
06-14-31-7307	GASOLINE, PROPANE & M...	894.69
06-14-32-6211	EQUIPMENT MAINTENAN...	736.92
06-14-32-6212	BUILDING AND GROUNDS...	719.55
06-14-32-6250	ELECTRICITY	178.97
06-14-32-6253	TELEPHONE	48.95
06-14-33-6250	ELECTRICITY	908.88
06-14-33-6255	CABLE TV AND INTERNET	46.99
06-14-33-7304	GENERAL SUPPLIES	374.00
06-14-33-9503	EQUIPMENT	600.60
06-14-34-7301	CHEMICALS & CLEANING	16.50
06-14-34-8316	BEER	755.29
19-21-23-6211	EQUIPMENT MAINTENAN...	59.00
19-21-23-6212	BUILDING AND GROUNDS...	1,551.96
19-21-23-6253	TELEPHONE	239.94
19-21-23-6254	WATER AND SEWER	130.37
19-21-23-6255	CABLE TV AND INTERNET	198.16
19-21-23-7307	GASOLINE, PROPANE & M...	602.76
19-21-23-9503	EQUIPMENT	13,500.00
99-2809	EPAYABLES LIABILITY	3,212.90
Grand Total:		276,287.14

Project Account Summary

Project Account Key	Payment Amount
None	250,100.24
14708E	407.78
17515E	21,757.16
21604E	4,000.00
COVID19E	21.96
Grand Total:	276,287.14



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

Meeting: 01/25/21 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

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

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.

Ordinance

Meeting of January 25, 2021



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

MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: January 11, 2021

Subject: Clarifying Revisions to Text Amendment Ordinance Involving Minor Site Plan Requirements—Application #20-035

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Updated Text Amendments Draft Ordinance

Staff is requesting a minor revision to the text amendment ordinance that was reviewed by the Planning and Zoning Commission on December 21, 2020, and recommended for approval by the City Council.

The language that was reviewed and recommended for approval by the Planning and Zoning Commission provided the following as found in Section 8 of the draft ordinance:

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:

- ~~a. The expansion of a permitted use;~~
- ~~b. Change in use to another permitted use; or~~
- e. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Staff is proposing the following clarifying language to this section of the ordinance as follows:

- ~~a. The expansion of a permitted use;~~
- ~~b. Change in use to another permitted use; or~~
- e. Any proposed alteration involving **significant** new impermeable surfaces **or exterior changes to a building or site** ~~in excess of five hundred (500) square feet~~, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may

be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

The subject and intent of the revision remains the same; however, staff believes that the revisions are minor and will serve to provide further clarification to the public for the review requirements involving minor site plans.

Staff will present the text amendments which includes the proposed revisions to the Council at the meeting and will be available to answer any questions.

BILL NO. 5855

ORDINANCE NO. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S LAND USE AND
DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN
RESIDENTIAL DISTRICTS**

WHEREAS, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Planning Ordinance, Chapter 400, and Zoning Ordinance, Chapter 405, regarding development standards in residential districts; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing and continuing on December 7, 2020 and December 21, 2020; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 7-0 recommended approval of the subject amendments at its meeting on December 21, 2020; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest,

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

Section 1. Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

2. Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous

private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Section 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances, definitions of Group Homes and Site Coverage, Residential, are hereby amended to read as follows:

GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

Section 3. Section 405.450.B of the Code of Ordinances is hereby amended to read as follows:

B. Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home

permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.

4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

Section 4. Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools, to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - a. Shall be located on lots of not less than three (3) acres; and
 - b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences, or a combination thereof.
 - c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
 - d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Section 5. Section 405.620(A)(2) Height Exceptions and Limitations for Chimney is hereby amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

Section 6. Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street

right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

Section 7. Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations shall be amended to read as follows:

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, SINGLE FAMILY RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:

~~a. The expansion of a permitted use;~~

~~b. Change in use to another permitted use; or~~

~~c.~~ Any proposed alteration involving significant that would add new impermeable surfaces in excess of five hundred (500) square feet or exterior significantly affect the changes to exterior of a building or site or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Section 9. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #20-035: TEXT AMENDMENTS TO THE CITY'S LAND USE AND DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

FOR THE MEETING OF: Monday, December 7, 2020, 6:30 P.M.

LOCATION: Residential Districts and some commercial districts

REQUEST: 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 Chapter 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 requires review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: Staff is seeking to clarify language due to recent changes in regards to the occupancy of single family homes, and how they relate to group homes, providing clarifying language on the regulations and approval for elementary and secondary schools, and revise the allowance for site coverage on single family residential properties.

APPLICANT: Jason W. Jaggi, AICP
 Director of Community Development
 City of Creve Coeur
 300 N. New Ballas Road
 Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 12/4/2020
ATTACHMENTS: Revised Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- Residential Development & Preservation

Planning Code References

- Section 400.030. Approval of Public Facilities.

Zoning Code References

- Section 405.120; Definition Of Terms
- Section 405.450.B Group Homes.
- Section 405.470(A)(25) Elementary and secondary schools
- Section 405.620. Height Exceptions and Limitations.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences

DISCUSSION

During the prior meeting, the Commission seemed supportive of most of the changes. However, additional information was requested on the Minor Site Plan and what might be a more appropriate threshold for the Planning and Zoning Commission review. During the November 16th meeting, we also discussed the need to eliminate the language for a change or expansion of permitted uses, as a permitted use utilizing existing space or expanding their space, and not making any exterior changes to the building and site have not been reviewed by the Planning and Zoning Commission. Similarly, any conditional use is transferred to another user provided that they comply with all of the requirements of the original Conditional Use Permit.

As discussed in the prior report, Staff would like to remove the minimum threshold of 500 square feet of new coverage for the requirement of a minor Site Plan for the Planning and Zoning Commission review.

Prior to 2015, the provision for a Minor Site Plan was as follows:

- c. Any proposed alteration that would significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet. A minor site plan must be approved by the Planning and Zoning Commission.

This provision was changed as part of several zoning updates that were undertaken at that time. Initially, staff proposed a change that would trigger a minor site plan review requirement for a proposal that added any amount of impervious surface; however, if the increase in impervious material was under 5,000 square feet, the minor site plan could be approved by staff. During the review process, a minimum amount of 500 square feet of additional coverage was ultimately established and the requirement for Planning and Zoning approval was maintained. In addition, at that time, any project within the CB District, needed City Council review and approval for the area from Craig Road to I-270 north of Olive Boulevard and Old Ballas Road and 1-270 south of Olive Boulevard thus creating a burdensome process and delays for very small projects in these areas and eliminating the distinction in the review of minor site plans and major redevelopment projects.

After five years of administering this provision, staff believes that the 500 square foot amount that requires review a formal review by P&Z is too low and represents an impractical and unnecessary burdensome regulation for applicants. For most properties, 500 square feet of additional coverage would not significantly alter the site. To provide context, this measurement would equate to an area of approximately three parking spaces (three parking spaces at 9 feet by 19 feet is 513 square feet). Further, permits are generally not required by the City if the proposed site work involves less than 2,000 square feet of disturbance. The effect of this current requirement is that P&Z approval of a site plan would be required to add a small amount of coverage but then no further permits or approvals could be required for this change.

This requirement seems particularly onerous where some properties such as for the Danforth Plant Science Center, Bayer Crop Sciences, and the hospital districts, etc. that have over 50 acres, would need Commission review of every new proposal with 500 square feet of additional coverage.

Staff is requesting to have the language reworded to how it originally appeared in the Code, prior to 2015.

The Commission expressed an interest in providing for a percentage of new coverage to the overall property to allow for the variation of lot sizes for the larger properties, where 500 square feet would have no significant impact on the site. However, there is no clear way to calculate a percentage or have a

seemingly standard number such as a 10% that would represent a proportionate increase, given the variability of site size and the types of improvements. For instance, the Danforth Campus has site concept plan with a full buildout of a third building on the Wexford portion, of 45%, where the maximum site coverage is 60%. The anticipated site coverage would be 795,634 square feet, therefore a 10% increase in coverage would be an additional 79,563 square feet, and at 1% it would be 7,956 square feet of new impervious surface

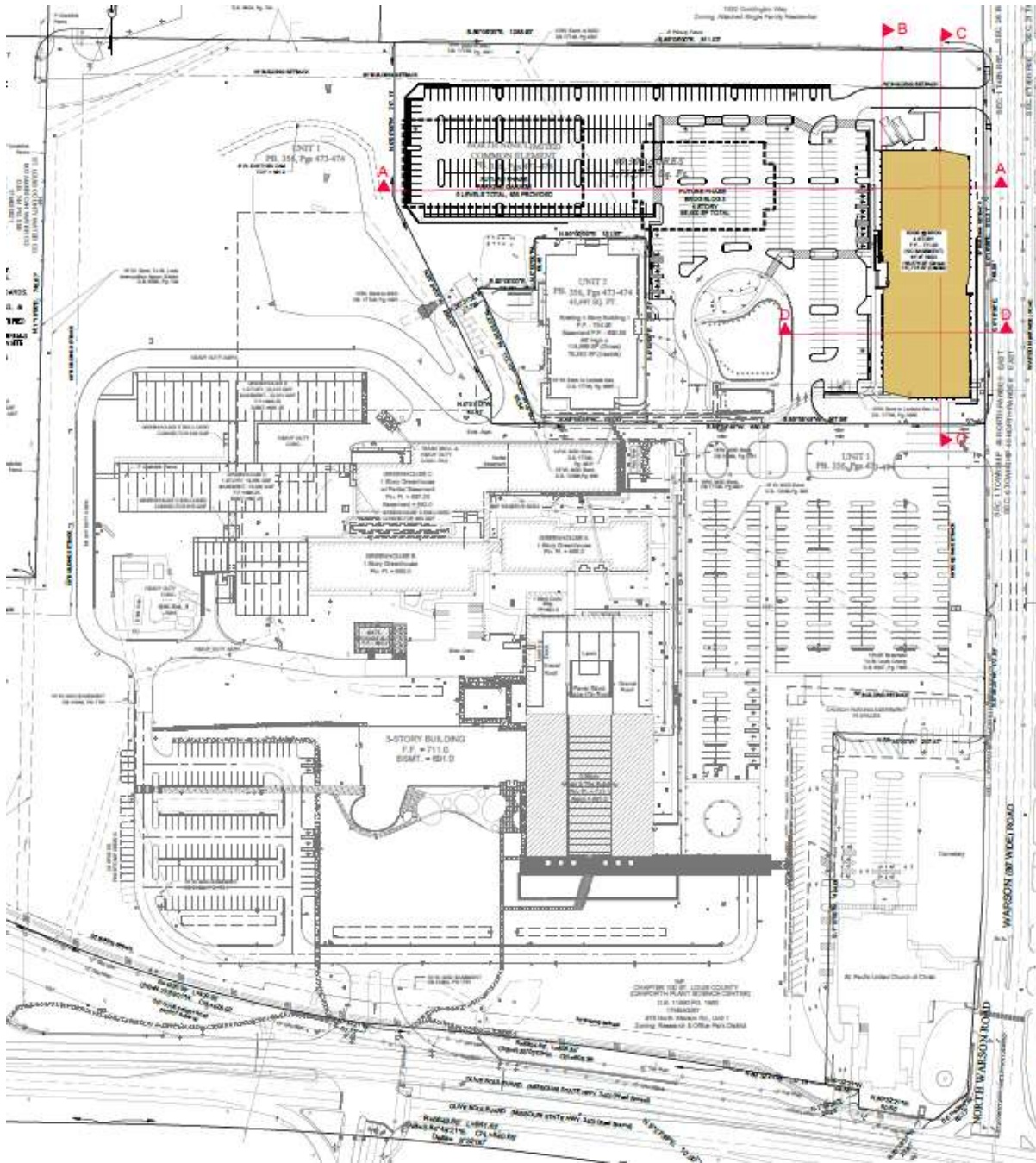


Figure 1: Close-up of the Site Concept Plan from 2019.

Another example would be the property at 733 Old Ballas Road, where the Planning and Zoning Commission reviewed and approval a parking lot expansion for Susan Roberts Salon, the total new site coverage was just under 5,000 square feet with 4,698 square feet of new impermeable surface. The total

site coverage increase was 24.03%, or 3,343 square feet to 57.80%, or 8,253 square feet. Thus, a 10% increase would be 334 square feet.

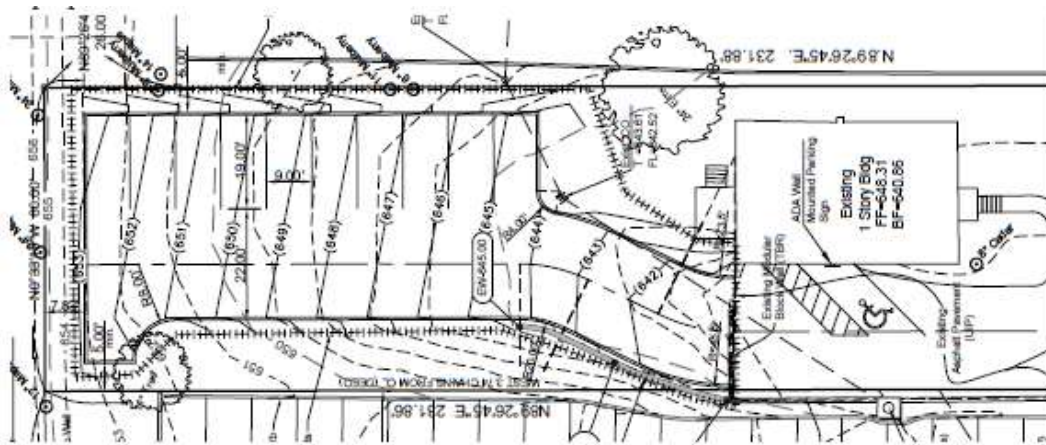


Figure 1: Close-up of the Applicants Site Development Plan.



Figure 2: Close-up of the aerial photo of the property from the City's GIS

Figure 2: Image from the Staff Report of Susan Roberts Salon of the proposed SDP and the image of the existing property.

If a proposal is over 5,000 square feet, it is reviewed at the Planning and Zoning Commission under the requirements of a Site Development Plan under Section 405.1080(E). In addition, any land disturbance activity of 2,000 square feet or greater requires a land disturbance permit by the Public Works Department. Further review of this matter could occur with the future changes to the Zoning Code for each of the place type districts. However, at this time, Staff would recommend that Section 405.1080(B)(3) be amended to remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
- ~~a. The expansion of a permitted use;~~
 - ~~b. Change in use to another permitted use; or~~
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site.

provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Subsection 4 under 405.1080(B) Types of Site Plans, also states that if there is any question or ambiguity in these regulations when determining whether a proposed development must file a site development plan or a minor site plan, the applicant shall be required to file a site development plan and follow the procedures pertaining thereto.

MOTION

Following discussion and direction regarding the Site Coverage and the other items that may require revisions to the proposed language, any change may be incorporated into the motion below.

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

“I move to recommend approval of the proposed text amendments to various sections of the Zoning Ordinance set forth in the draft Ordinance as discussed with Application #20-035 on December 7, 2020.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #20-035: TEXT AMENDMENTS TO THE CITY'S LAND USE AND DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

FOR THE MEETING OF: Monday, November 16, 2020, 6:30 P.M.

LOCATION: Residential Districts and some commercial districts

REQUEST: 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 Chapter 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 requires review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: Staff is seeking to clarify language due to recent changes in regards to the occupancy of single family homes, and how they relate to group homes, providing clarifying language on the regulations and approval for elementary and secondary schools, and revise the allowance for site coverage on single family residential properties.

APPLICANT: Jason W. Jaggi, AICP
Director of Community
Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11/10/2020
ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- Residential Development & Preservation

Planning Code References

- Section 400.030. Approval of Public Facilities.

Zoning Code References

- Section 405.120; Definition Of Terms
- Section 405.450.B Group Homes.
- Section 405.470(A)(25) Elementary and secondary schools
- Section 405.620. Height Exceptions and Limitations.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences

DISCUSSION

REGULATIONS REGARDING SCHOOLS

Staff would like to add clarifying language regarding the approval of public facilities to distinguish between requirements for a conditional use permit for private elementary and secondary schools, while providing that such public facilities will still be reviewed against the standards of the conditional use permit requirements. Therefore, Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

Section 400.030(B)(2) Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Additionally, the standards for conditional uses for elementary and secondary schools will be amended to include the reference and approval process for public schools under Section 400.030 Public Facilities. This amendment would eliminate the requirement for public schools to obtain an conditional use permit; however, the applications will be reviewed against the conditional use standards. As a public facility, zoning review by the City for public schools is conducted by the Planning and Zoning Commission, exclusively.

In 2016, the City Council approved a text amendment to allow for religious institutions to increase site coverage in residential districts to 50%. At that time, Staff acknowledged that elementary and secondary schools would likely need a similar provision due to the nature of the use, the overall size of buildings, and that for the most part, the existing schools were already pre-existing, non-conforming with regard to site coverage (where the recent discussion on Spoede Elementary is at 34.9%). The protections with the adjacent residential uses would still be analyzed as part of a site development plan, and in the requirements of the buffer yard within each zoning district, and demonstration that negative impacts on surrounding residential area related to site planning, building design and material, landscaping, buffering, access, signage and other impacts, such as stormwater, will be mitigated.

Therefore, Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools would be modified to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - a. Shall be located on lots of not less than three (3) acres; and
 - b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences, or a combination thereof.

- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
- d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Recent discussion regarding the occupancy of residential development, have included not providing for the definition of a family, or the number of family members residing within a home. However, the recently adopted residential building code was amended to place occupancy limitations for all dwelling units based on the number and size of sleeping rooms. This occupancy limitation applies to all dwelling units, including group homes, therefore, the definition for Group Homes and Section 405.450(B) that limits the occupancy should be revised as well to eliminate the maximum number of residences and the maximum number of house parents or guardians.

Section 405.120 Definition of Terms, GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

Section 405.450(B) Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.
4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

SITE COVERAGE

Staff has received several requests to provide for additional allowances within the single family residential districts with regard to site coverage. These additional allowances include the use of permeable gravel for driveways, and elevated decks with permeable greenspace underneath. These additional allowances appeared to have support of the Commission during a prior discussion. Staff would note that providing for several exceptions within a definition could become unmanageable, and cumbersome, and that the limitation on site coverage is just not about the stormwater and landscaping, but about the amount of hardscape and structures on the site. At some point, the number of exemptions could invalidate the need to provide the regulation. In the future, the Commission may wish to consider

increasing the amount of the maximum site coverage within each of the zoning districts rather than adding further exemptions.

The amendment below provides the above-referenced exemptions for 50% of the surface area for above-grade slatted decks of any material with permeable surfaces underneath, and a 50% credit for engineered, decorative gravel surfaces.

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel s system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

For reference, the residential properties are allowed maximum site coverage as follows:

- A District: 25 percent
- B District: 35 percent
- C District: 40 percent
- D District: 45 percent

In 2017, the definition of site coverage was revised to limit the amount of permeable concrete, asphalt, and pavers, to 50% due to the installation, and long-term maintenance required to ensure that they properly function and allow water to seep through, but also to limit the amount of hard surface on a site. In terms of site coverage, the appearance is much the same as any other hard surface. The Creve Coeur 2030 plan specifically included the Strategy 2.7: Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance for residentially-zoned properties under the Residential Development & Preservation Objectives and Strategies. Recently, in discussion with the approval of an outdoor pavilion with a chimney, information regarding site coverage and the use of a engineered gravel system was provided. The homeowner is over the allowed site coverage, and would like to have the use of gravel for a portion of the driveway, as a means to come under compliance, where the use of permeable concrete or asphalt pavers are too costly. However, the use of gravel has not been allowed, due to the traction of the material into the public right-of-way, and where Section 405.660(B) Parking or Storage of Vehicles states that a vehicle may only be parked or stored on an improved surface and under the definition of terms, OFF-STREET PARKING is defined as a permanently surfaced parking area, enclosed or unenclosed, connected by a permanently surfaced driveway to a street or alley to permit ingress or egress, for which loose gravel does not apply. Therefore, Staff would recommend maintaining the existing definition as is.

If the Commission does wish to allow for the proposed change, Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations would also be amended to be consistent with the Definition for Single Family Residential Site Coverage as shown below:

Section 405.810(A) Design and Maintenance Standards of Off-Street Parking and Loading Regulations

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater

drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

CHIMNEY HEIGHT

Chimneys that exceed the height limitation for buildings, including detached accessory structures, require Planning and Zoning Commission review. Current building code requires that chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof. Therefore, provided that a chimney meets with the minimum requirements of the Building Code regarding chimneys, Staff would like to provide an exception for such without the need for Planning and Zoning Commission review. However, if someone wanted a chimney that exceeded the minimum requirements of the building code, then that would still require Planning and Zoning Commission review. Therefore, Section 405.620(A)(2) Height Exceptions and Limitations for Chimney would amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

FENCES

Staff is seeking to provide clarifying language to Section 405.640(C) Fences and wall, within a front-yard. Section 405.630(A)(9) of Yard Encroachments provides that fences and walls are allowed within required yards, subject to the provisions of Section 405.640, which limited fences to a maximum of 6 feet, and for any fence within the area equivalent to the front yard setback along any street right-of-way requires Planning and Zoning Commission approval. In 2010, Staff sought a text amendment to allow for Staff approval of a swimming pool fence where the existing pool was 15 feet from any lot line, but happened to be within the area equivalent to the front yard setback, provided it was a maximum of 4 feet in height and an open wrought iron style to meet with the minimum requirements of the building code. In 2017, as part of residential text amendments, the Planning and Zoning Commission and City Council authorized Staff allow for a fence within the setback, with that same style even if there was no pool, when to the side or rear of the home, and setback at least 15 feet from the property line, along with other design reequipments, per below:

SECTION 405.640 FENCES AND WALLS

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences or Walls Within The Front Yard Section And Along Street Right-Of-Way. ~~No fence shall be located within the front yard setback or along street right of way, A~~

fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for Swimming Pool enclosures as provided in Subsection D. All other walls, entry columns, gates and fence designs shall be subject to ~~unless specifically~~ site development plan approval in accordance with Section 405.1080, ~~or approved by the Zoning Administrator in accordance with Section 405.460.~~

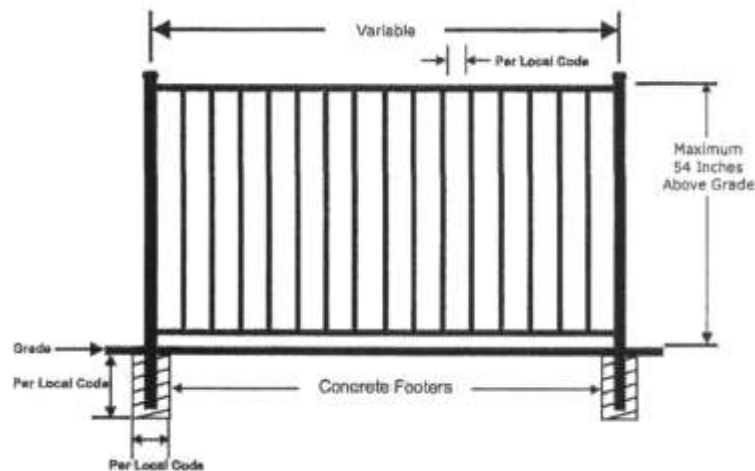
D. Fences Surrounding Swimming Pools.

~~1. Every private swimming pool hereafter constructed and maintained anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed in compliance with the Creve Coeur Building Code.~~

~~2. All gates or doors providing access to such pool shall be self-closing and self-latching with the latches designed to meet the requirements of the Creve Coeur Building Code.~~

Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:

- a. The fence is ~~and pool are more than~~ fifteen (15) feet from any lot line;
- b. The fence is a maximum of fifty-four (54) inches in height;
- c. The fence shall meet Building Code standards regarding design and placement of fence to the pool.
- d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

E. ~~Game-Tennis-Court Fence.~~ Tennis-Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least ~~twenty (20)-~~ fifteen (15) feet from any property line abutting a single-family residence, ~~as approved by the Planning and Zoning Commission in accordance with 405.460(B)(6).~~ Approval of

permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080

F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.

G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited, Vinyl fencing maybe permitted provided it maintains a natural and/or dark color or style. Except as otherwise provided herein, chain link fencing is prohibited for all residential development.

It was intended that all other fence designs, located closer than 15 feet, or any fence, gates columns, etc. in front of a home, would still require Planning and Zoning Commission approval. However, it appears that some of the clarifying language got lost, and confusion resulted that the only option was a 4 feet high fence, that is 15 feet from any lot line. Staff is seeking to clarify this language to Section 405.640(C) as shown below:

Section 405.640 Fences and Walls:

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

MINOR SITE PLAN

Staff would like to remove the minimum threshold of 500 square feet of new coverage for the requirement of a minor Site Plan for the Planning and Zoning Commission review. This requirement seems onerous where some properties such as for the Danforth Plant Science Center, Bayer Crop Sciences, and the hospital districts, etc. that have over 50 acres, requiring every new proposal with 500 square feet of additional coverage becomes burdensome. The protections against the adjacent residences would still be reviewed, and any buffer yard regulations would still be required, as well as site coverage, location of accessory structures behind the building etc For smaller properties, a 500 square foot increase in coverage does not significantly alter a site and other requirements such as site coverage and the need for a site improvement permit could still apply depending on the extent of the increased coverage. Further, the existing regulation does not specify whether the 500 square feet of additional coverage applies to only commercial properties or to all properties, including single family residential

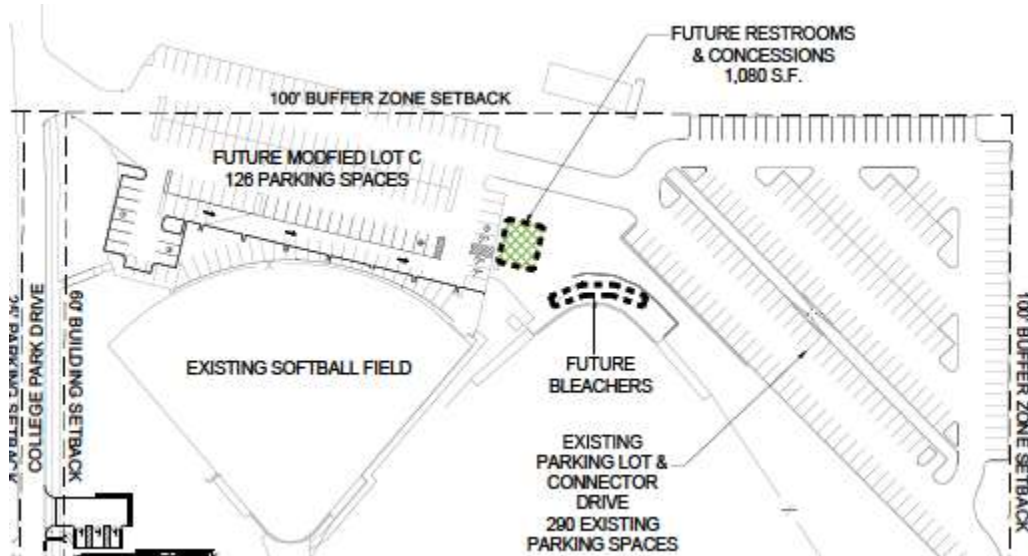


Figure 1: Close-up of the Site Concept Plan showing future improvements from the 2018 revised site concept plan at Missouri Baptist University where staff approval was granted without the need for additional P&Z approval.

If a proposal is over 5,000 square feet, it is reviewed at the Planning and Zoning Commission under the requirements of a Site Development Plan under Section 405.1080(E). In addition, any land disturbance activity of 2,000 square feet or greater requires and land disturbance permit by the Public Works Department. Therefore, Staff would recommend that Section 405.1080(B)(3) shall be amended to remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
 - a. The expansion of a permitted use;
 - b. Change in use to another permitted use; or
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

MOTION

Following discussion and direction regarding the Site Coverage and the other items that may require revisions to the proposed language, by prior discussion and action, or incorporated into the motion below.

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

“I move to approve the draft ordinance on the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #20-035 on November 16 2020.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

*Planning and Zoning Commission
November 16, 2020*

*Application #20-035: Zoning TA
Page 9*

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

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S LAND USE AND
DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN
RESIDENTIAL DISTRICTS**

WHEREAS, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Planning Ordinance, Chapter 400, and Zoning Ordinance, Chapter 405, regarding development standards in residential districts; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on November 16, 2020; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

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

Section 1. Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

2. Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous

private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Section 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances, definitions of Group Homes and Site Coverage, Residential, are hereby amended to read as follows:

GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

Section 3. Section 405.450.B of the Code of Ordinances is hereby amended to read as follows:

B. Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home

permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.

4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

Section 4. Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools, to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - a. Shall be located on lots of not less than three (3) acres; and
 - b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences, or a combination thereof.
 - c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
 - d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Section 5. Section 405.620(A)(2) Height Exceptions and Limitations for Chimney is hereby amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

Section 6. Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street

right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

Section 7. Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations shall be amended to read as follows:

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, SINGLE FAMILY RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
 - a. The expansion of a permitted use;
 - b. Change in use to another permitted use; or
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Section 9. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, NOVEMBER 16, 2020

5 6:30 P.M.

6 &

7 MONDAY, DECEMBER 21, 2020

8 6:30 P.M.

9 ZOOM PUBLIC HEARING

10 APPLICATION NO. 20-035

11
12 THOSE IN ATTENDANCE:

13 Ms. Beth Kistner, Chairman

14 Mr. Tim Carney

15 Ms. Muriel Hall

16 Mr. James Myers

17 Mr. Gene Rovak

18 Mr. Larry Potashnick

19 Mr. Todd Streiler

20 Mr. Carl Lumley, City Attorney

21 Mr. Jason Jaggi, Director of Community Development

22 Ms. Whitney Kelly, City Planner (not present on 12/21/20)

23 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

24
25 McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

St. Louis, MO 63128

(314) 974-1199

1 MONDAY, NOVEMBER 16, 2020

2 CHAIRMAN KISTNER: So our second public hearing,
3 Application 20-035: Text Amendments to the City's Land
4 Use and Development Ordinances Regarding Development
5 Standards in Residential Districts.

6 (The speakers were sworn by the court reporter.)

7 MR. JAGGI: Okay. Thank you.

8 Jason Jaggi, Director of Community Development
9 with the City of Creve Coeur.

10 I have a presentation. This amendment here is
11 for several text amendments to the Zoning Code on a wide
12 variety of subjects, so I do have a presentation that I
13 can share with you, and we'll go through one of these
14 and -- and get your comments on that.

15 Okay. So this is the text amendment
16 application. And, first of all, the proposed amendments
17 would include some changes to how we treat public schools,
18 just like the application that we had tonight.

19 Our Zoning Code currently lists all schools,
20 public or private, as requiring conditional use permits,
21 as we just realized, for public schools that are under the
22 purview of a legislative body being the School Board,
23 they're not subject to our legislative review, just --
24 just our public facilities review, so we would amend
25 elementary and secondary schools as listed conditional use

1 where it says "Except public schools that are political
2 subdivisions shall instead be reviewed under Section
3 400.030 Public Facilities", which is what we just did with
4 Spoele Elementary, "and in consideration of the
5 standards".

6 So we want to make it clear that while we're not
7 requiring a conditional use permit and we're not going
8 through a conditional use process, we're, instead, going
9 through the public facilities process, which stops at
10 Planning and Zoning Commission. We are still evaluating
11 those applications with public schools in accordance with
12 these requirements.

13 So we didn't want to completely eliminate the
14 criteria, but we are sending them through a different
15 review process.

16 In addition to that, and perhaps maybe more
17 significantly, we are proposing or -- for your
18 consideration to change the site coverage, because right
19 now school -- any school that is proposed in the city is
20 limited to the -- the site coverage requirement within the
21 B Zoning District, so a lot of our schools are in the
22 A-Single Family District, and the site coverage is only
23 allowed up to 25 percent.

24 And we had changed that recently in a prior
25 amendment for places of worship where they're allowed to

1 go up to 50 percent because we recognize it's not a
2 residential use, so the standard should be different
3 acknowledging that they are allowed in residential
4 districts and their needs are different than a single
5 family home.

6 And so we are proposing to keep that consistent
7 and match what we allow for churches or public -- I'm
8 sorry -- places of worship, such as temples and
9 synagogues, that they also -- schools also be allowed to
10 go up to 50 percent site coverage.

11 So that's the first proposal.

12 Moving on from there. Just related to this
13 though. We did amend that this section that deals with
14 public facilities, to be clear, that we are also including
15 a review based on the analogous -- analogous requirements
16 for public facilities. So we're using the public
17 facilities as if it were private review criteria and
18 applying those to a public project.

19 So any questions on that? Any concerns with
20 these changes?

21 MR. STREILER: Jason, can you -- can you review
22 that last part. Analogous. What are we talking about?
23 Are you talking about a private community center or civic
24 center? What is that -- what's -- what's that refer to in
25 the language code?

1 MR. JAGGI: So, basically, it says that any
2 project that is reviewed, a public project that is
3 reviewed under a public facility procedure, that they
4 are -- that the city, and meaning staff and the Planning
5 and Zoning Commission, will review those applications
6 against the normal requirements as if it were a private
7 facility.

8 So in the case of the school, for example, this
9 recent example, we want to be able to still say, hey, we
10 know it's not a conditional use, you're going through this
11 public facilities review process, but we still expect you
12 to abide by these standards and our review will take into
13 account these standards.

14 So it's a cross reference in effect.

15 MR. STREILER: But, again, they're -- but are
16 they able to go to 50 percent site coverage?

17 MR. JAGGI: So that's a change. That's sort of
18 a separate change that would apply to all schools, public
19 or private, that the maximum site coverage, as a
20 conditional use or at a public facility process that they
21 can go up to 50 percent site coverage.

22 Now they have to follow the base zoning
23 district, and they're essentially treated as a -- as a
24 residence would be treated. There's no additional
25 allowance for site coverage under that process. And so we

1 are saying, that, you know, these -- these uses are
2 different. They shouldn't be held to that low standard
3 because they have to provide for parking, usually the
4 buildings are larger, and so there's more of need to have
5 additional site coverage versus a -- a normal single
6 family home on a residential lot.

7 MR. STREILER: So that would apply to like the
8 racket club, Creve Coeur Racket Club, and other similar
9 uses?

10 MS. KELLY: No.

11 MR. JAGGI: No, not in this particular instance.
12 This is just for schools.

13 What we did before, though --

14 MS. KELLY: I would add --

15 MR. JAGGI: -- we -- we changed it to --

16 MS. KELLY: Sorry to interrupt.

17 MR. JAGGI: -- places of --

18 MS. KELLY: But I would add that most of the
19 public schools are already preexisting not conforming
20 and that their oversight coverage, as we just saw with the
21 Spoele Elementary, they were at 34 percent, if I remember
22 off the top -- top of my head.

23 MR. JAGGI: Uh-huh.

24 MS. KELLY: They were actually going down to 31.

25 So this makes it somewhat consistent across the

1 board with churches and synagogues and -- who also have
2 schools within their institutions, and with the public
3 schools and the private schools would be able to benefit
4 from this as well.

5 MR. JAGGI: Yeah, thank you, Whitney.

6 I hope that clarifies it, Mr. Streiler.

7 Okay. Well, let's -- let's keep moving. We can
8 always come back to these later after we're done.

9 The other amendment that we have relates to
10 occupancy and limits for group homes. And if you've been
11 on the Commission for a while, and some of you have
12 certainly been on the Commission for a long period of
13 time, we've had some other amendments for group homes to
14 be consistent with state law and fair housing, and this is
15 really another amendment to be consistent and be
16 appropriate for fair housing concerns.

17 Right now how we define group homes, we state
18 there's a limit in terms of the occupants of a single
19 family residence as used as a group home where the maximum
20 is eight people, and up to two house parents can be -- can
21 be in the unit at any given time.

22 The issue, and we reference state law that also
23 says that, as you can see here, that's being -- being
24 eliminated.

25 The concern that we have on the local level with

1 applying this provision is that we don't have such
2 restrictions for, you know, single family residences that
3 aren't group homes.

4 And to be fair, we should be treating all
5 residences, whether they're group home or single family
6 homes, since they're allowed, the state says we have to
7 allow them in Single Family Districts, then -- then we
8 should really be treating them the same -- excuse me --
9 with respect to occupancy.

10 So how we deal with occupancy right now, based
11 on our latest adopted residential building code, is we
12 define occupancy limits based on the number of bedrooms in
13 a home and the size of those bedrooms and that sets your
14 occupancy load.

15 So this amendment would eliminate the maximum
16 residences and caretakers, and we would default by
17 following our normal occupancy requirements as found in
18 any other dwelling unit.

19 Now that's not to say that the state licensing
20 agencies may have their own requirements as part of their
21 state license, and that's their -- but in terms of our
22 restriction, we would not have a maximum occupancy other
23 than the normal occupancy requirements for any single
24 family home.

25 And so these -- these amendments essentially

1 speak to that.

2 CHAIRMAN KISTNER: Jason, if the -- if the Creve
3 Coeur occupancy standards were more restrictive than the
4 state, would the Creve Coeur standards prevail?

5 MR. JAGGI: I'm going to let Mr. Lumley chime in
6 on that, but I believe that we would -- we would be able
7 to enforce our limit because it's applied uniformly.

8 However, if there is a conflict with state law,
9 and the state law would allow more of a number, perhaps,
10 that would overrule ours, but I'd like Mr. Lumley to chime
11 in on that.

12 MR. LUMLEY: No, that's correct.

13 And we had an application, I don't think it went
14 through, but they had found a very large home and were
15 questioning our limits.

16 And these limits that you're seeing lined out,
17 the eight people and two house parents, that's -- that
18 comes from the state statute, but they -- this
19 applicant -- or potential applicant demonstrated to us
20 through case law that it's not really a valid restriction.
21 And we looked more to what just the health and safety
22 limit of there have to be, you know, enough sleeping
23 space, you know, for human beings, basically.

24 And so that's -- that's what we're going to. So
25 we probably can't be more restrictive than the state in

1 general, but I wouldn't expect the state to be allowing,
2 you know, closets to be used as bedrooms.

3 So, you know, I think this gets rid of an
4 arbitrary limit and recognizes that, you know, one house
5 might only be suitable for four people and another could
6 be for fifteen.

7 CHAIRMAN KISTNER: Okay. Thanks.

8 MR. JAGGI: Are there any other questions on
9 that -- on that topic?

10 Okay. So then we'll continue on here.

11 So this is the amendment that we had talked
12 earlier with you about in a work session format based upon
13 feedback that we received from a couple of residents who
14 were having difficulty meeting our site coverage
15 requirements.

16 So what we did here based on -- it sounded, at
17 the time, it appeared that the -- the Commission was
18 interested in considering additional allowances based on
19 certain site features, namely, an engineered gravel
20 system. And you may recall that that's a system where you
21 can have a gravel surface, but it's engineered with
22 grates, if you will, to -- to maintain that -- that gravel
23 within, so it doesn't run off and so forth, and so that
24 adds permeability to the site.

25 So we have included that in here as -- as an

1 engineered gravel system with decorative surface shall be
2 included in the same manner as a permeable paver system,
3 so we're going to treat them the same.

4 But we did feel it's important that they
5 certainly be engineered systems like those permeables
6 other systems are, and that the surface is not just a
7 traditional, you know, limestone or a minus gravel, that
8 it's actually -- has a decorative gravel on the surface.

9 And then that would be counted at 50 percent of
10 the area of the total area of that -- that feature.

11 Second to that is feedback that we received
12 where a consideration should be given if there's an
13 elevated deck that has open slats that allows water to
14 drain through it, and then underneath of it there's
15 permeable surfaces such as grass, rock and landscaping,
16 that that should also be a consideration for allowing an
17 increase in coverage that would not count against the
18 homeowner.

19 And so what we're proposing, if we want to move
20 in the direction of both of these, that that also be
21 counted at 50 percent.

22 And the reason why we're looking at 50 percent
23 is because we do have some concerns with -- with some of
24 these allowances, as we've talked about before.

25 The concerns are that, you know, we're creating

1 a lot of exemptions to our -- to our ordinance. So as we
2 go through this list, in order to calculate site coverage,
3 we've got to look at all these different things and come
4 up with an equation that a -- or a formula or a
5 calculation, rather, that -- that speaks to all of this.
6 And that can be kind of cumbersome for the user as well as
7 staff. So I certainly wanted to pass that information on
8 to you for consideration.

9 And then also to remind you all that site
10 coverage is not just for stormwater reasons. We have a
11 separate stormwater code that addresses how we do that.
12 It certainly has a benefit, but it's not exclusive to
13 dealing with stormwater issues. So permeability and
14 whatnot. That's not the only reason why we have it.

15 Some of the other reasons are to just limit
16 hard-scape and structures on a lot. And those certainly
17 include decks, for example, that is a structure in our
18 code, you know, more purely, I guess, speaks to limiting
19 the build-out of a property like that.

20 And, really, it's to preserve the community
21 character of Creve Coeur, which values green space and
22 open space and so forth.

23 So I just want to point that out that, you know,
24 as we make these changes we need to remember, you know,
25 the reasons behind these regulations, and that we can

1 certainly consider further exemptions, but -- but don't
2 lose sight of the big picture when we do that.

3 And also the Creve Coeur 2030 Plan does include
4 a strategy that we have addressed that speaks to the
5 permeable pavement, setting limits on that, which we have
6 already done.

7 So we already did amend the code earlier, a
8 couple years ago, to allow permeable surfaces such as
9 pavers, asphalt, permeable asphalt and permeable concrete,
10 what have you, to encourage that use, but to count it at
11 50 percent.

12 So we kind of already did that, and I don't
13 believe the plan allowed, you know, consideration of
14 gravel or other things, but, anyway, just some perspective
15 on that.

16 We also may need to look at some other
17 provisions of the code as we continue to review this
18 exemption because we have other areas of the code, such as
19 this one, 405.660(B) parking or storage of vehicles that
20 states a vehicle may only be parked or stored on an
21 improved surface. And under the definition of terms,
22 off-street parking is defined as a permanently surfaced
23 parking area enclosed or unenclosed connected by a
24 permeably surfaced driveway to a street or alley. So
25 there can be a question, you know, does a gravel meet that

1 requirement.

2 So if you wanted to, you know, move in this
3 direction, we may need to look at some other areas of the
4 code and make sure everything is aligning correctly.

5 So with that we -- again, if you wanted to move
6 forward with these additional exemptions, I wanted to give
7 you some other perspective on that just for your
8 consideration. But if we do move forward, this is our
9 suggested language to look at our -- also this Section
10 405.81082, which talks about design and maintenance
11 standards for off-street parking, that we would allow the
12 engineered gravel systems only for residential use, in
13 accordance with manufacturer requirements, and we're cross
14 referencing how we define site coverage for single family
15 residential.

16 So I would ask for your comments on that to
17 determine how we would like to move forward.

18 CHAIRMAN KISTNER: I don't have any issues or
19 questions with that.

20 Does anyone else?

21 MR. ROVAK: No. I think -- I think it's
22 positive change. Incorporates a lot of issues that we've
23 had to deal with, so it's good to see this taken into
24 account like this.

25 MR. CARNEY: I had one question.

1 Would -- would all this be handled at the staff
2 level where you could review a project, or would some of
3 this need to come before the Planning and Zoning?

4 MR. JAGGI: No, this would all be at the staff
5 level, so when homeowners come in or contractors come in
6 on behalf of homeowners that are proposing residential
7 project, we always ask them, you got to provide us with
8 your site coverage in accordance with the zoning
9 ordinance, so this is the information we give them in
10 order to make that calculation.

11 So it's primarily a staff administrative -- you
12 know, administrative function.

13 MR. CARNEY: Okay. Thank you.

14 MS. KELLY: I would just like to point out, just
15 to be clear, that these allowances are allowed for
16 just single family residential properties, which is -- and
17 not allowed for the commercial uses on -- in residential
18 districts, which is why we felt the need to increase the
19 site coverage for schools and churches, because they are
20 not given these types of allowances that residential
21 properties are also given.

22 So I just wanted to point out that connection.

23 That's it.

24 MR. JAGGI: Thanks, Whitney.

25 Okay. Hearing no further comments, we can

1 continue on here.

2 Chimneys. This is another recent item that
3 you've reviewed.

4 Chimney height exceptions. Right now Section
5 405.620(A)(2) limits heights of chimneys. But if you want
6 to exceed the height in terms of the -- the building
7 height limitations per the zoning district, you have to
8 come to the P and Z and get approval for that if it
9 exceeds the normal building height of the district.

10 What we've done is since -- since there are
11 building code requirements that may come into play that
12 actually require the chimney to be higher than the
13 structure, we have amended the code to allow that -- allow
14 that additional height that meets the minimum requirements
15 of the building code.

16 So, if an applicant is proposing a chimney and
17 everything else looks fine, but the chimney's got to be a
18 little bit taller than the structure for building code
19 reasons, this would allow that. But if they're going
20 beyond the minimum requirement of the building code, then
21 it would still continue to come back for P and Z review.

22 So you have some protection there that, you
23 know, somebody is not going to propose this outlandishly
24 high out of place chimney. If they were, they would have
25 to come to you and provide a reason and get that approved.

1 Otherwise, if they're just meeting the minimum
2 height requirement of the building code to do it, that
3 would be allowed for staff review and approval.

4 And, again, we -- we dealt with this recently in
5 a couple applications.

6 CHAIRMAN KISTNER: Right.

7 MR. JAGGI: Okay.

8 CHAIRMAN KISTNER: Sounds good.

9 MR. JAGGI: Yeah.

10 All right. Fences. Another favorite topic of
11 ours.

12 So, we, again, we -- we revised this a couple
13 times in the past, unfortunately, we still feel like
14 there's a little bit of clarity that needs to be made to
15 our ordinance.

16 So just for review, I'm going to turn this over
17 to Whitney. She is -- she's our fence expert, and she can
18 describe some of the changes, but, essentially, it
19 clarifies what projects need to come to P and Z, and then
20 what projects staff can approve.

21 So, Whitney, do you want to go through this?

22 MS. KELLY: Sure.

23 So prior to 2010, all fences within the area
24 equivalent to the front yard setback required Planning and
25 Zoning Commission approval.

1 In 2010 there was a pool that backed up to a
2 street, and in order to comply with the building code
3 regulations for a pool barrier, it needed approval at the
4 Planning and Zoning Commission for just the fence.

5 Therefore, we sought a text amendment that if
6 it's a pool barrier and it meets the open slatted wrought
7 iron style and it's set back 15 feet, then staff can
8 approve it.

9 In 2017 we sought approval for if it's to the
10 side or to the rear and it's in the area equivalent of a
11 front yard setback that staff would have the right to
12 approve a fence provided it's set back 15 feet from the
13 property line, a maximum of 4 feet tall and an open slat
14 wrought iron style similar to what is allowed for a pool
15 barrier fence.

16 We think that there was some loss of translation
17 with all of this text amendment, so we had reviewed the --
18 lots of the strike throughs of the staff report from those
19 prior times. So some of that requirement got lost in
20 translation to the current regulations, so we're just
21 seeking some clarification, as we had with recent
22 approvals.

23 It is the fence within the area equivalent to a
24 front yard setback that's to the side or the rear, staff
25 can have approve -- can approve at staff level the 4 foot

1 tall wrought iron style provided setback is 15 feet.

2 Any other design, location, within that front --
3 front yard setback requires Planning and Zoning Commission
4 approval.

5 Along with should the fence go in front of the
6 home, any gates or columns, that still requires Planning
7 and Zoning Commission approval.

8 Outside of the front yard setback a fence can be
9 6 feet tall and go to the property line, but it's just the
10 area within the front yard setback that requires
11 additional review per the requirements by the Planning
12 and Zoning Commission, so we just wanted to make that more
13 clear.

14 MR. STREILER: Whitney, can you, by way of
15 example, can you see to the last fence that we approved,
16 and based on what our final motion was, would that have
17 had to go to Planning Commission had they made the changes
18 that we suggested?

19 MS. KELLY: That still would have had to go to
20 the Planning and Zoning Commission because it was not --
21 it was a solid wood fence that they were proposing.

22 MR. STREILER: Wasn't wrought iron?

23 MS. KELLY: Right.

24 And it was, you know, they initially wanted
25 6 feet. I did give them the option of coming -- of the 4

1 foot tall wrought iron style, 15 feet back, but they
2 wanted to try to get the 6 foot tall at the property line,
3 which the -- you all did not agree with.

4 I think even some of the Commission Members had
5 said, well, can we only approve a 15, 4 foot tall
6 anywhere, so we're just trying to clarify that language,
7 so.

8 MR. JAGGI: So the effect of this, Whitney, if I
9 could summarize, is that any fence that is not 15 feet
10 from the property line and 4 feet in height and open with
11 a decorative wrought iron style fence, anything beyond
12 that will be coming to P and Z for review and approval?

13 MS. KELLY: Correct.

14 So we did have, it was last year, I believe, we
15 did have an application that one of the open style wrought
16 iron fence, but he wanted it 12 feet from the property
17 line. So that didn't require your approval at that point.

18 Some people, you know, are willing to negotiate
19 and work with the Commission very well. But it's anything
20 outside of 15 feet from the property line, open wrought
21 iron style and a maximum height of 4 feet tall.

22 Everything else would require your approval.

23 MR. JAGGI: So it's no change to what we've been
24 doing, it's just clarifying, that's how --

25 MS. KELLY: The language.

1 MR. JAGGI: Yes.

2 MS. KELLY: Correct.

3 MR. JAGGI: All right. It sounds like
4 everybody's okay with that. Then we'll continue on.

5 Thanks, Whitney.

6 The last item that we have is -- is for minor
7 site plans. And this is something that -- that we'd like
8 you all to take a look at as well.

9 So right now our ordinance says -- again, we
10 have different types of site plans. We have a minor site
11 plan, which is, as the name suggests, it's for minor site
12 changes or minor changes to the appearance of -- exterior
13 appearance of a building that affect, you know, the
14 overall visual aspect of the site. Generally, that's --
15 that's under 5,000 square feet.

16 And then we have, you know, a regular site plan,
17 which is, you know, more intense, lot of times with new --
18 brand new buildings or very significant alterations to the
19 site.

20 And then we have concept plans, which are meant
21 for larger campuses, such as hospitals or universities,
22 whereas, a concept plan that's valid for eight years and
23 it shows all the campus and what they're going to do now
24 and what they may be coming forward with in the future.

25 But what we're -- what we want to kind of

1 clarify is there's this provision here in the code right
2 now for minor site plans that requires any -- any change
3 or any -- any addition of a impermeable surface in excess
4 of 500 square feet that would require P and Z review.

5 So 500 square feet, anything -- if you're adding
6 impermeable surface to a -- to a site, commercial site,
7 500 square feet or more, you got to get the minor site
8 plan approved by P and Z.

9 And we -- we think that's a little too low.
10 That the threshold is very low, and that may require
11 additional reviews beyond what P and Z would normally want
12 to look at.

13 So we have not always been strict on this in
14 terms of the staff interpretation. What we really do is
15 look at is what's the significance of the -- of the
16 alteration, rather than putting a hard number on it. That
17 either, you know, adds significant amounts of pavement
18 that really changes the character of the site, either with
19 pavement or with appearance of a building, and we make
20 that determination of whether it's a staff review approval
21 or whether it needs to go to P and Z.

22 So if we continue on with that approach, we're
23 suggesting these changes. And I want to note here these
24 changes I'm showing on the slide are different from the
25 version that you have in your packet.

1 So, further concern is after the packet went
2 out, Whitney and I have been talking, it's like, you know,
3 this whole section here just -- it's just kind of
4 problematic because we understand what it's trying to say,
5 but it doesn't really say all that -- all that well.

6 So right now you can see here it says minor site
7 plan shall be required for the expansion of a permitted
8 use. The change in use to another permitted use, or, and
9 then it goes through all these different scenarios.

10 But if you look at it just on the face of it, a
11 minor site plan should be required for any, you know,
12 expansion of a permitted use.

13 And that could -- that could really apply very
14 broadly. So any permitted use that expands, you got to
15 get a site plan.

16 Well, it may not involve any changes to the site
17 at all, or it may be so minor that, you know, it really
18 doesn't need to come to the Planning and Zoning
19 Commission, it's something that staff can review as part
20 of a building permit or a site improvement permit.

21 So that's a little bit of a concern the way it's
22 been written here.

23 And then, also, it says a change in use to
24 another permitted use.

25 So if you have a bookstore that's permitted, and

1 you're changing it to, you know, a clothing store, that
2 doesn't require a site plan. That's just a change in use.

3 So the key that I'm -- the point that I'm trying
4 to make is a minor site plan is really required any time
5 you're changing the site, and not just any change, what
6 we're trying to achieve here is a change that is
7 significant enough to warrant a visit to P and Z, and
8 require a more significant review by you rather than --
9 than a smaller change that could be handled with -- by
10 staff.

11 And what would significant mean? You know, if
12 they're adding a lot more parking; if they're changing
13 buffers next to residential; if they're changing the
14 appearance of a building that's going to be very
15 noticeable, you know, they're changing materials, for
16 example, from one material to the other, things like that,
17 we would -- we would and we have sent -- sent that to you
18 for your -- for your review and approval.

19 For example, the American Cleaners is one where
20 they're doing a refresh. We've done a lot of these that
21 come to you regardless of whether they're going to
22 increase the site size by 500 square feet or not.

23 So we're trying to bring some clarity to this to
24 make it a little bit more predictable, and so that we can
25 advise clients a little better than -- than what we have

1 written here today.

2 So, Whitney, do you have anything to add to
3 that?

4 MS. KELLY: Yes. So I just wanted to point out
5 is we have a lot of large campuses, Danforth. If they
6 want to come in and do a 2,000 square foot greenhouse
7 addition that's next to the existing greenhouses, we just
8 feel like that shouldn't be significant enough to warrant
9 Planning and Zoning Commission review.

10 So, therefore, we would not like -- you know, it
11 is a delay and it's a process that they have to go
12 through, and, you know, my staff reports are pretty
13 thorough, so it's kind of something that we feel like can
14 be taken off of the Planning and Zoning Commission's
15 plate.

16 Like at the Missouri Baptist, the example that
17 was provided in the staff report, they had just over a
18 thousand square foot concession stand, bathrooms for the
19 softball field, and you all gave us -- we asked for and
20 you all granted us, as part of the review of the concept
21 plan, that we could just approve that at staff level.

22 It's so internal to the site. Whether it was
23 500 or 1,000 square feet was not significant when the
24 overall campus is over 50 acres.

25 So that's why we feel like there are enough

1 protections in the code as there -- as it is, and we do
2 have the discretion, but we -- some of those things don't
3 necessarily need to come to you for review.

4 MR. STREILER: A good example might be that
5 our -- the sundries and druggery site that was approved
6 tonight, you know, that was only 3,000 square foot, so it
7 doesn't hit that 5,000 square foot threshold that staff
8 can still envision doubling that size would change the
9 character.

10 MS. KELLY: Well, that -- tonight was actually a
11 conditional use, so that still does require your review.

12 But should it be -- if it was a permitted use,
13 and they wanted to do a building addition that added
14 3,000 square feet, then, yes, that would be looking at the
15 site impacts that we would want to bring to you for
16 review.

17 Other is not necessarily, you know.

18 MR. STREILER: Have you thought about
19 establishing a threshold for CUPs if they were going to
20 retrofit the site that wouldn't necessarily change the
21 character, would they have to just do a full-blown public
22 hearing and go through the whole rezoning process again,
23 or CUP process, which is, essentially, rezoning?

24 MS. KELLY: I mean, well, that gets into a
25 larger discussion that we are not anticipating with this

1 application. But it could be something for down the road
2 in the future.

3 Where a restaurant that goes into an existing
4 building that's making no changes to the exterior building
5 or the site, and staff can do a review of the parking and
6 it's required, that still takes Planning and Zoning
7 Commission and City Council.

8 Maybe there should be, at some point in the
9 future, staff approval of conditional use permits provided
10 they meet with all the zoning requirements, but that's a
11 larger discussion.

12 With this, we are only looking at minor site
13 plans for right now.

14 MR. STREILER: Well, I think what is key is
15 minor site plans for, what you said, permitted uses. I
16 thought a conditional use permit could be considered a
17 permitted use if it's already permitted.

18 But this expressly does not apply to CUPs, and I
19 didn't see that in our materials. I thought it applied to
20 CUPs.

21 MS. KELLY: No, it does not.

22 So always -- when a business is listed as a
23 conditional use, that still requires Planning and Zoning
24 Commission and City Council review and approval of an
25 ordinance per the standards of that conditional -- for the

1 conditional use.

2 So that is separate -- only for --

3 (Talking over each other.)

4 MR. STREILER: With all the restaurants
5 expanded, you know, for COVID to physically distance, how
6 do they go about that without coming to us and Council
7 when they expand the --

8 MS. KELLY: Well, they just moved -- yeah, the
9 requirement was they had to move the tables outside, so we
10 said that as long as they're not increasing the number
11 of -- and occupancy had to be decreased, per COVID, so we
12 allowed for them to just, as long as they weren't changing
13 the seating, it didn't affect the parking, that we allowed
14 additional outdoor seating to accommodate for that -- for
15 COVID at this time.

16 They were not changing anything within the site,
17 nor changing the requirements of their conditional use
18 permit.

19 So we thought that was --

20 MR. STREILER: I thought you guys
21 accommodating on, but I would challenge that they did --
22 they did change the character by, you know, allowing
23 double, sometimes triple the amount of intensity of
24 outdoor uses than that was there previously, but I'm glad
25 that you guys figured out a way to do that without slowing

1 those businesses down or just making them more
2 disadvantaged outside the plague.

3 MR. JAGGI: Yeah, and to your -- to your point
4 there, Mr. Streiler, we did advise the Mayor and Council,
5 and we did seek their input in terms of allowing, you
6 know, allowing these changes based on what Whitney's
7 describing.

8 And we're probably also going to be looking at
9 whether there's an appetite, you know, to look at more
10 temporary outdoor dining during the winter months because
11 we've been approached by some restaurants who are trying
12 to, you know, install tents and things with ventilation,
13 we think, because of the new public health order in
14 St. Louis County, that -- that, you know, eliminates
15 indoor dining.

16 So we're, you know, be prepared for more of
17 these types of things. But I think we're trying to be
18 flexible, you know, in the environment we're in.

19 And I'll certainly keep the Commission posted on
20 that as well. But it's a good point.

21 But I think the main thing that we're -- we're
22 really trying to demonstrate here is the 500 square feet
23 is really low. I mean that equates to an expansion of a
24 parking area of three parking spaces. And that right
25 there is over 500 square feet.

1 So it's a really low bar, and we're not sure
2 what the right, you know, if we're going to try to put a
3 limit on it, you know, what's the right limit, because
4 it's really almost a decision on -- on the site based on
5 what they're doing, based on whether it needs to come to
6 the Commission for review or not.

7 And there's certain areas that I tried to
8 mention to you that we looked for in terms of do we want
9 to refer this to P and Z or not, even though they may not
10 be needing, you know, the amount of coverage or something
11 like that.

12 MR. STREILER: I think 5,000 might be big or be
13 small for the campuses that Whitney mentioned, but for
14 smaller uses, many of which are -- are probably more
15 willing to expand, and a -- an expansion that would make
16 them bankrupt.

17 What I'm trying to say is this, you know, I
18 think smaller businesses would really like to be able to
19 expand; they may not go 5,000.

20 My point is, I would extend this to apply to
21 uses that may or may not have a CUP, certainly
22 restaurants, certainly retailers, things that sort of pay
23 your -- your, you know, bring City Hall revenue. And I
24 would seriously consider allowing this type of lenience,
25 if you will, to CUPs, and rather than using 5,000, I --

1 maybe a percentage would be more appropriate.

2 If you're speaking truly to character and
3 continuity and all those things, 5,000 square feet, to a
4 building that's maybe 1,000 square feet, is enormous --

5 MR. JAGGI: Yeah, that's a good point.

6 MR. STREILER: -- so to a finished floor area --

7 CHAIRMAN KISTNER: Mr. Streiler, I -- so your
8 point, Todd, I mean that was my thought too, that
9 5,000 square feet is very arbitrary without consideration
10 of what the size of the original property is, so that
11 could be quite large.

12 (Talking over each other.)

13 MS. KELLY: Well, remember --

14 CHAIRMAN KISTNER: It's nothing -- it's like
15 a --

16 MS. KELLY: All right.

17 CHAIRMAN KISTNER: Go ahead.

18 MS. KELLY: 5 -- yeah. It's under 5,000 square
19 feet if it's a -- it's a minor site plan. If it's over
20 5,000 square feet, it's a site development plan.

21 So we're just talking about the area under
22 5,000 square feet. So a smaller site is still limit --

23 CHAIRMAN KISTNER: Right, but --

24 MS. KELLY: -- still limited to site coverage,
25 buffer yard requirements if -- if it's 1,000 square feet,

1 that we feel like it's a significant change, then that's
2 still brought to you for review.

3 It's just applying the 500 feet across the
4 board -- 500 square feet across the board, just saying
5 un -- unnecessary with some of the larger properties.

6 CHAIRMAN KISTNER: Okay.

7 So it would be -- you would still be bound by --
8 if there was a 1,000 square foot property that was still
9 well within the site coverage, and they wanted to go up to
10 5,000 square feet and still be within the site coverage,
11 that would be allowed?

12 MS. KELLY: No, that would be a significant
13 change, so that is just something that Jason and I would
14 have to review.

15 Remember, what we're talking about is it's a
16 significant change to the exterior of the building or site
17 or redevelopment of a site, so if they were suddenly
18 wanting to, you know, paint the whole building pink, we
19 might say -- and we've done that, you know, with the
20 Applebee's had these giant awnings that went all the way
21 up the building, was to be used for advertising, that was
22 a significant change to the exterior of the building.
23 They didn't change any square footage of the site, and the
24 Planning and Zoning Commission requested that the awnings
25 be brought down.

1 So that's -- again, Jason had the American
2 Cleaners thing. They were significantly changing the --
3 the site -- I mean the building, but that still was
4 brought in for your review.

5 MR. STREILER: I would quantify it. To make --
6 to make it kind of more legally defensible and make your
7 job easier, I would quantify it, so you can -- you say,
8 you know, this percentage of the facade, or, you know,
9 this building has been expanded by 20 percent, or this
10 change of use increase a -- increase a need for parking by
11 20 percent. Look at parking; look at, you know,
12 percentage of surface, manipulate it or change or
13 percentage of expansion, then it's quantified, and that
14 way you guys don't have to figure out what's significant
15 or not.

16 MR. JAGGI: Yeah, I think the percentage -- I
17 think that percentage is an interesting point, and it
18 may -- it takes into account the size of the property,
19 whereas, the square footage is just flat across the board,
20 and like we're trying to point out, that creates
21 unnecessary review, we think. But it all -- it's all
22 dependent on the size of the property.

23 But a percentage might work a little better.

24 But just -- just, again, to make sure we're all
25 clear on this, cause it is -- it can be a little tricky.

1 This is for a minor site plan. So a minor site
2 plan right now is between 500 square feet and 5,000. If
3 you go above 5,000 square feet, then it's a regular site
4 plan, it still requires your review.

5 So I just want to make sure, we're not saying
6 with this change that anything under 5,000 would no longer
7 require your review at all. It's still there. It's just
8 we're not trying to pin a number to it because of all
9 these variables that we're trying to -- to tell you
10 occurs.

11 And when we talk about exterior of the building,
12 you know, what's a significant change? We might be able
13 to mention what -- what those include. But we're not
14 saying you can't do any of that. We're just saying the
15 process is different to get that approval rather than
16 staff.

17 CHAIRMAN KISTNER: But, Jason, how can 5,000 not
18 be an arbitrary number based on the, you know, the
19 property that we're applying it to?

20 MR. JAGGI: Right. No, I'm not debating that.
21 I'm saying just that -- that's the structure we have now
22 for all -- that's the structure that we use for site plan
23 review.

24 So it's not just in the minor site plan, it's --
25 that's when you get to 5,000 square feet or more, then

1 you're in the regular site plan.

2 And there are some things that are attached to
3 that, so, for example, minor site plans aren't reviewed at
4 Council typically at all unless they're a part of a
5 conditional use, which we kind of got into a little bit.

6 But any conditional use permit, whether they're
7 site changes or not, still requires your review,
8 regardless. We don't have a procedure for an
9 administrative approval of a conditional use permit. We
10 don't have that.

11 We may want to look at reducing, you know, what
12 requires a conditional use permit, and just make them
13 permitted, but that's a whole other exercise, but.

14 So, we have different stages of what we call a
15 site plan review; minor, regular, and then like I said,
16 the conceptual.

17 So we would -- if you guys are interested in,
18 you know, why are we coming up with 5,000, we -- I think
19 we need to go back and really analyze that a lot more than
20 making what we were thinking is -- is kind of a quick
21 change here.

22 Because what we're showing here, besides the
23 reduction of A and B, what we're looking at on -- on C
24 here is to take it back to what it used to be before it
25 was made kind of arbitrarily, we agreed to this 500 square

1 foot rule.

2 CHAIRMAN KISTNER: And it makes perfect sense if
3 we're talking about Monsanto --

4 MR. JAGGI: Yeah.

5 CHAIRMAN KISTNER: -- but not necessarily --

6 MR. STREILER: Bayer.

7 CHAIRMAN KISTNER: -- something that is a much
8 smaller piece of property.

9 MR. JAGGI: Yeah, we can --

10 CHAIRMAN KISTNER: I'm sorry Bayer. You're
11 right.

12 MR. JAGGI: If there's some -- if there's a
13 desire of the Commission for staff to look at a
14 percentage, you know, that might be a -- a better unit of
15 measure to apply here.

16 But we would -- we -- but what I'm trying to say
17 is we can't do that just for minor site plans, we'd have
18 to look at our whole code with how we apply -- how we
19 categorize all the levels of site plans, cause they're not
20 based on a percentage right now, we'd have to change all
21 that.

22 CHAIRMAN KISTNER: Right. Right.

23 And I -- and I think that probably does make
24 sense, you know, that minor for one property is not minor
25 for another, so.

1 MR. JAGGI: I mean maybe it's 25 percent.
2 Anything above that 25 to 50 requires a minor site plan;
3 50 and above requires a regular full-blown site plan, you
4 know, but we can certainly look at it, I'm just throwing
5 it out there, but maybe that's how we structure --

6 CHAIRMAN KISTNER: And I don't know, 15 maybe, I
7 don't know, I mean it's --

8 MR. JAGGI: Well, we can show you examples --

9 CHAIRMAN KISTNER: I'd have to --

10 MR. JAGGI: Yeah, we could show you examples of
11 what, you know, take a couple sites. If you add, you
12 know, 15 percent of site coverage, this is how that could
13 show up.

14 MR. CARNEY: Jason, just for --

15 CHAIRMAN KISTNER: Yeah. I -- I --

16 MR. CARNEY: -- reference, like we had to look
17 at that beauty salon and the parking lot, would that be
18 something that might fall under this kind of a -- of -- of
19 plan where that, it, basically, was pretty
20 straightforward, it was just expansion of parking lot?

21 MR. JAGGI: Yeah, but that -- that -- that, if
22 we're looking at a percentage of the site, that, you know,
23 that would be pretty high because it's a small site and
24 they're, you know, they're so many site coverage and
25 everything, but as a percentage of the site they were

1 adding a fair amount of coverage. But in terms of the --
2 the actual square footage of coverage, it wasn't all that
3 great.

4 MR. CARNEY: I had one other question, and I
5 don't want to sidetrack us, but what is the policy for
6 someone who wants to paint a building, significantly large
7 building, does that come up to review by you guys or does
8 anybody --

9 MR. JAGGI: Right.

10 MR. CARNEY: -- even look at that?

11 MR. JAGGI: No, well, okay, so that is an
12 interesting point.

13 I would say, essentially, how I have viewed that
14 in my time being a city planner, and there may be
15 differences, and Whitney may -- may say that, you know,
16 that's been a different practice, but, typically, the
17 Planning and Zoning Commission does not review paint
18 color.

19 You just -- we don't send anything to you if
20 painting is the only thing they're doing.

21 Now, if it comes along with other changes, you
22 know, they're adding a new entrance feature, they're doing
23 other things, and they're changing the paint, well, then
24 that kind of gets wrapped in the whole discussion because
25 it's part in parcel of the whole review.

1 But if a building is just changing paint colors
2 from a light gray to a beige, we wouldn't require your
3 review on that. In fact, we have that going on right now
4 on North Ballas with the Plaza Shops, it used to be a
5 beige and now it's light gray, and we have not required
6 any approvals for that because it's just painting.

7 MR. CARNEY: The project I was thinking of is we
8 looked at that Post Bar that were going to do some changes
9 in their signage, and then all of a sudden they like
10 painted the whole top half of the building and --

11 MR. JAGGI: Right.

12 MR. CARNEY: -- and I just wondered if that was
13 something you looked at or nobody had to look at that.

14 MR. JAGGI: Yeah, we didn't require P and Z
15 review. And I will tell you that we did talk to them
16 about that. We suggested that, you know, they look at
17 more of a maroon color. They said they would. But,
18 again, I said, you know, it's paint and we really don't
19 have any type of requirement for just paint.

20 But I will say that that color is not exactly
21 what I was expecting it to be. I thought it would be a
22 little bit darker.

23 But that's paint. It can vary, just on a little
24 bit of a difference of a shade can make a -- can make a
25 little bit of a difference.

1 But, again, we have not typically required just
2 painting to come in for approval.

3 MS. KELLY: The painting has been difficult.

4 There have been times where we have taken it to
5 the Planning and Zoning Commission.

6 If you remember, the building across the street
7 from the Government Center where they wanted to paint all
8 of the brick a gray color, we brought that to you for
9 review.

10 Sometimes we drive by a building, and we're
11 like, oh, it's been painted. Well, building code, you
12 know, nothing was indicated on the building permits that
13 they were going to paint the building. Building code
14 doesn't require a permit for just paint. So sometimes
15 it's hard to catch.

16 If they were to say, hey, we want to paint, you
17 know, I want to open up a Hello Kitty House, and paint the
18 whole thing, you know, Hello Kitty, then, yes, we would
19 say that -- if that would be a significant change to the
20 exterior of the building.

21 When it go from a gray to a beige or vice versa,
22 you know, we kind of want to let that go.

23 So there's been, under different directors, it's
24 kind of been however it's presented to us, whether or not
25 we want to bring it forward for your review and whether it

1 considers it a significant change.

2 MR. JAGGI: Yeah, my -- my take on that is that,
3 you know, it's awful difficult to provide design criteria
4 based on a shade of paint. And it's very subjective and
5 it's hard to regulate.

6 (Talking over each other.)

7 MR. STREILER: Review paint colors, we don't
8 want --

9 MR. CARNEY: (Indiscernible) I agree, I'm just
10 glad that --

11 MR. STREILER: You guys take care of the colors.
12 (Talking over each other.)

13 MR. CARNEY: (Indiscernible) I just want to make
14 sure --

15 MR. JAGGI: Yeah.

16 MR. CARNEY: -- the staff's looking at things
17 like that.

18 MR. JAGGI: We are, but it's --

19 MR. CARNEY: I don't want to sit here and pick
20 paint colors either, but --

21 MR. STREILER: Yeah, that falls under a minutiae
22 site plan.

23 MS. KELLY: Yeah.

24 MR. JAGGI: Well, it is --

25 MR. CARNEY: Yeah.

1 MR. JAGGI: -- in some regards --

2 MR. CARNEY: It's just sometimes we get so
3 caught up looking at these new -- new buildings and the
4 colors and everything, and then, you know --

5 MR. JAGGI: Yeah.

6 MR. CARNEY: -- they get painted and a year
7 later it sort of beats --

8 MR. JAGGI: Well, it's just paint, like on The
9 Post, that can easily be changed, it's just paint.

10 And, Whitney's, right, I mean there's no permit
11 for any of that. There's nothing that would trigger it
12 necessarily, but on the other hand, you could say, hey,
13 that's a significant visual change, we should look at
14 that. But it's just a difficult subject to try to
15 regulate paint colors like that.

16 MR. CARNEY: Yeah.

17 MR. JAGGI: It's tough.

18 So that's why I would just as soon be consistent
19 and say if that's all you're doing, I can provide some
20 suggestions, but ultimately it's just paint.

21 CHAIRMAN KISTNER: All right. So getting back
22 to our text amendments, it sounds -- I didn't hear a lot
23 of disagreement with any of them except for that last one
24 on the minor site plan, and we might want to ask the staff
25 to -- to look at maybe looking at percentages or something

1 like that.

2 Is there any other discussion that parts of --
3 first of all, am I correct that that's the only one that
4 we are, you know, think we would want some more staff
5 consideration of?

6 MS. KELLY: Well, if I could just bring up
7 something.

8 If we are going back to look at more
9 consideration and more detail, can I just get a feel of
10 how you feel, like we're providing a lot of variance into
11 the overall site coverage for single family residential.

12 Would you, if we're going to take the time, do
13 you want us to consider, instead of having all of these
14 like a paragraph definition that I'm going to have to read
15 off three or four times a day, do we want to just see
16 about increasing site coverage across -- within each of
17 the districts and leave the site coverage definition a
18 more simpler definition?

19 MR. STREILER: Whitney, how about this. I would
20 say, enthusiastically, yes. But, perhaps, an angle I
21 would recommend is providing alternative ways of complying
22 with that. Do you follow me?

23 Like if you do this, that and the other, you can
24 have up to -- I don't think we want 50 percent. But in a
25 residential neighborhood, if they have indigenous --

1 indigenous plantings, if they have a rain garden, if they
2 have some really high quality, you know, 40 percent, or
3 let's say 70 percent pervious lot coverage, maybe you'll
4 let them go with a little bit over 25 percent impervious.

5 MS. KELLY: Well, I -- I was -- I think that's
6 what we provide for now.

7 Our stormwater regulations do state, I mean that
8 was adopted, that for even on single family homes that
9 they have to keep the water quality on their site.

10 So what we're saying is is if you provide --
11 have impermeable surfaces, you can go 50 percent of that
12 square footage, can go up higher.

13 I just -- so if I -- I was just asking about
14 whether or not instead of having all those things, if we
15 wanted a more simpler approach --

16 MR. STREILER: Are we talking about --

17 (Talking over each other.)

18 MS. KELLY: -- but saying you like it the way it
19 is, we -- we would move forward with it as proposed.

20 MR. STREILER: What's on the docket tonight is
21 limited to schools, is that right?

22 MS. KELLY: No.

23 MR. STREILER: No.

24 MS. KELLY: That's a different topic.

25 What's on the docket regarding --

1 CHAIRMAN KISTNER: No, we're talking --

2 MS. KELLY: -- site coverage was for single
3 family residential homes that would allow for 50 -- that
4 currently allow for 50 percent of impermeable surfaces to
5 be -- to allow for a bonus of site coverage.

6 They were then -- what's being suggested as part
7 of this review, is that we allow the gravel and we allow
8 for decks to be also --

9 MR. STREILER: Right.

10 MS. KELLY: -- counted at 50 percent.

11 MR. STREILER: I'm sorry. I had to let my dog
12 out and I missed that, but I did read it in the staff
13 report.

14 So you're allowing single family residential
15 homes in a residential district to go up to 50 provided
16 they do some other things?

17 MS. KELLY: No.

18 I mean it could -- in theory, it could allow for
19 it to be.

20 Right now the definition of site coverage
21 allows -- allows exclusions for a pool and 4 feet of
22 decking around a pool for sidewalks. If you use
23 impermeable surfaces, 50 percent of that is counted
24 towards coverage; 50 percent is not.

25 The proposal is to allow for decks to count for

1 50 percent, a bonus coverage.

2 So, in theory, with all of these exclusions, you
3 can allow gravel, it's also including gravel at
4 50 percent, so, in theory, if you have a home and you have
5 the whole driveway is a permeable pavement, then, yes, it
6 may appear to be 50 percent covered when our calculations
7 allow for other -- since it's under.

8 MR. STREILER: Yeah, I'm sure this has taken a
9 lot of staff, so -- the staff's time trying to review
10 stuff and trying to find a way to comply with that
11 25 percent as people want to expand and then stuff.

12 So I think you've -- you've taken a real
13 positive approach to -- to making it, you know, allowing
14 more things and allow more creative -- creative use of the
15 site.

16 I personally can't think of anything else you
17 could do, unless you can, you're the one that has to
18 review this stuff every day.

19 MS. KELLY: That's true. So --

20 MR. STREILER: I mean we don't have many green
21 roofs, but you didn't have that, I don't know.

22 MS. KELLY: Right.

23 MR. STREILER: Solar, wind, maybe allow them
24 too, I don't know.

25 MS. KELLY: Just move forward with the proposal

1 as written?

2 MR. STREILER: Yeah. And that would apply to
3 single family homes in a residential district or -- and
4 anything other than schools and churches, which already
5 are given, carte blanche, 50 percent lot coverage under
6 the latest amendments -- or proposed amendments.

7 MS. KELLY: Correct.

8 The site coverage for non-residential buildings,
9 any driveway, whether it's permeable or not, is counted
10 towards coverage.

11 We do allow for the exclusion of patios and
12 pedestrian walkways, but, generally speaking, any other
13 hard surface is counted for coverage in all of the
14 commercial properties.

15 MR. STREILER: I would say they -- they have the
16 same limitations as the churches and the schools. That I
17 would recommend you include those, and give them the same
18 waivers or -- or -- that you would give residences.

19 MS. KELLY: The concern over the -- they're
20 allowed to go already up to 63 or 70 percent in site
21 coverage. So they're allowed, by -- by the nature of the
22 use, additional coverage than a residential district.

23 MR. STREILER: What if they're in a residential
24 district?

25 I was referring to a non-residential -- a

1 residential -- a non-residential use in a residential
2 district.

3 MS. KELLY: So you would like us to consider the
4 50 percent coverage allowance for like Creve Coeur Racket
5 Club or something like that, cause those -- that's the
6 only other --

7 MR. STREILER: Yeah.

8 MS. KELLY: -- or the Elks Lodge or something
9 like that?

10 MR. STREILER: I would say so. Especially if
11 they have a large, you know, bucolic site, I don't see why
12 not.

13 Was there any reason to not include them?

14 MS. KELLY: They don't generally generate the
15 required traffic or the -- the amount of structure or site
16 that a school or a church would require or synagogue.

17 MR. JAGGI: Well, part of the thinking is we
18 have to accommodate religious institutions in residential
19 districts, and, you know, public schools.

20 So we kind of recognize where we have to
21 accommodate them. And the base zoning district
22 limitations is -- is pretty onerous, and, you know, they
23 probably don't comply anyway to that, so that was the
24 thinking.

25 Beth, I don't know if we wanted to go through

1 each one of these changes to -- or just synthesize what
2 additional information you all want us to come back with,
3 or maybe just kind of summarize where we're at with the
4 body of the amendments?

5 CHAIRMAN KISTNER: So what do you all think?

6 Do we -- are we ready to vote on -- I think,
7 again, I think minor site plan we had some, you know,
8 question that we'd like staff to look at some more.

9 Todd's brought up a question about another.

10 Do we want to take this whole package for
11 another meeting, or are we ready to, you know, vote on
12 most, if not all, and -- and then just bring a few of them
13 back?

14 MR. ROVAK: I think the only thing that was
15 hanging was the -- the question of using a percentage. I
16 think everything else, we're all, I thought, we were kind
17 of all on board with.

18 MS. KELLY: So, let's --

19 CHAIRMAN KISTNER: Well, that's in the site
20 plan, so, but Todd was bringing up a different one.

21 And, also, are we in a public hearing?

22 MR. LUMLEY: Yes.

23 MS. KELLY: Yes.

24 MR. LUMLEY: We are.

25 CHAIRMAN KISTNER: Sorry. I'm losing track.

1 MR. STREILER: Continue it. Continue the whole
2 thing.

3 MR. LUMLEY: So my -- my recommendation, for the
4 efficiency of the future City Council consideration, is
5 that you do this all at once, you know, and if you need
6 another meeting to do that, that's perfectly fine, but
7 not -- not hit the Council with two separate, kind of
8 clean-up --

9 VOICE: Yeah.

10 MR. LUMLEY: -- zoning amendments for them to
11 have to handle at different meetings.

12 But you should see if there's anybody in the
13 audience, you know, that wants to comment tonight.

14 But, certainly, we would keep the public hearing
15 open because some changes might be so substantial that
16 they might invite public comment.

17 CHAIRMAN KISTNER: Okay.

18 Is there anyone that's in the public who would
19 like to speak to this tonight?

20 If not, do we have a motion to continue this
21 until the next meeting?

22 MR. STREILER: I'll make a motion to continue
23 this to the next meeting.

24 MR. CARNEY: Second.

25 CHAIRMAN KISTNER: All in favor?

1 (All responded aye.)

2 CHAIRMAN KISTNER: Do we want to -- Jason, I --
3 we -- we -- so we continued this for now, but do we
4 have -- do you have enough direction for like looking into
5 a few more items before bringing this back?

6 MS. KELLY: Uh-huh.

7 MR. JAGGI: Yeah, I think we -- and I appreciate
8 the discussion, this has been very helpful.

9 We were hoping that this would generate
10 discussion. We certainly got it tonight. So, yes, I
11 think we have enough direction. We'll come back with some
12 further revisions. We'll look at how we treat site plans,
13 and we'll go through that in a little more detail at the
14 next meeting.

15 CHAIRMAN KISTNER: Okay.

16 Are there other -- so for -- hearing is
17 continued for now.

18 (At 9:15 p.m. the Public Hearing was continued
19 until December 7th, 2020.)

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1 MONDAY, DECEMBER 21, 2020

2 (CONTINUATION AND CONCLUSION OF PUBLIC HEARING)

3 CHAIRMAN KISTNER: Okay. Good evening. Welcome
4 to the Planning and Zoning Commission meeting for the City
5 of Creve Coeur, Monday, December 21st, 2020.

6 We will start with our call to order.

7 Mr. Carney?

8 MR. CARNEY: Present.

9 CHAIRMAN KISTNER: Ms. Hall? I think she is not
10 present yet, but I'll announce her when she comes in.

11 Mr. Myers?

12 MR. MYERS: Present.

13 CHAIRMAN KISTNER: Mr. Rovak?

14 MR. ROVAK: Present.

15 CHAIRMAN KISTNER: Mr. Potashnick?

16 MR. POTASHNICK: Present.

17 CHAIRMAN KISTNER: Mr. Streiler?

18 MR. STREILER: Present.

19 CHAIRMAN KISTNER: We have City Attorney, Carl
20 Lumley?

21 MR. LUMLEY: Present.

22 CHAIRMAN KISTNER: Director of Community
23 Development, Jason Jaggi?

24 MR. JAGGI: Present.

25 CHAIRMAN KISTNER: Our City Planner, Whitney

1 Kelly, is not here this evening.

2 And then also Planning Assistant and Recording
3 Secretary, Jessica Stutte?

4 MS. STUTTE: Present.

5 CHAIRMAN KISTNER: I want to note that Muriel
6 Hall has joined the meeting.

7 All right, then we will move on to our second
8 item on the agenda, which I'm going to suggest is going to
9 have a limited timeframe, since it's already 8:30.

10 It is a Public Hearing, Application No. 20-035:
11 Text Amendments to the City's Land Use and Development
12 Ordinances Regarding Development Standards in Residential
13 Districts.

14 Anybody who is going to speak to this matter, I
15 think you probably should present -- be sworn in.

16 (Mr. Jaggi was sworn in.)

17 MR. JAGGI: Ms. Kistner, are you ready for me to
18 begin on this item?

19 CHAIRMAN KISTNER: Sorry. Yes, of course.

20 MR. JAGGI: Okay.

21 CHAIRMAN KISTNER: Go ahead.

22 MR. JAGGI: I just wanted to be sure.

23 So this was a --

24 CHAIRMAN KISTNER: My dogs were barking, so I
25 went on mute, so.

1 MR. JAGGI: Oh, okay. Got you.

2 This is a continuation of the text amendment
3 that was first discussed with the Commission back in
4 November, November, I believe it was the 16th, is when
5 this was in front of you originally.

6 It was on the agenda for the 7th, and then the
7 application in front of you, you know, took a long time,
8 so it was rolled over to this meeting.

9 So back in November, I believe the Commission
10 was -- was agreeable to a lot of the amendments that were
11 proposed, namely, the amendments to the group homes
12 clarifying the language related to occupancy, the
13 requirements for public schools versus private schools,
14 and that public schools are -- are not treated as
15 conditional uses, although our code says that way, we
16 removed that, and we'd rely on the public facilities
17 review to -- for any public school, which is what -- what
18 we have done recently with Spoele Elementary. Although
19 the expectation would be that they would follow the
20 requirements that we have for private schools.

21 And then the other -- the other issue was some
22 changes to our -- our requirements for site coverage, and
23 the Commission seemed open to allowing some additional
24 provisions for engineered gravel systems on residential
25 property and that a 50 percent credit would be given for

1 those site features, recognizing that they do bring about,
2 you know, permeable surface area, but the gravel surface
3 would have to be decorated so as to create a pleasing
4 esthetic. As well as deck areas, those would also receive
5 a 50 percent credit of the total area as long as they're
6 open slatted and they're elevated, and underneath the deck
7 would be permeable surfaces, such as grass, rock or
8 landscaping.

9 With that then, I think -- I think, really, the
10 real question that the Commission had was how -- was our
11 suggestion from staff in to looking at how minor site
12 plans are -- are treated and reviewed.

13 So we have different categories of site plans in
14 the City of Creve Coeur.

15 We have minor site plans that are, just as the
16 name would indicate, they are minor changes to property.

17 And then we have a regular site plan, which is
18 what we had with the -- with the mixed-use project
19 earlier, and that is a, you know, any new building
20 requires a site plan, things like that. They're larger
21 development proposals.

22 And then we have a site concept plan, and
23 that is -- is a tool that's used as a long-range plan,
24 mostly for campuses and other multi-building uses, such as
25 the Bayer campus, Danforth Plant Science Center, high

1 schools, things like that.

2 So the focus here, what we want to look at is
3 the minor site plan. And before, in -- in 2013, and
4 before that, we did not have a requirement in our
5 ordinance that say bottom to what requires P&Z approval.

6 And, basically, it was anything that was under
7 5,000 square feet could be reviewed and approved by staff,
8 as we would, you know, we'd look at our ordinance and make
9 sure what they're proposing, you know, doesn't disturb
10 buffers and meets the other ordinance requirements for
11 whatever they're proposing, but it didn't require P&Z
12 approval.

13 And so in 2013, with a host of other amendments,
14 it was -- it was decided that the city should place a
15 limit of 500 square feet. Anything 500 square feet of
16 additional impervious surface requires P&Z approval.

17 And since that time of about five years ago or
18 so, a little longer, we just realized that that 500 feet
19 is a very low number on most of our sites. And so we --
20 we really would like to go back to 2013. That doesn't
21 require that -- that fixed number that allows staff the
22 ability to review and approve increases in impervious
23 coverage through a permitting requirement. Some of the
24 other permits we have, we feel like can sufficiently
25 address that level of change.

1 Anything right -- anything that would occur in
2 the future, if this is approved, 5,000 square feet or more
3 of additional coverage has to come back to the Planning
4 Commission as a site plan, but anything under that, staff
5 has some discretion for review and forward it as needed.

6 That's in a nutshell of what we're proposing.

7 I think there was some questions of the
8 Commission saying, well, you know, can we look at a
9 percentage factor versus a fixed square footage, and we
10 did provide that information as well in our report.

11 But we kept coming back to the same conclusion
12 is that that also may not fully address what we feel like
13 needs to change because you can have a 5 percent increase
14 and that -- that would take it to a site plan anyway.

15 And for smaller sites that really didn't address
16 the question.

17 So our request remains, if we could eliminate
18 that 500 square feet requirement that would provide, you
19 know, more expedited permit review; it would result in
20 less applications coming before you that are pretty minor
21 in terms of coverage. So that's -- that's where we're at.

22 Be happy to take any questions.

23 CHAIRMAN KISTNER: I appreciate you bringing
24 that forward, because I think probably one of the things
25 that I hear most from residents is why is it so hard to do

1 anything in Creve Coeur.

2 So, things that we can do to streamline the
3 process without, you know, jeopardizing, you know,
4 quality, making sure we're being attentive to, you know,
5 quality standards, I think it's a good thing.

6 Any questions or comments for Jason?

7 MR. MYERS: I had a question.

8 You mention that staff would still have
9 discretion to bring it to the Commission in some specific
10 cases.

11 Could you give a couple examples of what might,
12 in your thinking, what might be the kinds of cases, even
13 though they're small in area, would still come before us
14 or may come before us?

15 MR. JAGGI: Right. So what we're talking about
16 is anything under 5,000 square feet could be reviewed and
17 approved by staff. If there's an increase in -- in
18 impermeable surfaces.

19 With that, the language in the code that exists
20 today would remain. It would say any proposed alteration
21 that would add new impermeable surface or significantly
22 affect the exterior of a building or redevelopment of a
23 site that already contains a building or buildings that
24 doesn't add more than 5,000 square feet.

25 So any exterior change to a building would

1 continue to be brought forward to you if it's a
2 significant change.

3 If it's a minor alteration, we wouldn't bring
4 that forward to you, but, for example, if there's
5 something that would significantly change the appearance,
6 outside appearance, that comes to you and that's a minor
7 site plan.

8 We have an application, actually, I think that
9 fits this very well, that'll come before you next -- next
10 month. There's enough going on where you add it together,
11 it requires a review. There's expansion of storage area,
12 although it's already paved surface; there's new rooftop
13 mechanical units on a fixed building; there's a need for
14 additional landscaping, accessible routes to the building
15 because it's an older light industrial building, but when
16 you add all that together, it doesn't equal 5,000 square
17 feet, but there's enough of a change to the site to
18 warrant review.

19 So that's the sort of example, I think, that --
20 that would lend itself to this -- this provision.

21 MR. MYERS: What about the cases, like the --
22 the case of Ballas Place office building we had about a
23 year ago where there wasn't a change; there wasn't an
24 increase in impervious surface to -- or addition to the
25 building, but they painted it a different color and made

1 landscape changes and that sort of thing to change the
2 appearance without changing any impervious surface or any
3 aspect of the size of the building, would that sort of
4 application still come before us or do you anticipate that
5 would be handled at the staff level in the future?

6 MR. JAGGI: Yeah, I think it depends on, you
7 know, what all is involved in the change. So that one had
8 a new lighting that was in place. We also had a need for
9 sidewalks in front of the -- the property. They were
10 changing the exterior appearance of the entry of that
11 building, as well as painting the masonry.

12 So I think in that example when you put all that
13 together, that warrants your review.

14 MR. MYERS: Okay. Very good. I agree.

15 MR. JAGGI: But if they were just expanding
16 their parking, and three parking spaces equals a little
17 over 500 square feet, that meet our code, I don't feel
18 like that in and of itself would require your review, as
19 long as it met our other ordinance requirements, you know,
20 for landscape buffering and what have you, which -- which
21 we feel comfortable reviewing that at the staff level.

22 But any change that still provides the -- the
23 ability for staff to say, no, this is enough, yeah, it
24 doesn't have 5,000 square feet of new -- new coverage, but
25 there is enough going on, it's a substantial change to the

1 exterior of the building or site, it needs your approval.

2 MR. ROVAK: Can I ask, I just want to see the
3 wording that has now changed, and I kept searching for
4 that application number and getting into last meeting and
5 then into the November 16th meeting.

6 Can you give me that PDF page that -- that the
7 current -- that the current proposal is on?

8 MR. JAGGI: 334 has the revision.

9 MR. ROVAK: 334, okay.

10 CHAIRMAN KISTNER: Other -- other questions or
11 comments on this one?

12 Okay. Jason.

13 MR. JAGGI: That's the only -- I had no other
14 comments, unless there's any additional questions.

15 CHAIRMAN KISTNER: No, just thinking like moving
16 on to the next.

17 MR. JAGGI: Oh, uh-huh.

18 So if you're -- if you're ready to call a vote
19 on this, you can make a recommendation on this tonight.

20 CHAIRMAN KISTNER: Oh, okay. Are we doing these
21 separately?

22 MR. LUMLEY: No, this is all --

23 CHAIRMAN KISTNER: Different text amendments?

24 MR. JAGGI: No, it's all one bill.

25 MR. LUMLEY: It's all one proposal, but this is

1 still a public hearing, so I can't tell if anybody wants
2 to speak.

3 CHAIRMAN KISTNER: Oh, okay. Sorry.

4 Yeah, is there anyone from the public that would
5 like to speak to these text amendments?

6 MR. JAGGI: Doesn't look like there's anybody
7 who has comment.

8 CHAIRMAN KISTNER: If not, then I think we're
9 ready to close the public hearing.

10 MR. LUMLEY: Want me to go ahead and offer the
11 exhibits?

12 CHAIRMAN KISTNER: Yes.

13 MR. LUMLEY: Offer the following exhibits into
14 the record of this public hearing: Documentation in
15 possession of the City Clerk reflecting the public notice
16 that's been provided, the staff reports supporting the
17 application, the City Code of Ordinances and Charter, the
18 City Comprehensive Plan and the public file proposed
19 amendment.

20 CHAIRMAN KISTNER: With that, the public hearing
21 is closed.

22 (The Public Hearing was closed at 8:47 p.m.)
23
24
25

1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)
4

5 I, Deborah K. McLaughlin, Registered
6 Professional Reporter, Missouri Certified Court Reporter,
7 Illinois Certified Shorthand Reporter and Kansas Certified
8 Court Reporter, do hereby certify that I reported the
9 Planning and Zoning public hearing stenographically and
10 later reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearing.
12

13
14 

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR
15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 01/25/21 07:00 PM
Department: Legislative /City Clerk
Category: Ordinance
Prepared By: Carl Lumley
Department Head: Debbie Ryan

SCHEDULED

ORDINANCE

**Bill No. 5856 - an Ordinance Amending Certain Sections in
the City Code of Ordinances Regarding Public Safety. Final
Reading and Passage**

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

Ordinance

Meeting of January 25, 2021

BILL NO. 5856

ORDINANCE NO. _____

AN ORDINANCE AMENDING CERTAIN SECTIONS IN THE CITY CODE OF ORDINANCES REGARDING PUBLIC SAFETY.

WHEREAS, the Missouri Legislature has revised certain public safety statutes (2020 HB 1655, 1682, 1896, 1963), necessitating conforming amendments to the Code,

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

SECTION 1: City Code Section 210.535 subsections A.1 and A.2 are hereby amended to read as follows:

210.535.A. A person commits the offense of unlawful sale, distribution, or purchase of over-the-counter methamphetamine precursor drugs if he or she knowingly:

1.

Sells, distributes, dispenses, or otherwise provides any number of packages of any drug product containing detectable amounts of ephedrine, phenylpropanolamine, or pseudoephedrine, or any of their salts, optical isomers, or salts of optical isomers, in a total amount greater than seven and two-tenths~~nine~~ grams to the same individual within a thirty-day period, unless the amount is dispensed, sold, or distributed pursuant to a valid prescription; or

2.

Purchases, receives, or otherwise acquires within a thirty-day period, other than pursuant to a lawful transaction by a pharmacy with its suppliers, any number of packages of any drug product containing any detectable amount of ephedrine, phenylpropanolamine, or pseudoephedrine, or any of their salts or optical isomers, or salts of optical isomers in a total amount greater than seven and two-tenths~~nine~~ grams, without regard to the number of transactions, unless the amount is purchased, received, or acquired pursuant to a valid prescription; or

SECTION 2: City Code Section 385.110 is hereby amended to read as follows:

385.110 Upon the transfer of ownership of any motor vehicle or trailer, the certificate of registration and the right to use the number plates shall expire and the number plates shall be removed by the owner at the time of the transfer of possession, and it shall be unlawful for any person other than the person to whom such number plates were originally issued to have the same in his/her possession whether in use or not, unless such possession is solely for charitable purposes; except that the buyer of a motor vehicle or trailer who trades in a motor vehicle or trailer may attach the license plates from the trade-in motor vehicle or trailer to the newly purchased motor vehicle or trailer. The operation of a motor vehicle with such transferred plates shall be lawful for no more than thirty (30) days, or no more than sixty (60) days if the dealer is selling the motor vehicle under the provisions of subsection 5 of section 301.210 RSMo. As used in this Section, the term "trade-in motor vehicle or trailer" shall include any single motor vehicle or trailer sold by the buyer of the newly purchased vehicle or trailer, as long as the license plates for the trade-in motor vehicle or trailer are still valid.

SECTION 3: City Code Section 385.120 is hereby repealed and replaced with a new section to read as follows:

385.120. It shall be unlawful to operate a motor vehicle with temporary permits issued by the department of revenue for more than 30 days, or more than 60 days if the dealer that provided the temporary permit to the buyer is selling the motor vehicle under the provisions of subsection 5 of section 301.210 RSMo.

SECTION 4: City Code Section 385.120 is hereby amended to read as follows:

385.120. It shall be unlawful for any person to operate in this City a truck, semitrailer or ~~truck-tractor-trailer~~ other than utility trailer, attached to a commercial motor vehicle registered for over 24,000 pounds, without rear fenders, which is not equipped with mudflaps for the rear wheels. If mudflaps are used, they shall be wide enough to cover the full tread width of the tires being protected; shall be so installed that they extend from the underside of the vehicle body in a vertical plane behind the rear wheels to within twelve (12) inches of the ground for dump trucks or within eight (8) inches of the ground for all other vehicles subject hereto; and shall be constructed of a rigid material or a flexible material which is of a sufficiently rigid character to provide adequate protection when the vehicle is in motion. No provision of this Section shall apply to a motor vehicle in transit and in the process of delivery equipped with temporary mudflaps, to farm implements, or to any vehicle which is not required to be registered. For purposes of this section, "dump truck" means a truck whose contents can be emptied without handling, where the front end of the platform can be hydraulically raised so that the load is discharged by gravity.

[1]

State Law Reference — Similar provisions, §307.015, RSMo.

SECTION 5: City Code Section 620.180 subsection B is hereby amended to read as follows:

620.180.B. The pawnbroker shall record on the written statement the pledgor's identification information as reflected on the original transaction receipt, the date the statement is given and the number of the pawn ticket lost, destroyed or stolen. The affidavit shall be signed by a notary public appointed by the Missouri Secretary of State to perform notarial acts, pursuant to Chapter 486~~Section 486.205~~, RSMo.

SECTION 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

Adopted this _____ day of _____, 2021

Heather Silverman, Council President

Approved this _____ day of _____, 2021

Barry Glantz, Mayor

Attest:

Deborah Ryan, CMC
City Clerk



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

Meeting: 01/25/21 07:00 PM
Department: City Council
Category: Ordinance
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

ORDINANCE

**Bill No. 5857 - an Ordinance Amending the Adopted 2021
General Fund Budget of the City of Creve Coeur by
Authorizing an Additional Appropriation. Final Reading and
Passage**

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

Ordinance

Meeting of January 25, 2021

BILL NO. 5857

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ADOPTED 2021 GENERAL FUND BUDGET
OF THE CITY OF CREVE COEUR BY AUTHORIZING AN ADDITIONAL APPROPRIATION**

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 8, 2020 BY ORDINANCE NO. 5704, AND

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION TO THE GENERAL FUND

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

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND FOR THE FISCAL YEAR 2021 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION FOR A 3-YEAR SERVER WARRANTY RENEWAL

GENERAL FUND

COMPUTER HARDWARE - MIS DIVISION DEPARTMENT (01-13-51-7331)

14,405

TOTAL GENERAL FUND

\$ 14,405

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

ADOPTED THIS _____ DAY OF _____ 2021.

HEATHER SILVERMAN
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2021.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: January 5, 2021

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #3 – FY 2021

Attached is an ordinance to amend FY 2021 General Fund Budget to authorize an additional appropriation for a 3-Year Server Warranty Renewal in the amount of \$14,105 for the MIS Division. Because this item only comes up every 3 years, it was unintentionally left out of the FY21 Budget.

This additional appropriations for FY 2021 will decrease the fund balance for the General Fund by \$14,105. I'd be happy to answer any questions.



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

Meeting: 01/25/21 07:00 PM
Department: Public Works Department
Category: Ordinance
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SCHEDULED

ORDINANCE

Bill No. 5858 - an Ordinance Authorizing the Exercise of the Power of Eminent Domain to Obtain Right of Way, Permanent Drainage Easement, Permanent Sidewalk Easements, and Temporary Slope Construction Licenses Necessary for the Mosley Road Improvement Project. First Reading

The City is currently designing the Mosley Road Improvement Project, which involves roadway widening, modifications to the vertical profile of Mosley Road, pavement resurfacing, sidewalk accessibility improvements, and associated improvements to Mosley Road. The project limits begin at Ladue Road and extend approximately 1.1 miles north to Olive Boulevard. Right of way, easements, and temporary slope construction licenses are required from twenty-five (25) properties in order to construct the project. The City received a federal grant to substantially fund a portion of this project, and the terms of the federal grant include a May 2021 deadline for the acquisition of the property rights needed for this project. If the City has not acquired the property rights necessary for the project by this deadline, the City will need to choose between condemnation of the outstanding properties and forfeiture of the grant. This ordinance will allow for the possibility of exercising the power of eminent domain if this becomes necessary.

BILL NO. 5858**ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE EXERCISE OF THE POWER OF EMINENT DOMAIN TO OBTAIN RIGHT OF WAY, PERMANENT DRAINAGE EASEMENT, PERMANENT SIDEWALK EASEMENTS, AND TEMPORARY SLOPE CONSTRUCTION LICENSES NECESSARY FOR THE MOSLEY ROAD IMPROVEMENT PROJECT.

WHEREAS, the City has determined that it is necessary and beneficial to improve the pavement, sidewalk, and drainage along Mosley Road, generally from Ladue Road to Olive Boulevard; and

WHEREAS, the City has obtained a federal Surface Transportation Program - Suballocated (STP-S) grant to assist with the funding of the project; and

WHEREAS, in order to proceed with the work, the City requires:

- right of way from the properties located at 105 North Mosley Road, 819 North Mosley Road, and 11318 Olive Boulevard,
- a permanent drainage easement from 11244 Hunters Pond Road,
- permanent sidewalk easements from 123 North Mosley Road and 131 North Mosley Road, and
- temporary slope construction licenses from 417 North Mosley Road, 429 North Mosley Road, 515 North Mosley Road, 11318 Olive Boulevard, 11252 Olive Boulevard, 812 North Mosley Road, 738 North Mosley Road, 730 North Mosley Road, 724 North Mosley Road, 720 North Mosley Road, 700 North Mosley Road, 660 North Mosley Road, 1 Morwood Lane, 562 North Mosley Road, 11285 Elsie Manor Court, 11284 Elsie Manor Court, 432 North Mosley Road, 11240 Tureen Drive, 320 North Mosley Road, 11244 Hunters Pond Road, and 11247 Mosley Hill Drive; and

WHEREAS, the grant program includes a strict timeline for project completion which precludes unduly lengthy negotiations regarding such easements; and

WHEREAS, pursuant to Code Section 150.020.A.5 the City Council has conducted a public hearing regarding the potential use of eminent domain to acquire such easements; and

WHEREAS, the City Council held that public hearing at the Creve Coeur Government Center on January 25, 2021, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, pursuant to Code Section 150.020.A.5 notice of said public hearing had previously been published at least fifteen (15) days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with applicable law; and

WHEREAS, pursuant to Code Section 150.020.A.5 written notice of the public hearing was also sent in advance by certified mail to the owner of each involved property, with disclosure of rights under the laws regarding eminent domain; and

WHEREAS, all persons who presented themselves at said hearing and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, pursuant to Code Section 150.020.A.2 the City Council hereby finds and determines that there has been adequate public disclosure to interested parties of their rights under the laws regarding eminent domain and that there will be further such disclosures as required by law; and

WHEREAS, pursuant to Code Sections 150.010 et seq the City Council finds and determines that proceeding with the project would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest, even if the necessary right of way, licenses, and easements must be obtained by use of the power of eminent domain; and

WHEREAS, pursuant to Code Section 150.010 the City Council hereby determines that this roadway project and the related acquisition of right of way, licenses, and easements are not primarily for economic development purposes, but rather are primarily for public safety and welfare; and

WHEREAS, pursuant to Code Section 150.020.A.1 the City Council hereby finds and determines that the authorization provided herein will expire if not acted upon by the filing of a condemnation petition with the appropriate court by December 31, 2021, and

WHEREAS, pursuant to Code Section 150.020.A.3 the City Council hereby finds and determines that no relocation benefits should be offered in connection with this particular project and the acquisition of the necessary right of way, licenses, and easements, and

WHEREAS, pursuant to Code Section 150.020.A.4 the City Council hereby finds and determines that no special measures are necessary to protect the interested parties should the eminent domain process not be completed in good faith, and

WHEREAS, pursuant to Code Section 150.030, the City Council hereby finds and determines that no additional opportunity to mediate the issues regarding the acquisition of the necessary right of way, licenses, and easements is required beyond the normal opportunities afforded during court proceedings, and further that the grant timeline effectively precludes any such additional opportunity, and accordingly notice regarding such mediation opportunity need not be included in the otherwise required notice under Section 523.250 RSMo.

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

Section 1: The City shall exercise the power of eminent domain regarding the properties listed below as may be needed in the discretion of the City Administrator to acquire the necessary right of way, permanent easements, and temporary slope construction licenses, in accordance with the applicable grant program schedule, to accomplish and complete the Mosley Road Improvement Project, as described in Federal Project Number STP-5526(647).

- 11284 Elsie Manor Court
- 11285 Elsie Manor Court
- 11244 Hunters Pond Road
- 1 Morwood Lane
- 11247 Mosley Hill Drive
- 105 North Mosley Road
- 123 North Mosley Road
- 131 North Mosley Road
- 320 North Mosley Road
- 417 North Mosley Road
- 429 North Mosley Road
- 432 North Mosley Road
- 515 North Mosley Road
- 562 North Mosley Road
- 660 North Mosley Road
- 700 North Mosley Road
- 720 North Mosley Road
- 724 North Mosley Road
- 730 North Mosley Road
- 738 North Mosley Road
- 812 North Mosley Road
- 819 North Mosley Road
- 11252 Olive Boulevard
- 11318 Olive Boulevard
- 11240 Tureen Drive

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

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

Ordinance

Meeting of January 25, 2021

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: January 21, 2021

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation to Acquire Right of Way, Easements, and Licenses
Mosley Road Improvement Project

The Mosley Road Improvement Project involves roadway pavement resurfacing, minor widening of the pavement, sidewalk accessibility improvements, and drainage improvements for Mosley Road, generally from Ladue Road to Olive Boulevard. The design for this project is underway, and construction is planned for the spring of 2022. The current focus is to acquire the right of way, easements, and temporary licenses needed to construct the project.

Acquisition Requirements

Property rights will be required from twenty-five properties along Mosley Road in order to construct the Mosley Road Improvement Project. These property rights include:

- *Right of Way.* Additional right of way is required from three (3) properties where the existing sidewalk or roadway extends beyond the current right-of-way limits.
- *Permanent Drainage Easement.* One (1) permanent drainage easement is required from one (1) property. The project involves widening portions of Mosley Road. At one location, this forces the relocation of a stormwater inlet to a location where the additional easement is required.
- *Permanent Sidewalk Easements.* New permanent sidewalk easements are required from two (2) properties where the existing sidewalk is located outside of the adjacent sidewalk easement.
- *Temporary Slope Construction Licenses.* Reconstruction of portions of the sidewalk on the west side of Mosley and the modifications along the east side of Mosley create the need to extend site grading, driveway reconstruction, and working room outside of the existing right of way. A total of twenty-three (23) temporary slope construction licenses will be required from twenty-one (21) properties. These licenses will expire at the end of the project.

Multiple property rights are required from several of the impacted properties.

Acquisition Cost

The City has commissioned appraisals to determine a fair-market value for each of the property rights needed for the Mosley project. The total appraised value for all of these property rights is approximately \$75,000. The federal grant that has been awarded to the City for this project will reimburse the City for most of these costs.

Recommendation

The variable with of the right of way along Mosley Road, the length of the proposed Mosley Road Improvement Project, and the amount of paving, grading, and sidewalk work needed along Mosley contribute to the high number of properties from which certain property rights will be required. It does not seem feasible to make the desired improvements to Mosley without first acquiring these property rights. Therefore, staff recommends that the City acquire the right of way, easements, and temporary licenses necessary for this project, whether these are donated or the City compensates the affected property owners for them.

Attachments: Mosley Road Plan Excerpt (with property rights highlighted)

Example Right of Way and Temporary Slope Construction License for the project

MOSLEY ROAD STP-5526(647)	SHEET 1
CITY OF CREVE COEUR	OF 54

CITY OF CREVE COEUR
RIGHT-OF-WAY PLANS FOR PROPOSED
MOSLEY ROAD IMPROVEMENTS
FEDERAL PROJECT # STP-5526(647)

ST. LOUIS COUNTY
T 45 N R 5 E
AUGUST 31, 2020

END PROJECT
STA 68+95.11

BEGIN PROJECT
STA 10+24.96

NOT TO SCALE



INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET -----	1
QUANTITY SHEETS (X SHEETS) -----	2
TYPICAL SECTIONS (2 SHEETS) -----	3 - 4
PLAN (12 SHEETS) -----	5- 16
CONTROL POINTS -----	17
COORDINATE POINTS -----	18
STORM SEWER PROFILES -----	19
LAND AREA DISTURBED AND AMENDED SOILS (4 SHEETS) -----	20 - 23
CROSS SECTIONS (31 SHEETS) -----	24 - 54
GURB RAMP STANDARD DRAWINGS (10 SHEETS - NOT NUMBERED)	

Denotes sheets not included
in this submission.

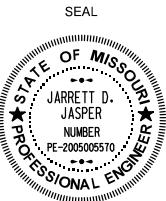
LENGTH OF PROJECT

BEGINNING OF PROJECT	STA. 10+24.96
END OF PROJECT	STA. 68+95.11
APPARENT LENGTH	5870.15 FEET
EQUATIONS AND EXCEPTIONS	NONE
TOTAL CORRECTIONS	0.00 FEET
NET LENGTH OF PROJECT	5870.15 FEET
STATE LENGTH	1.11 MILES

CITY OF CREVE COEUR, MO

MOSLEY ROAD

APPROVED:	
DIRECTOR OF PUBLIC WORKS	DATE



DATE 8/31/2020

UTILITIES

AMEREN U.E.
RACHEL CRUSE
12121 DORSETT ROAD, BUILDING W
MARYLAND HEIGHTS, MO 63043
(314) 344-9560
SPIRE ENERGY
BRYAN KEMPER
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
(314) 621-6960
MISSOURI AMERICAN WATER CO.
MARK MOWERY
727 CRAIG ROAD
ST. LOUIS, MO 63141
(314) 966-2335
AT&T
CALEB BANDY
402 NORTH THIRD STREET
ST. CHARLES, MO 63301
(636) 949-1312
CHARTER COMMUNICATIONS
SHAZ SHERER
101 NORTHWEST PLAZA DRIVE
ST. ANN, MO 63074
(314) 315-3665
CENTURYLINK
BILL CARPENTER
11111 DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
(636) 357-8296
MSD
2350 MARKET STREET
ST. LOUIS, MO 63103
(314) 768-6200

CONVENTIONAL SYMBOLS

(USED IN PLANS)

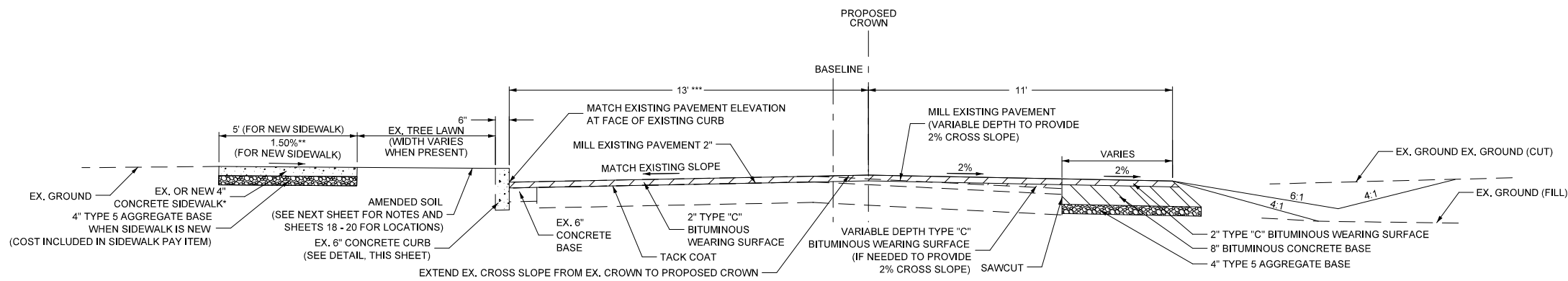
EXISTING	
BUILDINGS AND STRUCTURES	
CONCRETE RIGHT-OF-WAY MARKER	
STEEL RIGHT-OF-WAY MARKER	
LOCATION SURVEY MARKER	
UTILITIES	
SANITARY SEWER	S
CABLE TV	CATV
OVERHEAD TELEPHONE	T
UNDERGROUND TELEPHONE	U
OVERHEAD POWER	P
UNDERGROUND POWER	G
GAS	W
WATER	X
GUY WIRE	SAN
MANHOLE	HYD
FIRE HYDRANT	WM
WATER VALVE / WATER METER	GV
GAS VALVE	Q
DROP INLET	DI
LAND CORNER	LC
GROUND MOUNTED SIGN	PP
LIGHT POLE / POWER POLE	PP
TELEPHONE RISER / POWER RISER	TRISER
POWER AND CABLE POLE	P&C
TELEPHONE MANHOLE	TMH
FENCE	CHAIN LINK
	WOVEN WIRE
IRON PIPE	
MAILBOX	
BENCHMARK	
SPRINKLER HEAD	
STREET LIGHT	
STOP BOX	
TRUNCATED DOMES	
TO BE REMOVED	TBR
TO BE REMOVED AND RELOCATED	TBR&REL
TO BE REMOVED BY OTHERS	TBRBO
TO BE REMOVED AND RELOCATED BY OTHERS	TBR&RELBO
TO BE ABANDONED AND FILLED	TBA&F
TEMPORARY SLOPE CONSTRUCTION LICENSE	TSCL
PERMANENT RETAINING WALL EASEMENT	PRWE
ADJUST TO GRADE	ATG
ADJUST TO GRADE BY OTHERS	ATGBO
USE IN PLACE	UIP
TO BE REMOVED AND REPLACED	TBRR
TO BE REMOVED AND REPLACED BY OTHERS	TBRRBO
PERMANENT SIDEWALK EASEMENT	PSE
PERMANENT DRAINAGE EASEMENT	PDE
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER & SIDEWALK EASEMENT	PRIMUS&SE
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, WALL & SIDEWALK EASEMENT	PRIMUSW&SE
NOTE: DASHED OR OPEN SYMBOLS INDICATE EXISTING FEATURES	

SPECIAL NOTE TO CONTRACTOR(S):

EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE. ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY; AND TO PROTECT ALL SUCH FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

HORNER SHIFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-6966
WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2020

MOSLEY ROAD STP-5526(647)	SHEET 3
CITY OF CREVE COEUR	OF 54



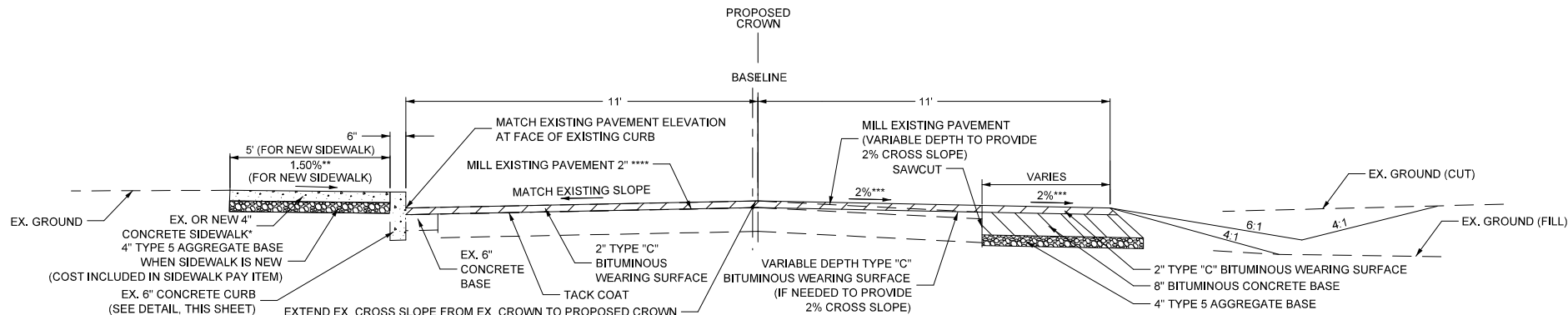
MOSLEY ROAD TYPICAL SECTION - MILL AND OVERLAY WITH WIDENING - 24' WIDTH

13' SOUTHBOUND LANE FROM STA. 12+35.90 TO STA. 31+16.26

* SEE PLAN SHEETS FOR LIMITS OF SIDEWALK REPLACEMENT

** SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK BEING REPLACED

*** TRANSITION FROM STA. 30+47.72 TO STA. 31+16.26



MOSLEY ROAD TYPICAL SECTION - MILL AND OVERLAY WITH WIDENING - 22' WIDTH

11' SOUTHBOUND LANE FROM STA. 31+16.26 TO STA. 35+30.44

11' SOUTHBOUND LANE FROM STA. 38+33.72 TO STA. 40+40.00

11' SOUTHBOUND LANE FROM STA. 42+20.00 TO STA. 48+95.00

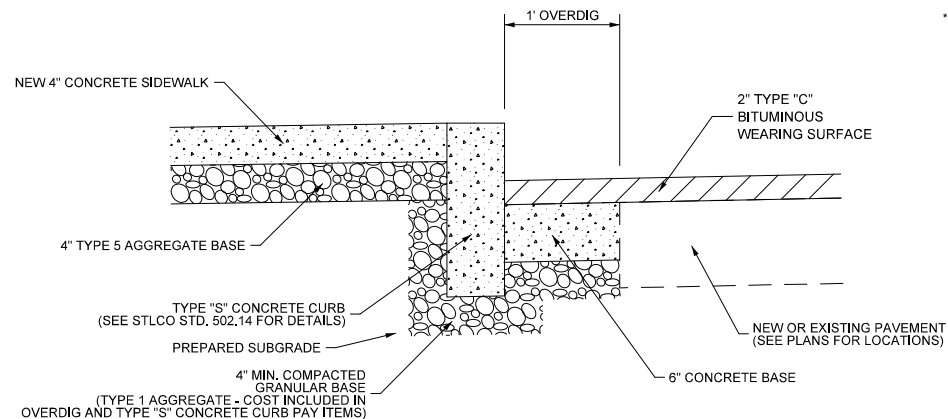
11' SOUTHBOUND LANE FROM STA. 51+20.00 TO STA. 62+81.80****

* SEE PLAN SHEETS FOR LIMITS OF SIDEWALK REPLACEMENT

** SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK TO BE REPLACED

*** SEE PROFILE AND CROSS SECTIONS FOR SUPERELEVATION LOCATIONS

**** VARIABLE MILLING TO MATCH PROPOSED PROFILE FROM STA. 51+20.00 TO STA. 51+90.00

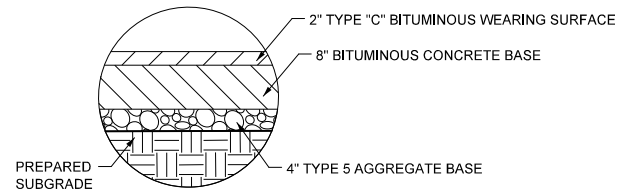


NOTES:

1. EXISTING VERTICAL CURB SHALL BE U.I.P. WHEN POSSIBLE

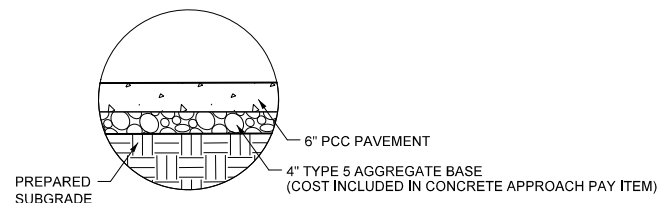
2. WHEN DAMAGED DURING CONSTRUCTION, CURB TO BE REPLACED WITH 6" CONCRETE OVERDIG AS SHOWN ABOVE.

VERTICAL CURB REPLACEMENT AND OVERDIG



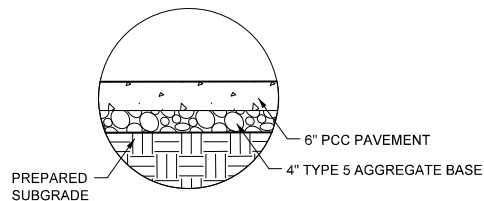
TYPICAL ASPHALT SECTION FOR FULL-DEPTH RESIDENTIAL STREETS

TUREEN DRIVE
TRI LANE DRIVE
MOSLEY FARM COURT



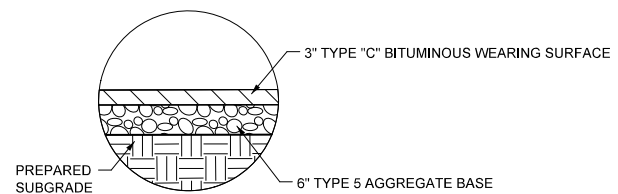
TYPICAL CONCRETE PAVED APPROACH SECTION

SEE PLANS FOR LOCATIONS



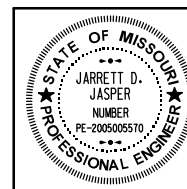
TYPICAL CONCRETE SECTION FOR DRIVEWAYS AND RESIDENTIAL STREETS

SEE PLANS FOR LOCATIONS



TYPICAL ASPHALT SECTION FOR DRIVEWAYS

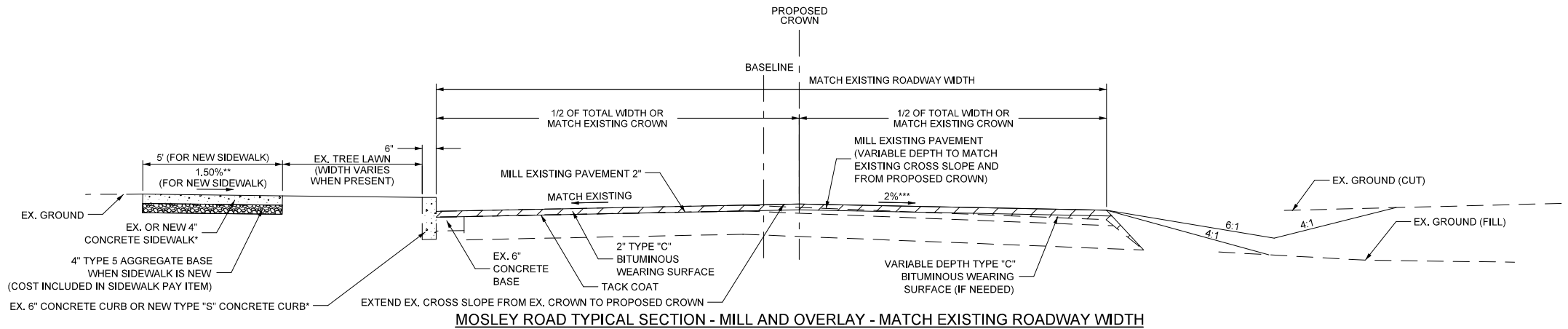
SEE PLANS FOR LOCATIONS



MOSLEY ROAD
TYPICAL SECTION
SHEET 1 OF 2

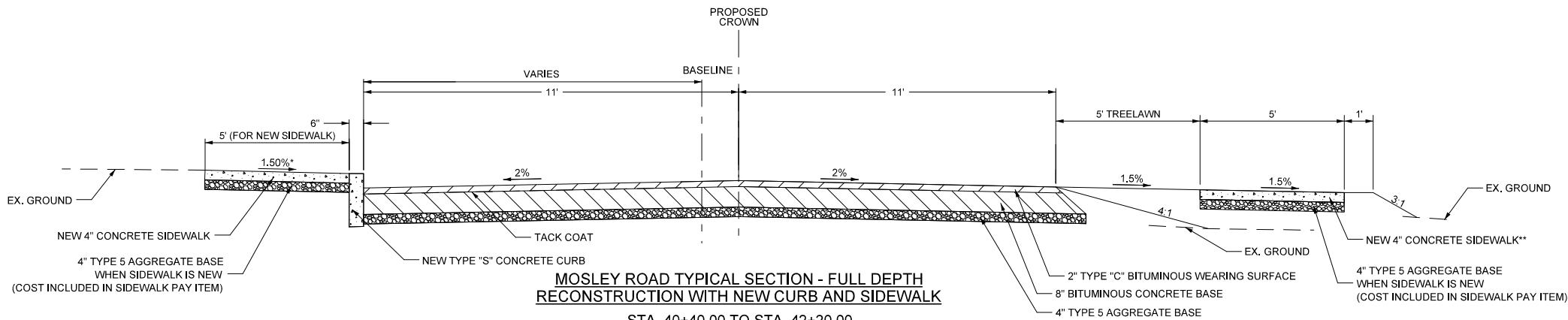
HORNER SHIFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-6996
WWW.HORNERSHIFRIN.COM

MOSLEY ROAD STP-5526(647)	SHEET 4
CITY OF CREVE COEUR	OF 54



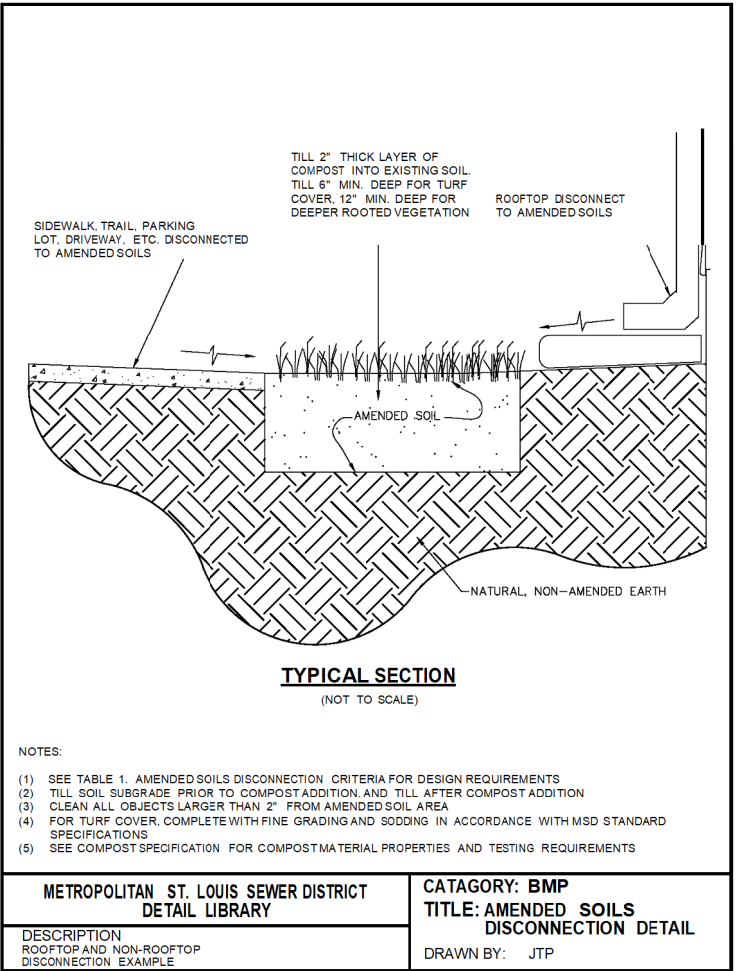
MATCH EXISTING CROWN FROM STA. 10+24.96 TO STA. 11+28.69
TRANSITION FROM STA. 11+28.69 TO STA. 12+35.90
1/2 OF TOTAL WIDTH FROM STA. 35+30.44 TO STA. 38+33.72
1/2 OF TOTAL WIDTH FROM STA. 62+81.80 TO STA. 66+46.72
MATCH EXISTING CROWN FROM STA. 66+46.72 TO STA. 68+95.11

* SEE PLAN SHEETS FOR LIMITS OF SIDEWALK AND CURB REPLACEMENT
** SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK TO BE REPLACED
*** SEE PROFILE AND CROSS SECTIONS FOR SUPERELEVATION LOCATIONS

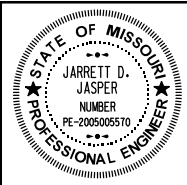


MATCH EXISTING CROWN FROM STA. 10+24.96 TO STA. 11+28.69
TRANSITION FROM STA. 11+28.69 TO STA. 12+35.90
1/2 OF TOTAL WIDTH FROM STA. 35+30.44 TO STA. 38+33.72
1/2 OF TOTAL WIDTH FROM STA. 62+81.80 TO STA. 66+46.72
MATCH EXISTING CROWN FROM STA. 66+46.72 TO STA. 68+95.11

* SLOPE NEW SIDEWALK AT 1.50% IN SAME DIRECTION AS EXISTING SIDEWALK TO BE REPLACED
** NEW TREELAWN AND SIDEWALK FROM STA. 40+43.53 TO STA. 42+49.02



- AMENDED SOIL NOTES:
1. CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2," AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE.
 2. ROTOTILL TO A DEPTH OF 6-8" FOR TURF COVER AND A MINIMUM OF 12" FOR DEEP ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP IN LARGE AGGREGATE USING A SOIL RIPPER.
 3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2," AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE.
 4. DISTRIBUTE COMPOST EVENLY TO A MINIMUM DEPTH OF 2" OVER THE SOIL SURFACE.
 5. RE-ROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.
 6. COMPLETE WITH FINE GRADING AND SODDING.
 7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.
 8. SEE THIS SHEET FOR AMENDED SOIL DETAIL AND SHEETS 19 - 22 FOR ADDITIONAL INFORMATION.



MOSLEY ROAD
TYPICAL SECTION
SHEET 2 OF 2

HORNER SHIFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
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ALL LANDSCAPING, TREES, DRIVEWAYS, MAILBOXES, AND OTHER PRIVATE PROPERTY NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION.

NOTE: ADJUST SIDEWALK REPLACEMENT
LIMITS TO THE NEAREST EXISTING JOINT.

EXISTING AREA	39387 S.F. (0.90 AC.)
NEW R.O.W.	58 S.F. (0.001 AC.)
REMAINING AREA	39329 S.F. (0.90 AC.)

N/F
ANGELA J. MARTIN
LOC. NO 18N510017
D.B. 22678 PG. 2655
105 N. MOSLEY ROAD

- | | | |
|---|--------------------------------|---------------|
|  | MILL & OVERLAY | |
|  | ASPHALT PAVEMENT AND ENTRANCES | |
|  | CONCRETE | |
|  | NEW RIGHT-OF-WAY | TOWN & COUNTY |
|  | PERMANENT SIDEWALK EASEMENT | |

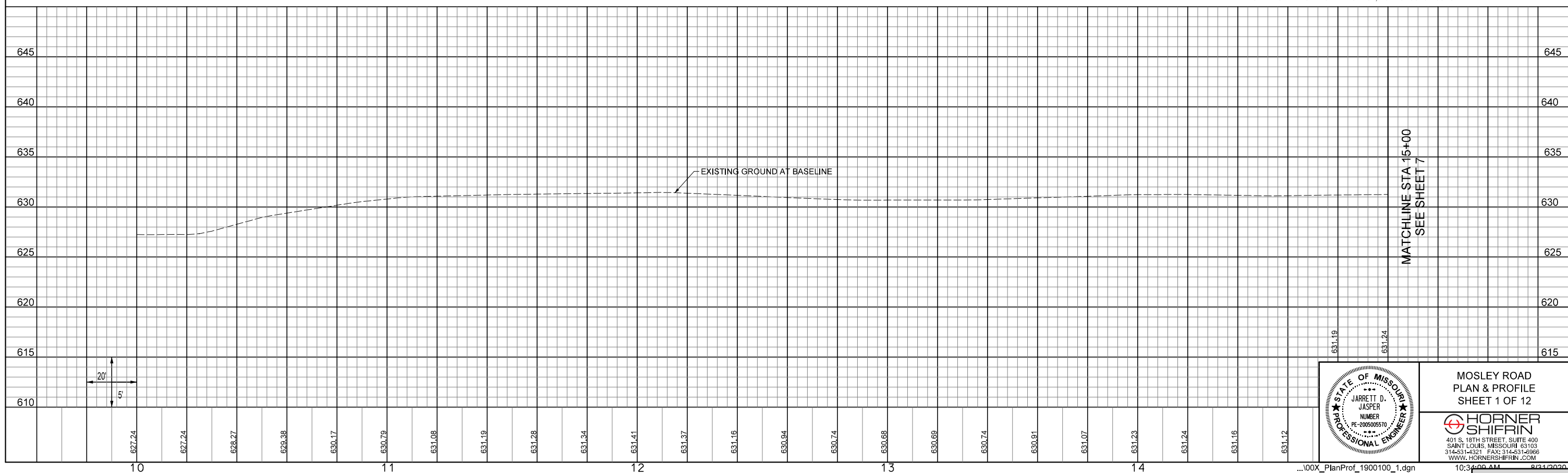
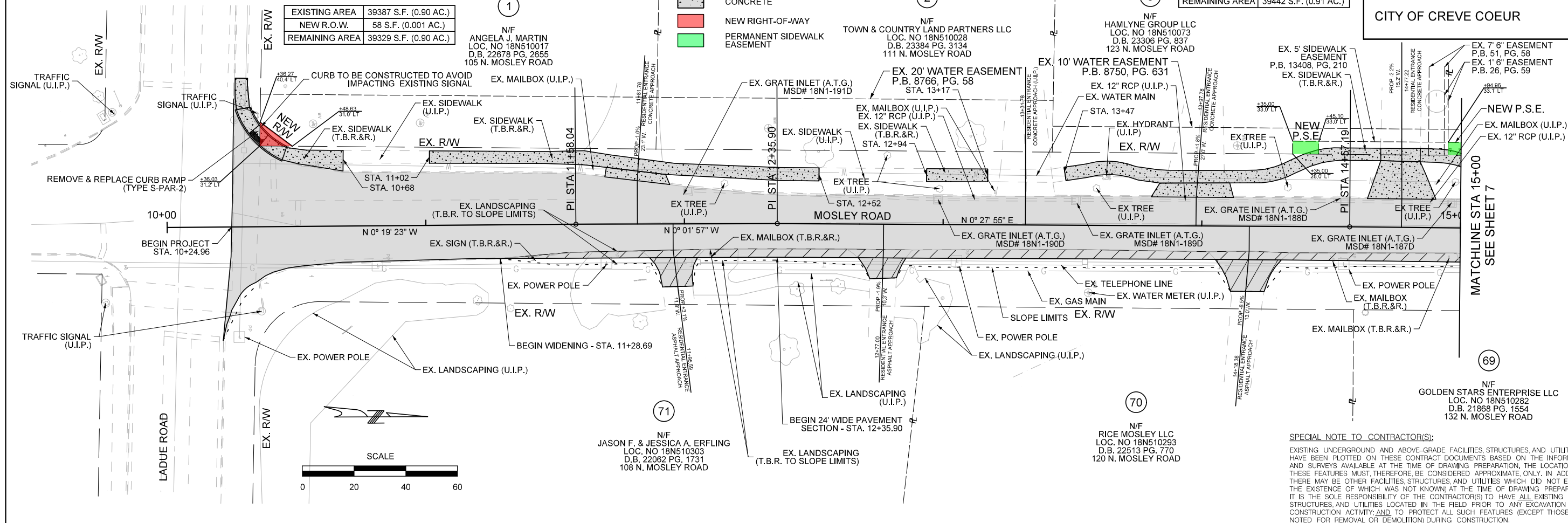
EXISTING AREA	39442 S.F. (0.91 AC.)
P.S.E.	50 S.F. (0.001 AC.)
REMAINING AREA	39442 S.F. (0.91 AC.)

MOSLEY ROAD
STP-5526(647)

SHEET
5

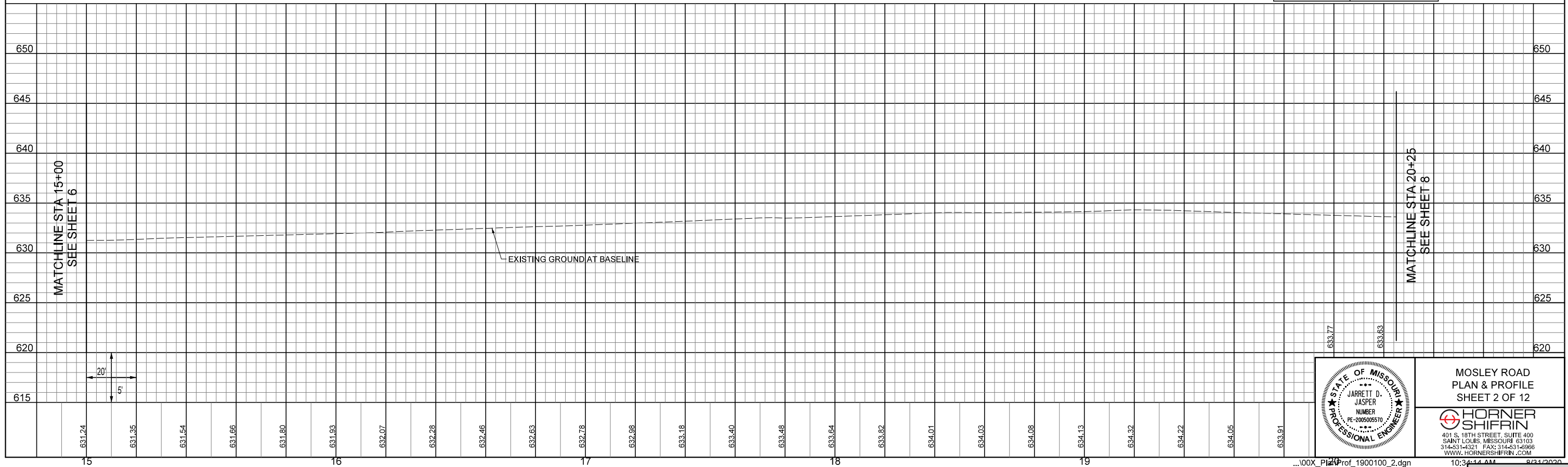
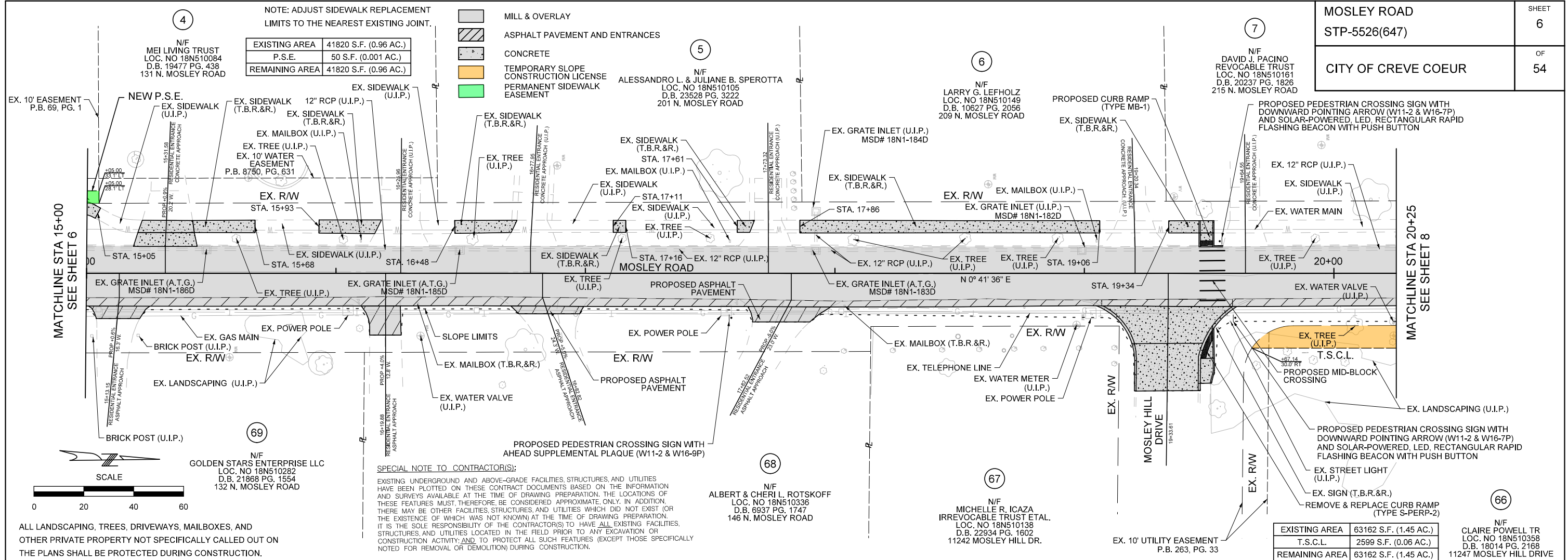
CITY OF CREVE COEUR

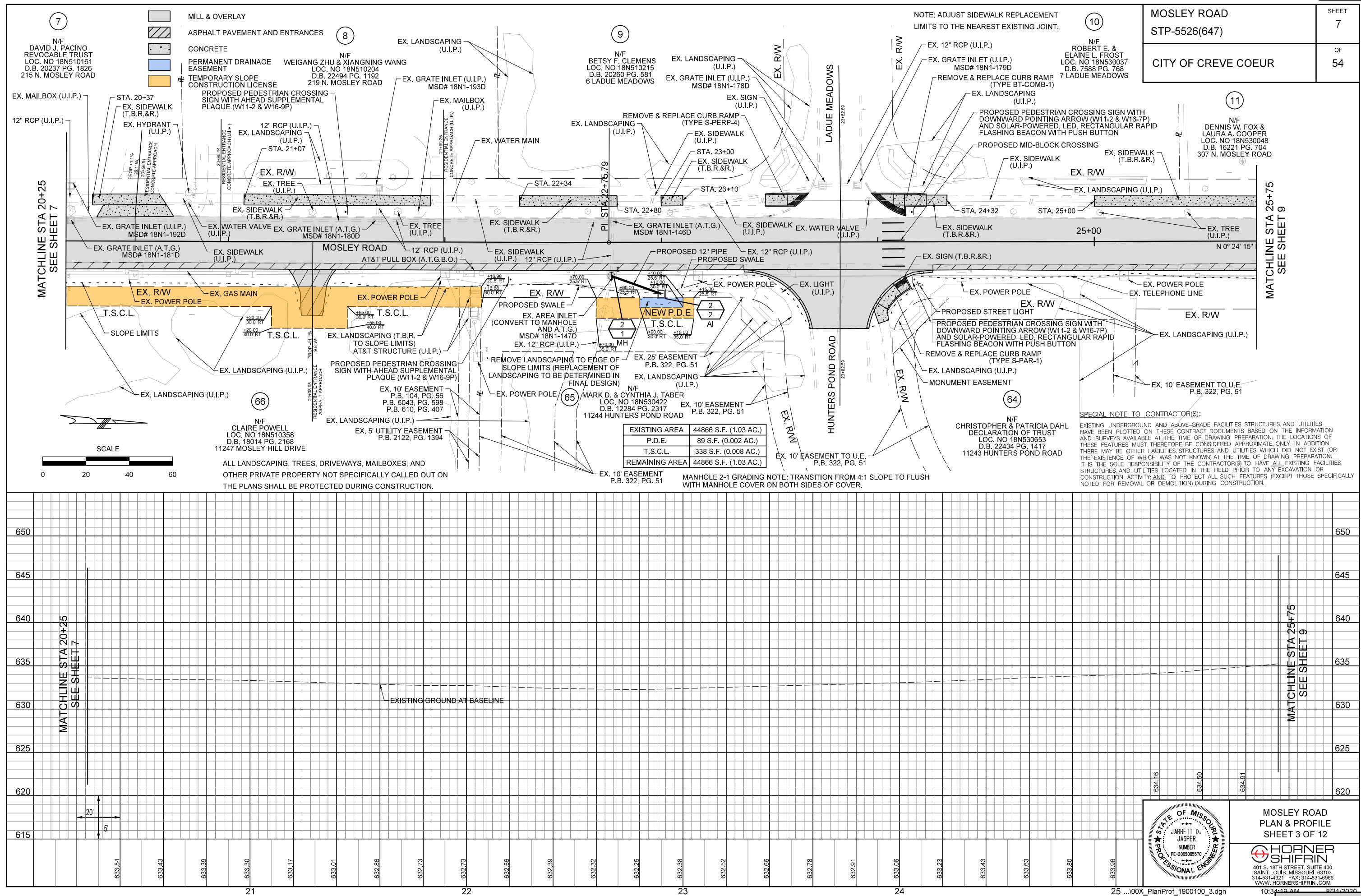
OF
54

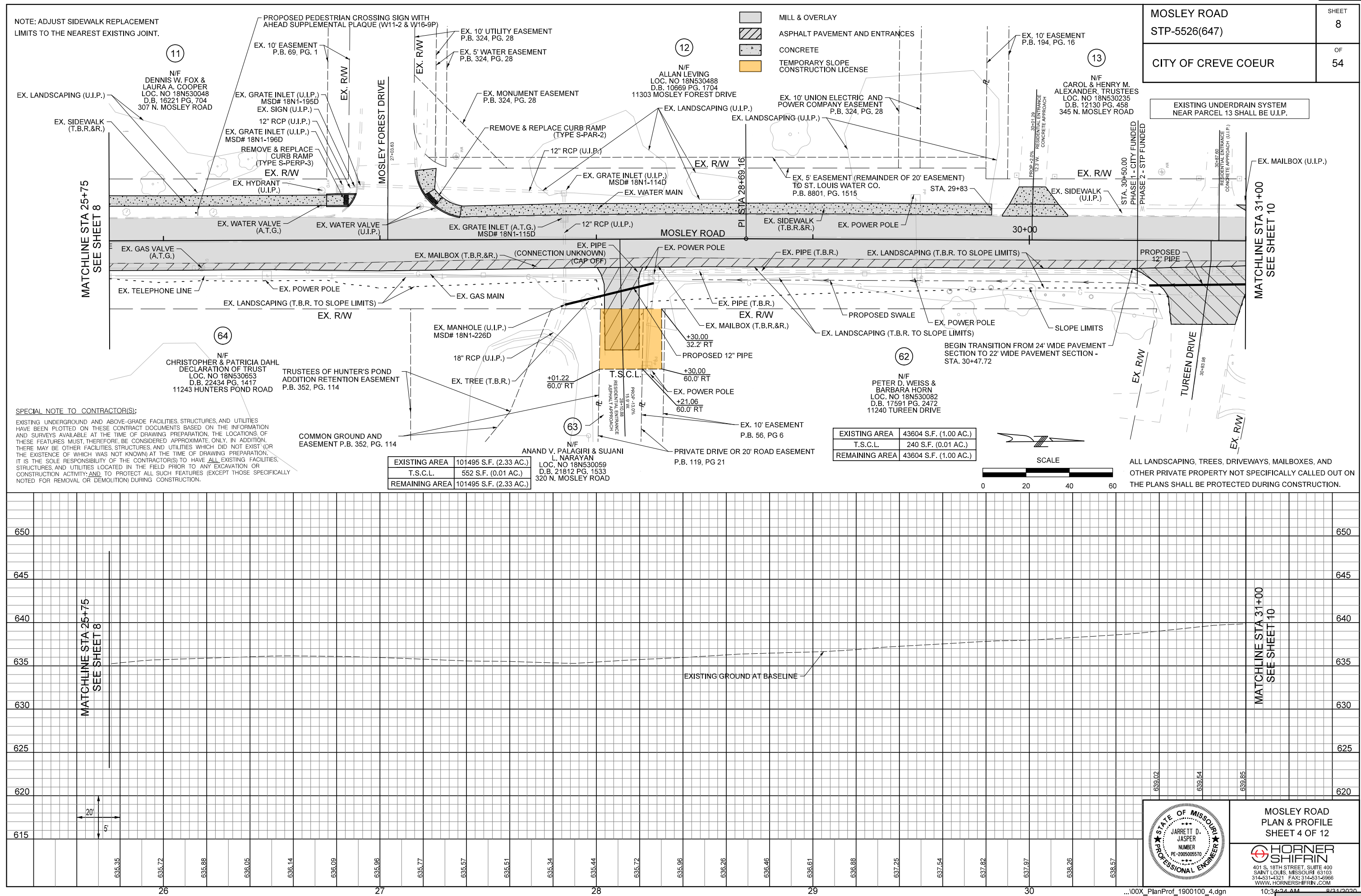


MOSLEY ROAD
PLAN & PROFILE
SHEET 1 OF 12









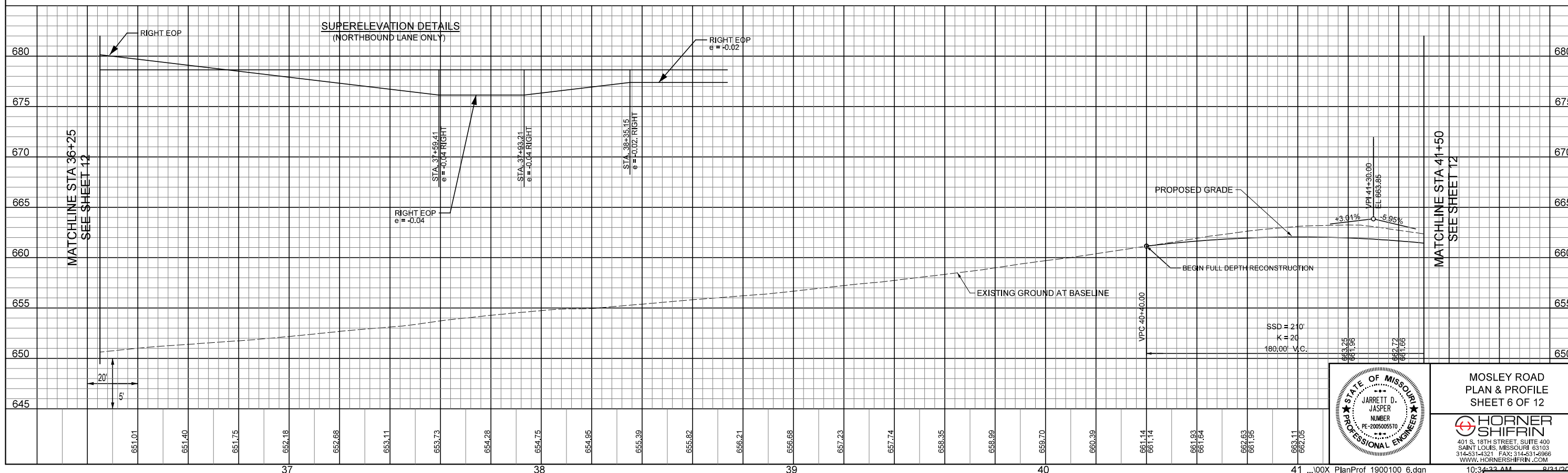
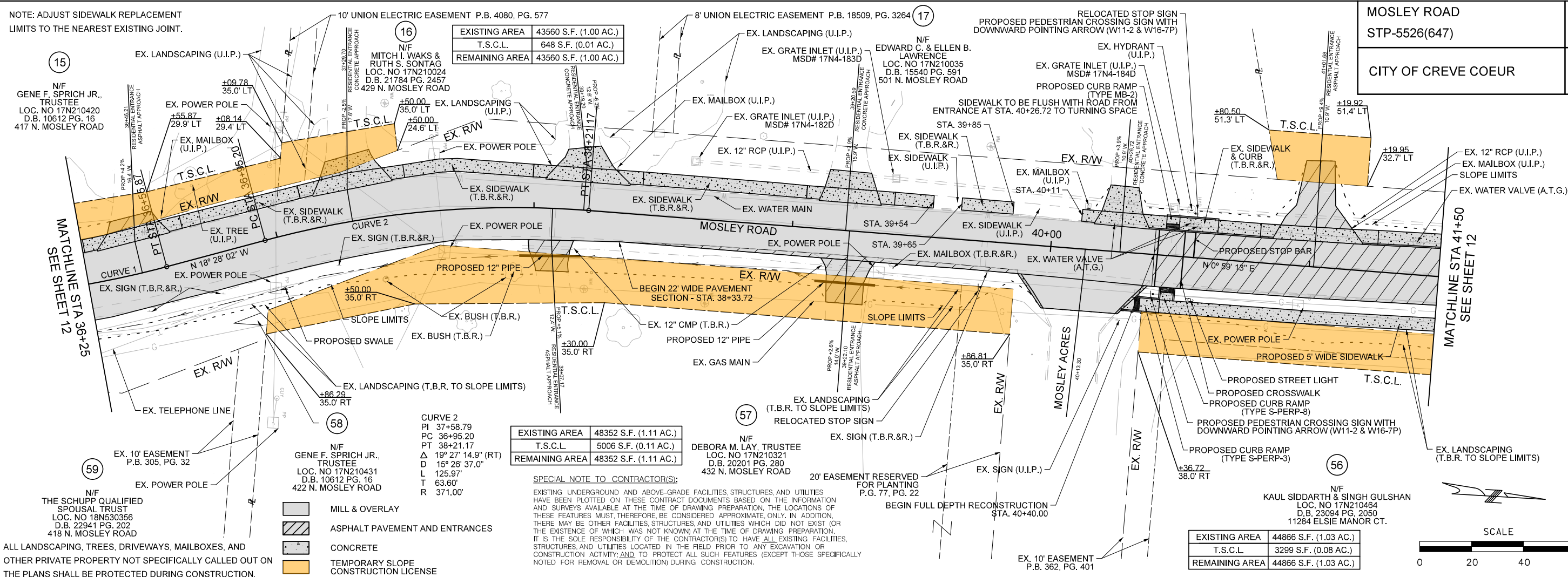
NOTE: ADJUST SIDEWALK REPLACEMENT
LIMITS TO THE NEAREST EXISTING JOINT.

MOSLEY ROAD
STP-5526(647)

CITY OF CREVE COEUR

SHEET
10

OF
54



NOTE: ADJUST SIDEWALK REPLACEMENT LIMITS TO THE NEAREST EXISTING JOINT.

EXISTING AREA	43560 S.F. (1.00 AC.)
T.S.C.L.	695 S.F. (0.02 AC.)
REMAINING AREA	43560 S.F. (1.00 AC.)

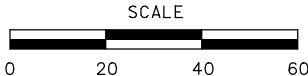
- MILL & OVERLAY
- ASPHALT PAVEMENT AND ENTRANCES
- CONCRETE
- TEMPORARY SLOPE CONSTRUCTION LICENSE

19

N/F
DAVID R. RUSSELL & VICKI ANN BERG
LOC. NO 17N210046
D.B. 21590 PG. 4232
533 N. MOSLEY ROAD

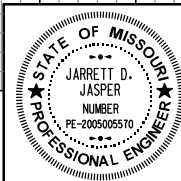
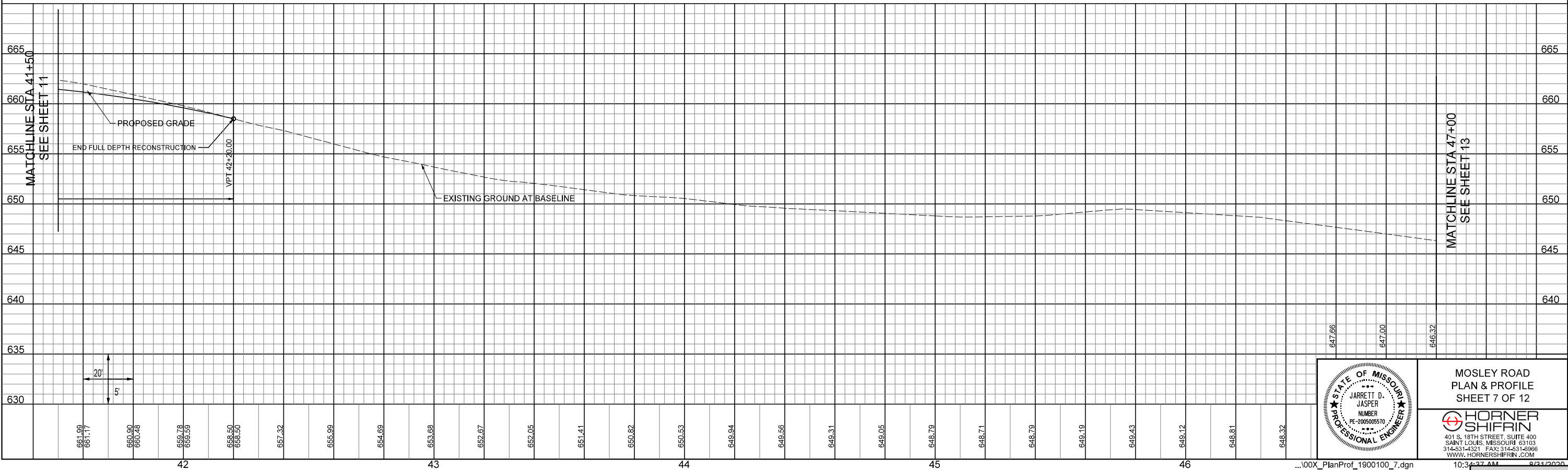
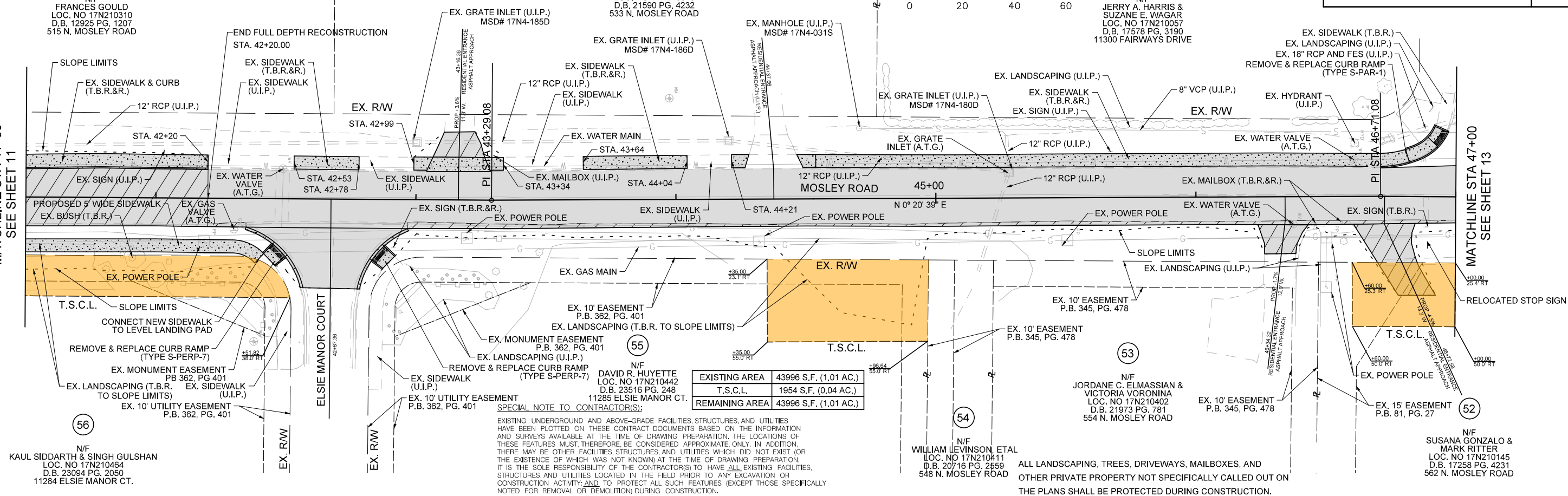
20

N/F
JERRY A. HARRIS & SUZANE E. WAGAR
LOC. NO 17N210057
D.B. 17578 PG. 3190
11300 FAIRWAYS DRIVE



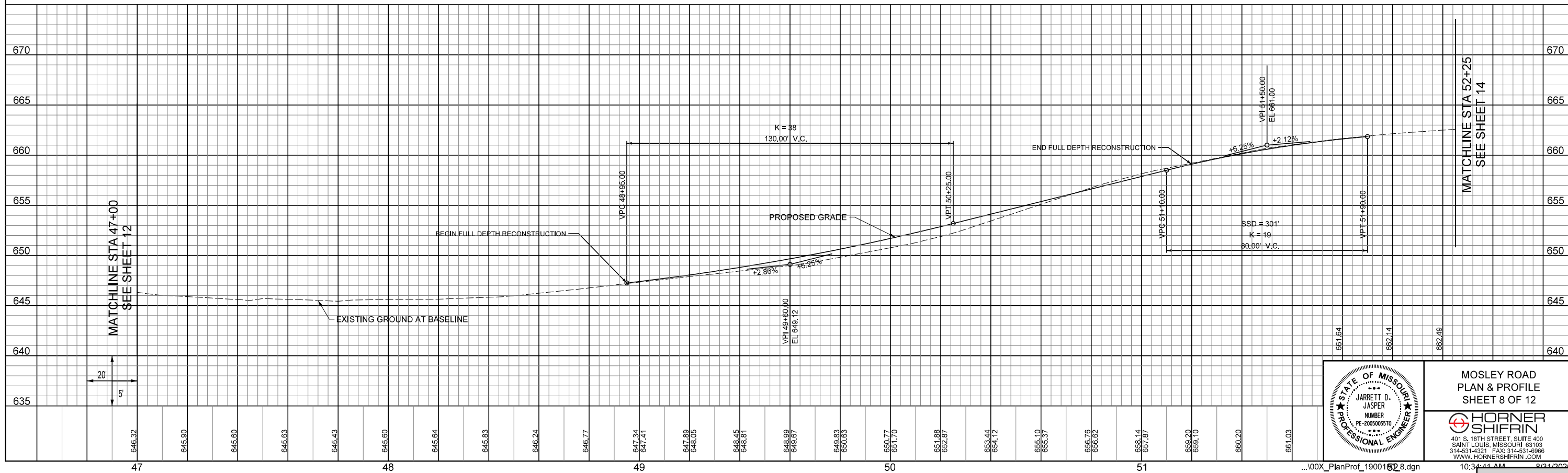
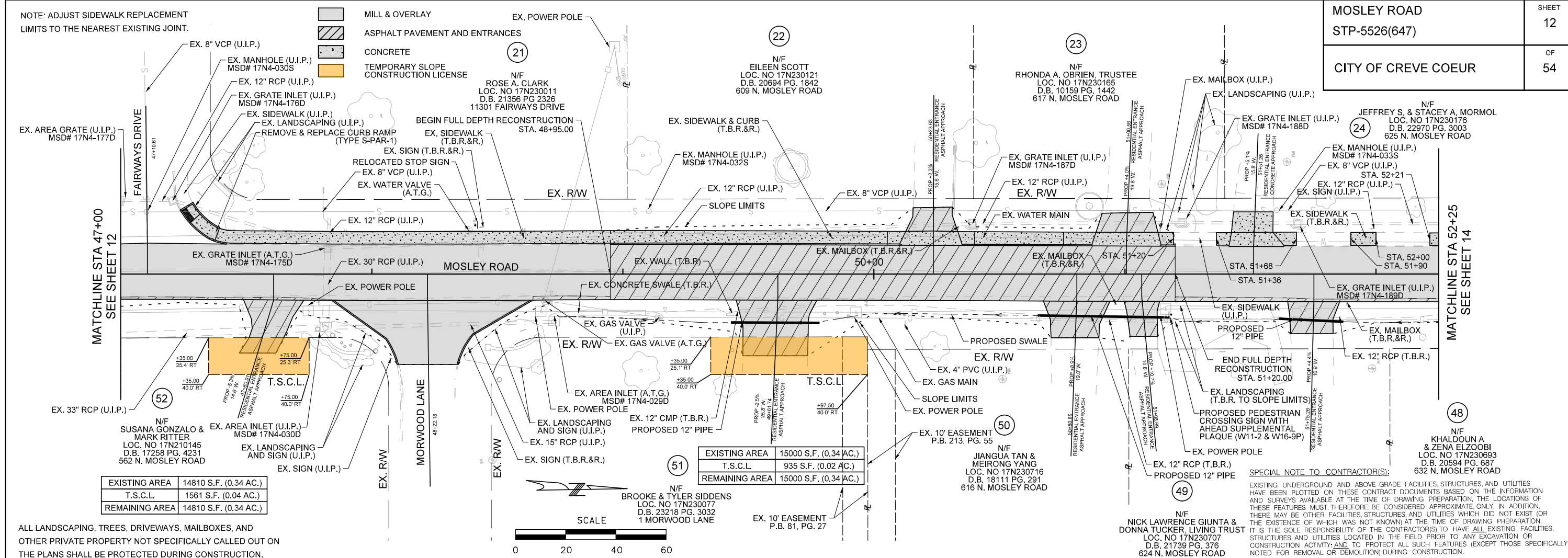
MATCHLINE STA 41+50
SEE SHEET 11

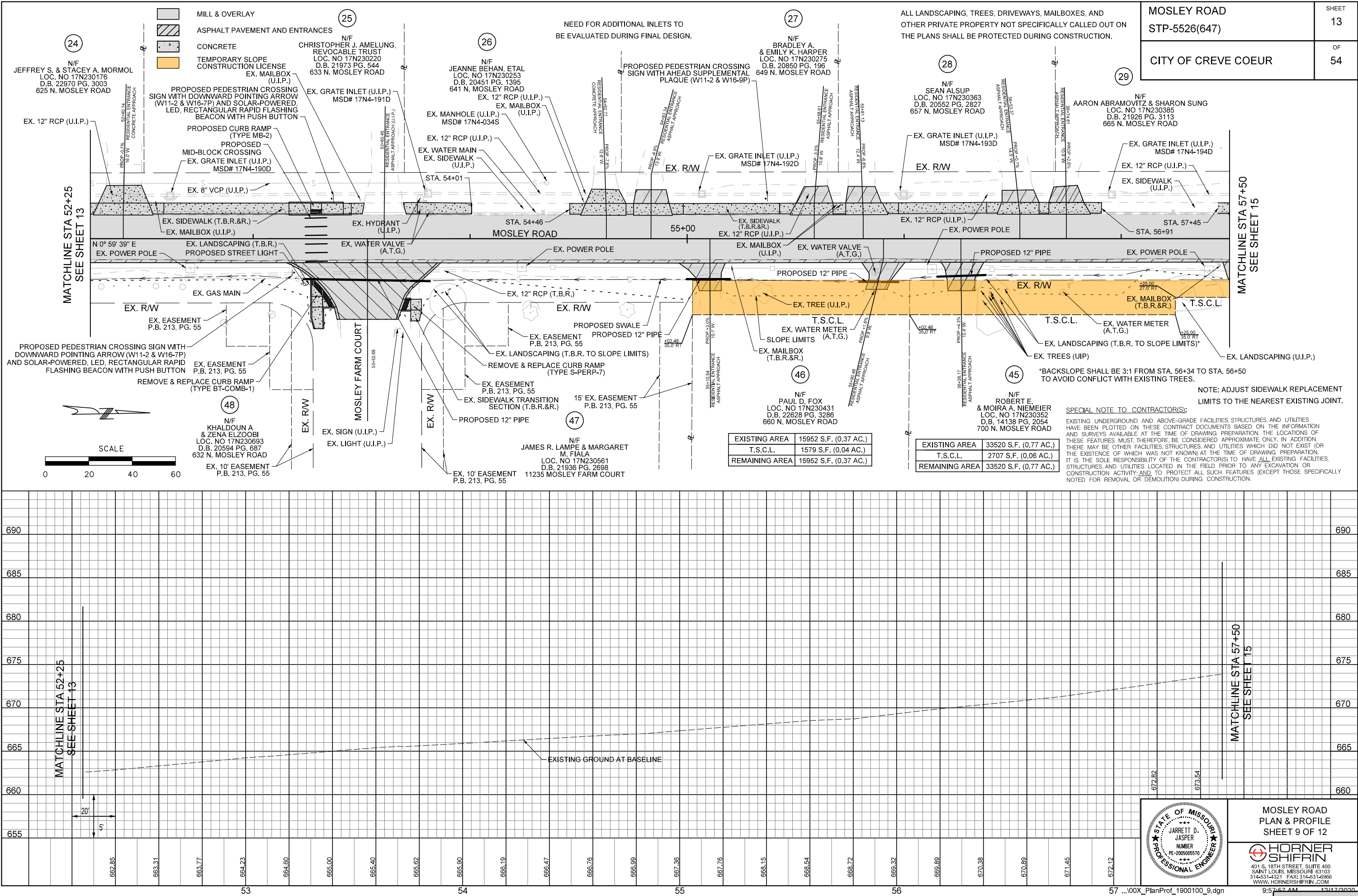
MATCHLINE STA 47+00
SEE SHEET 13



MOSLEY ROAD
PLAN & PROFILE
SHEET 7 OF 12

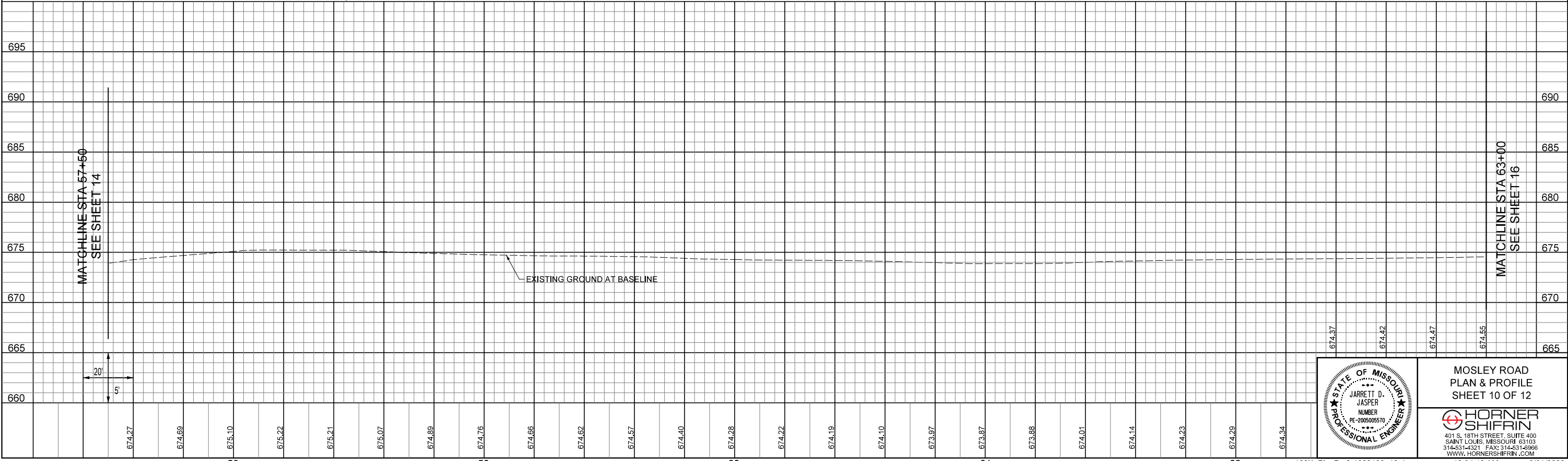
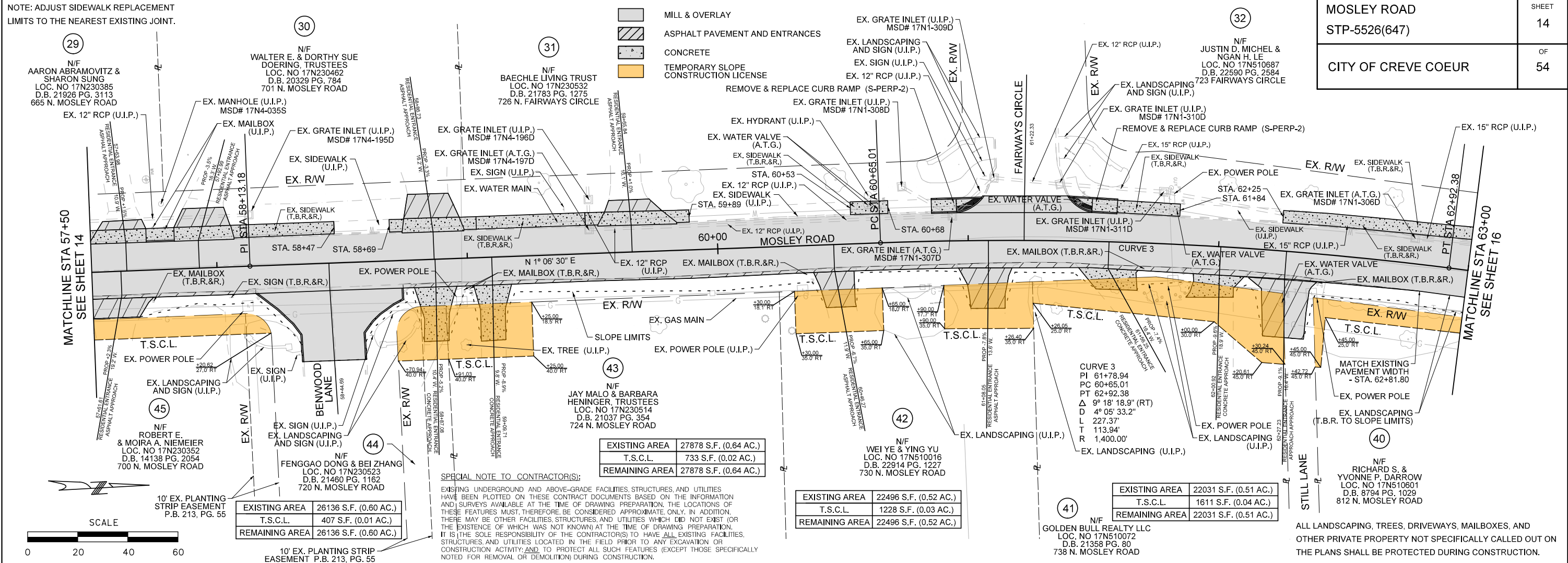
HORNER SHIFFRIN
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4986
WWW.HORNERSHIFFRIN.COM





NOTE: ADJUST SIDEWALK REPLACEMENT LIMITS TO THE NEAREST EXISTING JOINT.

MOSLEY ROAD STP-5526(647)	SHEET 14
CITY OF CREVE COEUR	OF 54



STATE OF MISSOURI

JARRETT D. JASPER

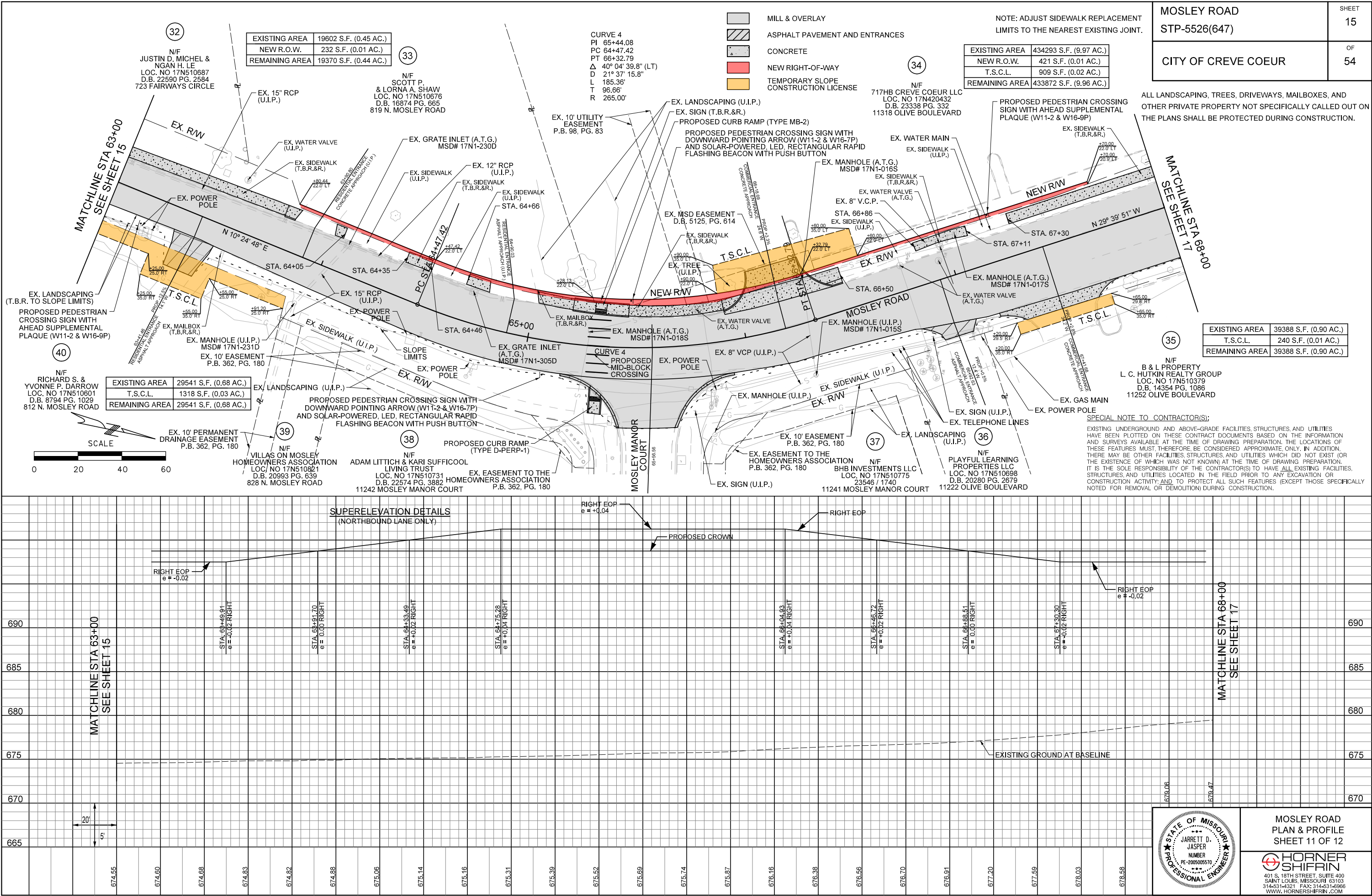
PROFESSIONAL ENGINEER

PE-2005005570

MOSLEY ROAD
PLAN & PROFILE
SHEET 10 OF 12

HORNER SHIFFRIN

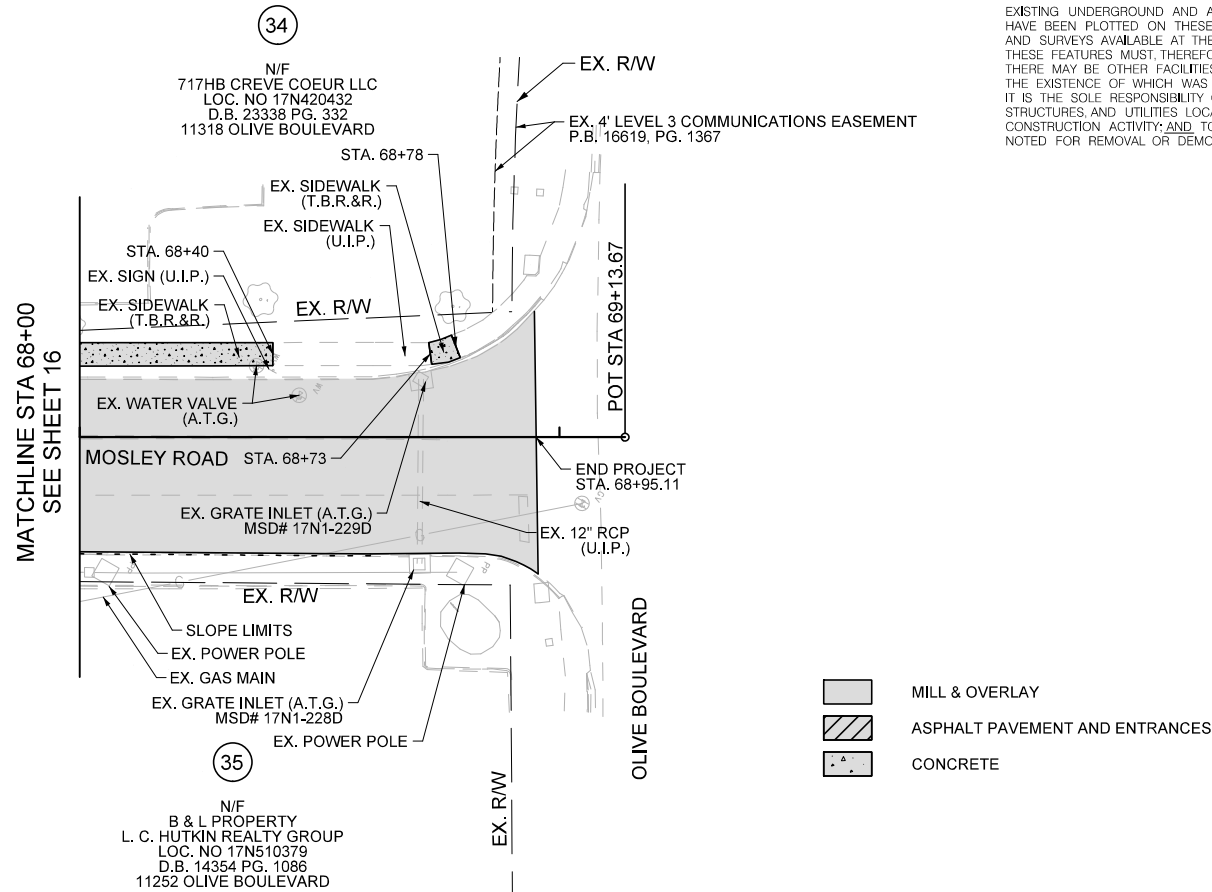
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4986
WWW.HORNERSHIFFRIN.COM



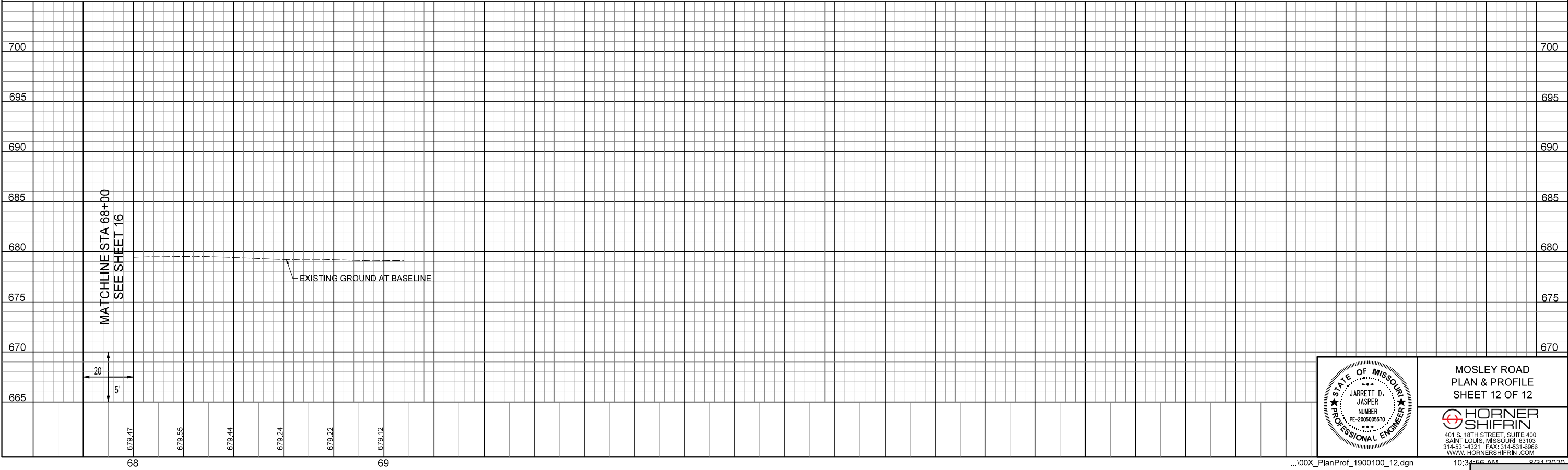
NOTE: ADJUST SIDEWALK REPLACEMENT LIMITS TO THE NEAREST EXISTING JOINT.

SPECIAL NOTE TO CONTRACTOR(S):
EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST THEREFORE BE CONSIDERED APPROXIMATE ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY AND TO PROTECT ALL SUCH FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

MOSLEY ROAD STP-5526(647)	SHEET 16
CITY OF CREVE COEUR	OF 54



ALL LANDSCAPING, TREES, DRIVEWAYS, MAILBOXES, AND OTHER PRIVATE PROPERTY NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION.



STATE OF MISSOURI

JARRETT D. JASPER

NUMBER PE-2005005570

PROFESSIONAL ENGINEER

MOSLEY ROAD
PLAN & PROFILE
SHEET 12 OF 12

HORNER SHIFFRIN

401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4596
WWW.HORNERSHIFFRIN.COM

RIGHT OF WAY AND TEMPORARY SLOPE CONSTRUCTION LICENSE

THIS INDENTURE made and entered into this ____ day of _____, 2021, between 717HB CREVE COEUR, LLC, 11318 Olive Boulevard, Creve Coeur, Missouri 63141 ("Grantor"), and the CITY OF CREVE COEUR, MISSOURI, 300 North New Ballas Road, Creve Coeur, Missouri 63141 ("City").

WITNESSETH, that the said Grantor, for good and valuable consideration, paid by the City, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, convey and confirm unto the City the real estate situated in the County of Saint Louis and State of Missouri, and indicated by [REDACTED] on the right of way plat on page 1 of the attached Exhibit "A" and more fully described on the property description on page 2 of the attached Exhibit "A," hereby made a part of this indenture.

SAID Right of Way is dedicated to the City of Creve Coeur for public use forever.

TO HAVE AND TO HOLD said right of way unto the City of Creve Coeur, Missouri, and to its assigns and successors.

WITNESSETH, that the said Grantor, for good and valuable consideration, paid by the City, the receipt of which is hereby acknowledged, and for and in consideration of the construction of new sidewalk, partial site entrance reconstruction, and site restoration involved with the Mosley Road Improvement Project, does by these presents, grant unto the City a Temporary Slope Construction License for the purposes herein stated in and upon the premises situated in the County of Saint Louis and State of Missouri, and indicated by [REDACTED] on the temporary slope construction license plat on page 1 of the attached Exhibit "B" and more fully described on the property description on page 2 of the attached Exhibit "B," hereby made a part of this indenture.

SAID Temporary Slope Construction License is granted for the purpose of making cuts, fills, and sloping embankment, reconstructing a portion of the parking lot entrance that accesses Mosley Road, restoring turf, providing working room, and implementing any necessary construction methods. This temporary slope construction license shall terminate at such time as the Mosley Road Improvement Project may be completed by the City of Creve Coeur, or December 31, 2022, whichever is earlier.

TO HAVE AND TO HOLD the above temporary slope construction license unto the City of Creve Coeur, Missouri, and to its assigns and successors.

The Grantor does hereby covenant to the City of Creve Coeur, Missouri, that it is lawfully seized and possessed of the real estate described on Exhibit "A" and Exhibit "B" and that it has a good and lawful right to convey this right of way and this license, or any part thereof, that this right of way and this license are free from all encumbrances, and that it shall forever warrant and defend this right of way and this license against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties have executed these presents the day and year first above written.

717HB CREVE COEUR, LLC

By: _____
Name:

Title:

EXAMPLE

STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared _____, and being duly sworn upon oath that said person is the _____ of 717HB CREVE COEUR, LLC, and that said person signed the foregoing document as _____ of 717HB CREVE COEUR, LLC, and 717HB CREVE COEUR, LLC has entered into this Agreement as its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above-written.

 Notary Public

My commission expires:

CITY OF CREVE COEUR, MISSOURI

By: _____
 Print Name: Mark Perkins
 Title: City Administrator

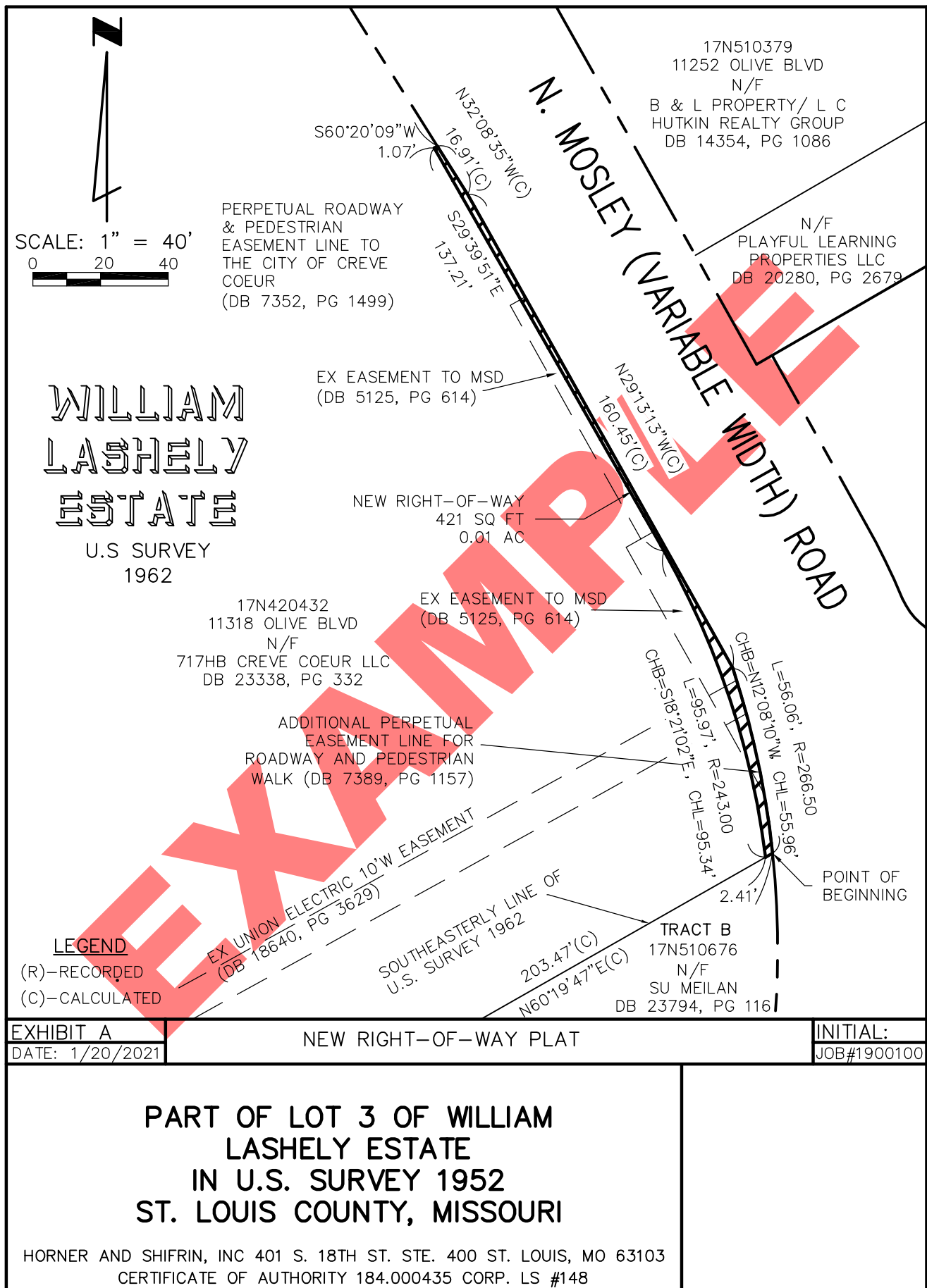
STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared Mark Perkins, and being first duly sworn upon oath stated that said person is the City Administrator of the City of Creve Coeur, Missouri, and that said person signed the foregoing document as City Administrator of the City of Creve Coeur, Missouri, and the City of Creve Coeur has entered into this Agreement as its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above-written.

 Notary Public

My commission expires:



PROJECT: MOSLEY ROAD IMPROVEMENTS

PARCEL NO.: 17N420432-ROW

OWNER: 717HB CREVE COEUR LLC

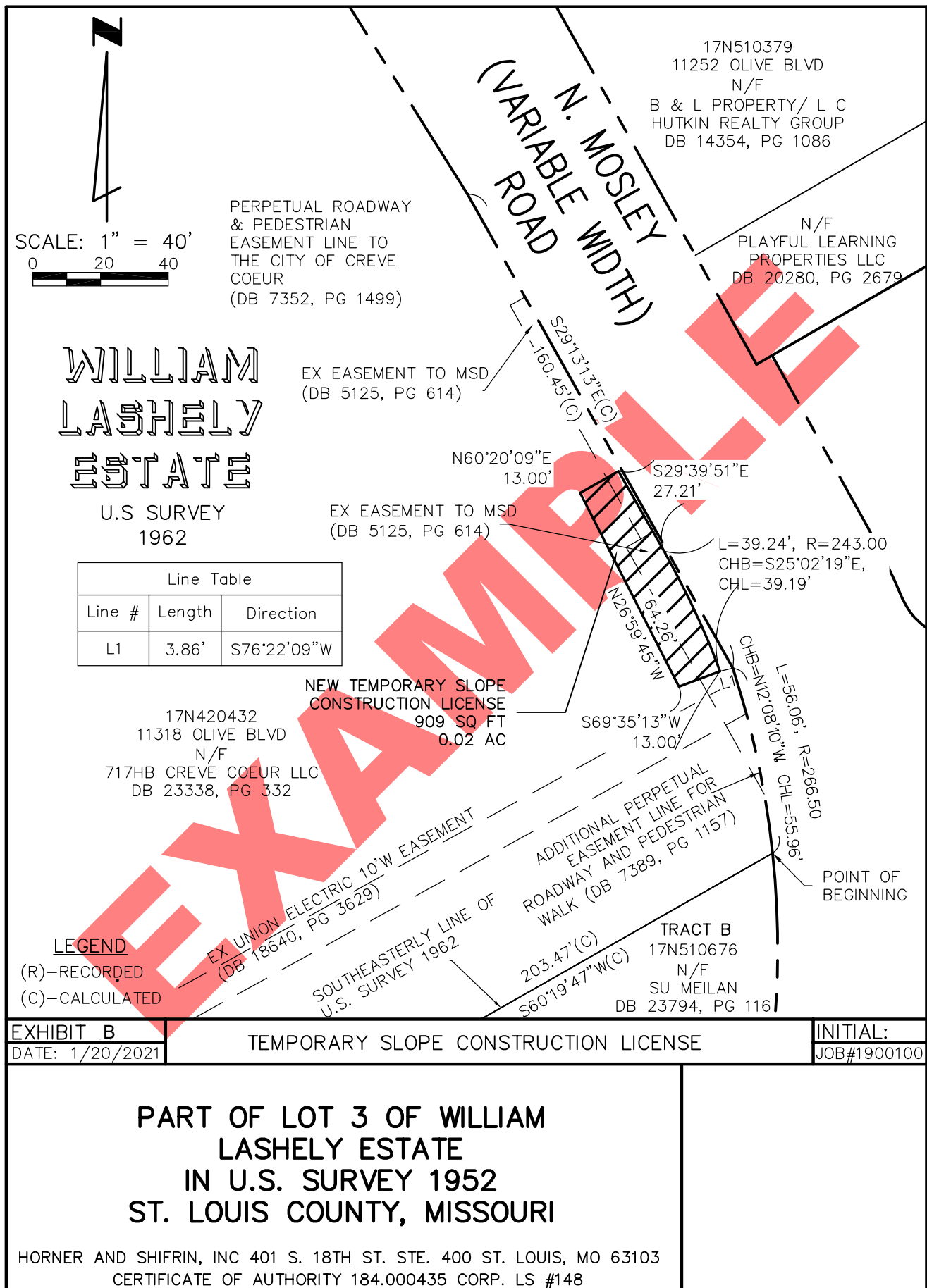
PAGE 1 OF 1

NEW RIGHT-OF-WAY

New Right-of-way being a part of Lot 3 of the William Lasley Estate Partition, in U. S. Survey 1962 Section 2, Township 45 North, Range 5 East in St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the east line of an Additional Perpetual Easement for Roadway and Pedestrian Walk as recorded in Deed Book 7389 page 1157 in the St Louis County Records and on the southeasterly line of U. S. Survey 1962; thence northerly along said east line of an Additional Perpetual Easement for Roadway and Pedestrian Walk and 266.50 foot radius curve to the left having a chord bearing of North 12 degrees 08 minutes 10 seconds West, a chord length of 55.96 feet for an arc length of 56.06 feet; thence 29 degrees 13 minutes 13 seconds West, along the west line of a Perpetual Roadway and Pedestrian easement line to the City of Creve Coeur as recorded Deed Book 7352 page 1499 in said St Louis County Records, 160.45 feet; thence North 32 degrees 08 minutes 35 seconds West, along said east line of a Perpetual Roadway and Pedestrian easement line to the City of Creve Coeur, 16.91 feet; thence South 60 degrees 20 minutes 09 seconds West, 1.07 feet; thence South 29 degrees 39 minutes 51 seconds East, 137.21 feet; thence southerly along a 243.00 foot radius curve to the right having a chord bearing of South 18 degrees 21 minutes 02 seconds East, a chord length of 95.34 feet for an arc length of 95.97 feet to a point on said southeasterly line of U. S. Survey 1962; thence North 60 degrees 19 minutes 47 seconds East, along said southeasterly line of U. S. Survey 1962, 2.41 feet to the point of beginning.

The described New Right-of-way contains 421 square feet or 0.01 acres, more or less.



PROJECT: MOSLEY ROAD IMPROVEMENTS

PARCEL NO.: 17N420423-TSCL

OWNER: 717HB CREVE COEUR LLC

PAGE 1 OF 1

NEW TEMPORARY SLOPE CONSTRUCTION LICENSE

New Temporary Slope Construction License being a part of Lot 3 of the William Lasley Estate Partition, in U. S. Survey 1962 Section 2, Township 45 North, Range 5 East in St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the east line of an Additional Perpetual Easement for Roadway and Pedestrian Walk as recorded in Deed Book 7389 page 1157 in the St Louis County Records and on the southeasterly line of U. S. Survey 1962; thence northerly along said east line of an Additional Perpetual Easement for Roadway and Pedestrian Walk and 266.50 foot radius curve to the left having a chord bearing of North 12 degrees 08 minutes 10 seconds West, a chord length of 55.96 feet for an arc length of 56.06 feet; thence South 76 degrees 22 minutes 09 seconds West, 3.86 feet to the point of beginning of the Temporary Slope Construction License hereinafter described; thence South 69 degrees 35 minutes 13 seconds West, 13.00 feet; thence North 26 degrees 59 minutes 45 seconds West, 64.26 feet; thence North 60 degrees 20 minutes 09 seconds East, 13.00 feet; thence South 29 degrees 39 minutes 51 seconds East, 27.21 feet; thence southeasterly along a 243.00 foot radius curve to the right having a chord bearing of South 25 degrees 02 minutes 19 seconds East, a chord length of 39.19 feet for an arc length of 39.24 feet to the point of beginning.

The described New Temporary Slope Construction License contains 909 square feet or 0.02 acres, more or less.



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

Meeting: 01/25/21 07:00 PM
Department: Public Works Department
Category: Resolution
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SCHEDULED

RESOLUTION

Resolution No. 1524 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents to Submit the Project Proposal Application and Later to Execute an Agreement for a Grant-In-Aid from the Federal Transportation Improvement Program Grant Commission through the Surface Transportation Program - Sub-Allocated Grant Program for the Craig Road Improvement Project.

Public Works staff recommends that the City seek federal grant funding to assist with roadway, sidewalk, and intersection improvements to Craig Road and a portion of Olde Cabin Road. The proposed project would begin at the intersection of Olde Cabin Road at Old Ballas Road and then progress east and north along Craig Road to Olive Boulevard.

RESOLUTION NO. 1524

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF THE NECESSARY DOCUMENTS TO SUBMIT THE PROJECT PROPOSAL APPLICATION AND LATER TO EXECUTE AN AGREEMENT FOR A GRANT-IN-AID FROM THE FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM GRANT COMMISSION THROUGH THE SURFACE TRANSPORTATION PROGRAM - SUB-ALLOCATED GRANT PROGRAM FOR THE CRAIG ROAD IMPROVEMENT PROJECT.

WHEREAS, the City Council deems it necessary to improve its existing roadway and sidewalk networks to serve the citizens of Creve Coeur as well as those in the metropolitan area, and

WHEREAS, the City Council recognizes the federal Surface Transportation Program - Sub-Allocated (STP-S) Grant as an excellent opportunity to improve the pavement and sidewalks along Craig Road and a portion of Olde Cabin Road for the benefit of the community.

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

1. An application shall be made under the STP-S Grant for a grant-in-aid to assist with a substantial portion of the costs to reshape Craig Road to have sidewalks on both sides, vertical curbs, and more accommodating intersections and to make related improvements to Olde Cabin Road and Craig Road, beginning at Old Ballas Road and extending north to Olive Boulevard, and to acquire the right of way and easements necessary for such improvements.
2. That the project proposal described herein be prepared and submitted to the STP-S Grant Commission for reimbursement of applicable costs.
3. The City Administrator is hereby authorized to sign and execute the necessary documents for forwarding the project proposal application for a grant-in-aid under the STP-S Grant Commission.
4. If a grant is awarded, the City of Creve Coeur will enter into an agreement or contract with the Grant Commission regarding said grant.

Adopted this 25th day of January, 2021.

Barry Glantz

Resolution

Meeting of January 25, 2021

Mayor

Attest:

Deborah Ryan, MPCC
City Clerk



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: January 20, 2021

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation for Federal Grant Application
Craig Road Improvement Project

Staff recommends that the City pursue federal grant assistance for a project to improve the condition and function of the sidewalks, street pavement, curbing, and intersections of Craig Road and a portion of Olde Cabin Road. If funding is awarded for this project, construction of the project would likely begin in the spring of 2025.

Project Limits

The proposed project involves Olde Cabin Road (from Old Ballas Road to Craig Road) and Craig Road (from Olde Cabin Road to Olive Boulevard), which combine to serve as a major collector route through the Creve Coeur Executive Office Park, as illustrated below.



Existing Conditions

Olde Cabin Road and Craig Road were constructed in the 1970s and have sidewalks that appear to date back to the 1990s. The streets and sidewalks are deteriorating and some aspects are not compliant with current standards.

Streets. Examples of the condition of the street pavement are shown in the photos below. The microsurfacing that was applied to both Craig and Olde Cabin is about eight years old and is wearing off. The asphalt pavement is generally in fair condition with localized failures that have been cut out and replaced through recent annual paving programs. Annual repairs are expected to be necessary until the pavement can be resurfaced.



Much of the pavement has cracking that is consistent with old asphalt. The microsurfacing that was applied in 2013 is wearing off and creating an unattractive appearance.



More severe cracking can be found along several portions of the edge of pavement.

Sidewalks. The sidewalks along Craig and Olde Cabin run along one side of the street and are located at the back of a rolled curb and gutter. These sidewalks are generally not compliant with accessibility standards, do not meet the City's standards for sidewalks width at the back of a curb, are poorly protected by the adjacent rolled curb, and have no connections across the intersections of Craig at Olde Cabin and Craig at Office Parkway.



The sidewalks in this area are only four feet wide and are located at the back of a rolled curb.



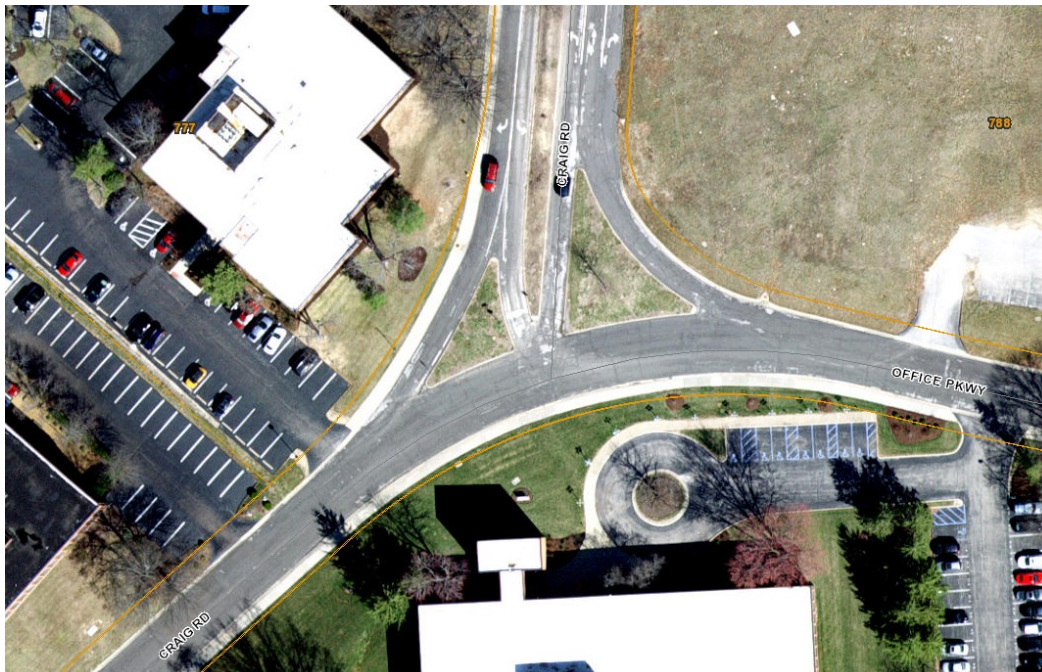
Pedestrian accommodations at the intersections – like Craig at Olde Cabin, shown above – are insufficient to meet today's accessibility standards.

Intersections. Two of the three intersections in the project limits are confusing to motorists and serve as barriers to pedestrians.

- The intersection of Craig Road at Olde Cabin Road includes a triangle island with yield controls on the east and west sides of the island. The traffic pattern confuses motorists, who are often observed traveling the wrong way around the island. This island and the yield controls are also confusing to pedestrians, who cannot judge which way a vehicle will travel. Further, the island provides no pedestrian route across it, and the two-way traffic on both sides of the island make it difficult to introduce crosswalks there.



- The intersection of Craig Road at Office Parkway includes a series of lanes and islands on the north side of the intersection that can be difficult for motorists and pedestrians to navigate. No accommodations for pedestrians currently exist through this intersection.



Concept Plan

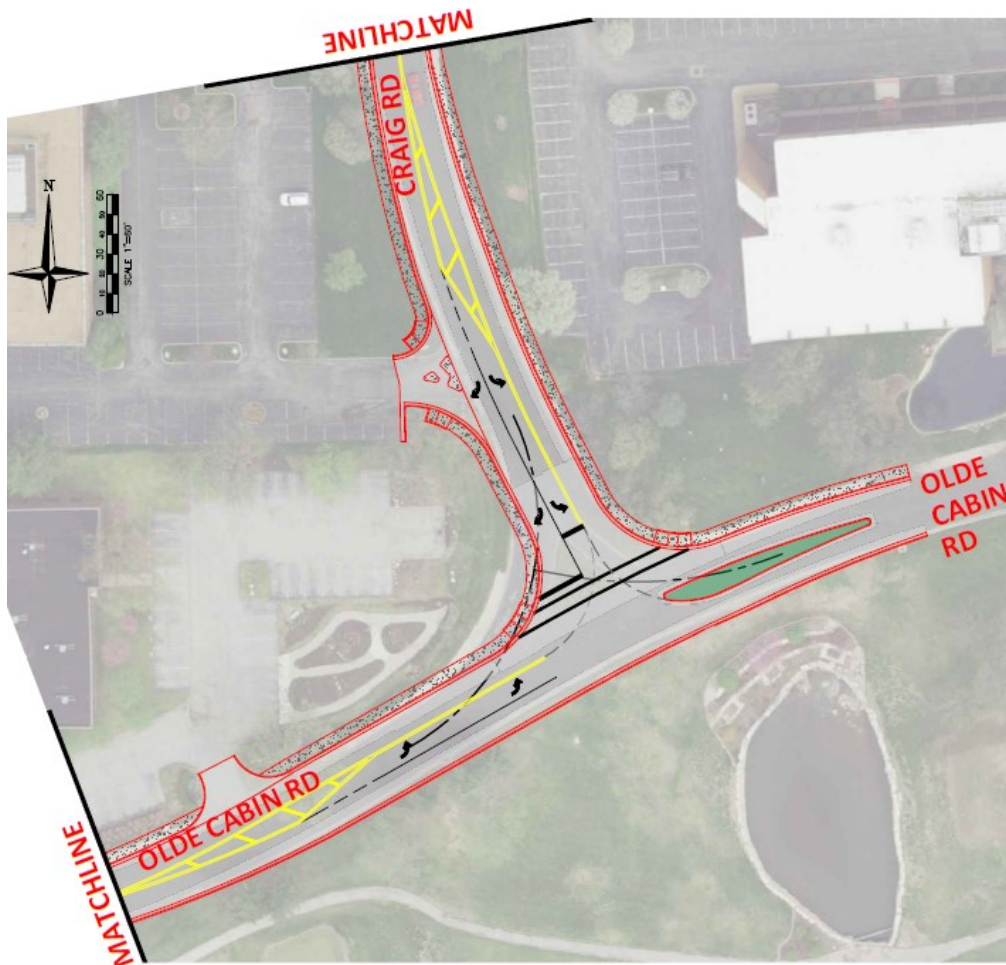
The City hired the local engineering firm Crawford Bunte Brammeier (CBB) in 2019 to study the streets in the office park and to develop conceptual plans for possible ways to improve the pavement, sidewalks, and intersections within the project limits. This plan serves as the basis for the proposed project.

Proposed Improvements

The proposed Craig Road Improvement Project involves the partial reconstruction of Craig Road and a portion of Olde Cabin Road to provide smoother pavement for drivers and cyclists, modified intersections that are more intuitive for drivers and more accessible for pedestrians, a new sidewalk on the west side of Craig Road, a wider sidewalk on the east side of Craig, and vertical curbing to better protect the sidewalks.

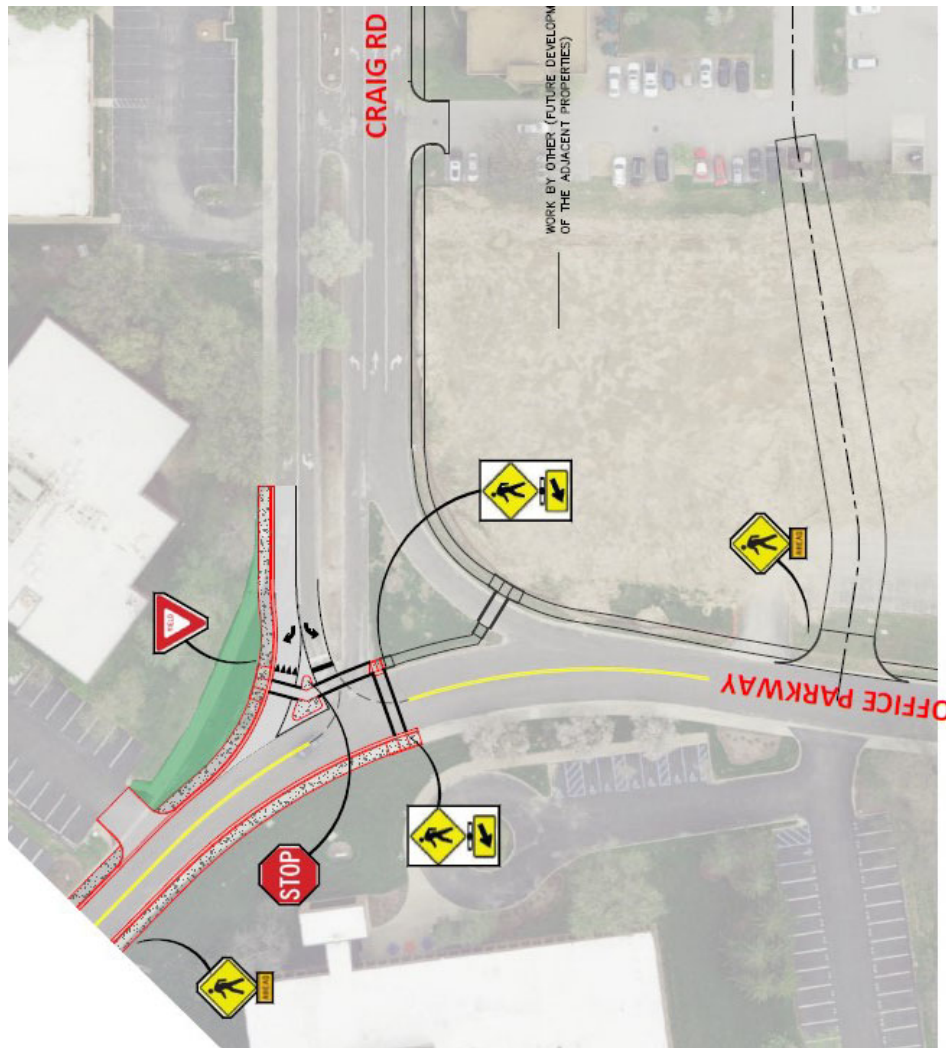
Typical Section. Craig Road and Olde Cabin Road are both wide asphalt streets. The proposed project would reduce the width of both of these streets to provide wider sidewalks and a new sidewalk along the west side of Craig Road. The skinnier pavement section will allow for the existing sidewalk to be widened to 8 feet and for the addition of a sidewalk on the west side of Craig Road without substantially increasing the paved footprint.

Intersection Modifications. The triangular island in the intersection of Craig Road at Olde Cabin Road will be removed, and a stop control will be added for southbound traffic on Craig Road. This change will simplify the intersection for drivers and will allow for the creation of a crosswalk for pedestrians.



Design concept for Craig Road at Olde Cabin Road.

The islands and the southbound drive lanes on the west side of the intersection of Craig Road at Office Parkway will be revised to provide a better approach angle for traffic and a safer location to add a crosswalk for pedestrians. Pedestrian-activated flashing beacons will highlight the proposed north-south crosswalk.



Design concept for the intersection of Craig Road at Office Parkway.

Project Cost Estimate and Grant Discussion

Staff estimates that the project will cost approximately \$1,350,000, which includes the design, acquisition of easements and right of way, and construction. This cost estimate broken down according to the project phase below.

Project Stage	Fiscal Year	Total Cost	Federal Funding	City Funding
Design	FY2023	\$ 150,000	\$ 0	\$ 150,000
Right of Way	FY2024	\$ 100,000	\$ 80,000	\$ 20,000
Construction	FY2025	\$ 1,100,000	\$ 880,000	\$ 220,000
	Total	\$ 1,350,000	\$ 960,000	\$ 390,000
			71%	29%

Staff proposes to seek approximately \$960,000 in federal funding to substantially offset the cost of this project. This amount equals 80% of the cost to acquire property rights and to construct the project. Although all aspects of the project – including design – are eligible for up to 80%

funding, staff recommends against using the STP grant to fund this phase of the project in order to give the City the flexibility to begin the design sooner than the grant schedule would allow.

The proposed funding request would equal about 71% of the total cost of the project.

Applications for STP funding are due in early February, and the preliminary indication of a successful application is typically received by early summer.

Recommendation

Public Works staff recommends pursuit of a federal STP-S grant of \$960,000 for street, curbing, sidewalk, and intersection improvements to Craig Road and a portion of Olde Cabin Road. This grant request will represent about 71% of the estimated cost of the project.

Public Works staff estimates that it would cost in the range of \$300,000 - \$350,000 for the minimum scope of work – to repave the roads and create a protected 6-foot-wide sidewalk through the project limits – that the City would likely pursue through its annual pavement and sidewalk maintenance programs. With the grant funding, the City would be able to make a substantially greater improvement into these streets, sidewalks, and intersections with only a modest increase of investment. Therefore, staff finds that pursuit of the grant is in the City's best interest.



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

Meeting: 01/25/21 07:00 PM
Department: City Administrator
Category: Discussion
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

Planning and Zoning Update

Staff will provide an update of current planning and zoning matters.



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

Meeting: 01/25/21 07:00 PM
Department: City Council
Category: Report
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

STAFF REPORT

FY 2021 Second Quarter Financial Report

FY 2021 Second Quarter Financial Report Ending December 31, 2020, including
Investment Report



MEMORANDUM

DATE: January 21, 2021

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Second Quarter FY 2021 Financial Analysis

Attached is the financial report for the General Fund, the Municipal Enterprise Fund, the Capital Fund, the Sewer Lateral Fund and the Public Safety Fund for the 2nd quarter of FY 2021. Some of the fluctuations in both revenues and expenditures worth discussion are as follows:

1. General Fund

a. Revenues

Overall, revenues for FY 2021 are \$127,941 more than revenues for the same time period in FY 2020. Below are some of the revenue sources that have decreased worth mentioning:

- Sales Tax down \$153,162 or about 7% from FY 2020 due to the COVID-19 pandemic
- Utility Taxes are \$253,867 or 8% less, with Electric making up \$165,942 of this decrease and phone making up \$37,854
- License and Permits are \$67,522 more due to business licenses coming in quicker than last year (increase of \$31,245), and an increase of \$35,843 in apartment re-occupancy fees as a result of an increase in the fees, and an increase of \$19,707 from escrow deductions
- Charges for Services are down 31,403 due to COVID-19
- Other Revenues are the biggest reason for the increase and that's because of the \$613,196 that we received from the CARES Act Relief Program with St. Louis County

b. Expenditures

Expenditures for the General Fund are \$434,135 less than the same time period in FY 2020. Below are some items worth mentioning:

- Finance Department down 77,034 due to 1 less FT employee as well as a credit of \$21,964 that was issued in October from Tyler as a result of terminating the Permit Module
- Maintenance of Municipal Facilities down \$74,000 due to the following factors: down half of a FT position, electricity for the government center is down \$13,069, down \$18,175 in building maintenance, and down \$22,109 as a result of fewer heat pump replacements
- Police Department down 127,331. Administration is up due to an increase of a half of a position for fleet maintenance, but other than that the main reason for the decrease is because last year we changed how the holiday pay was paid out to police officers, which cost the City about \$97K more in FY2020.
- Street Maintenance is down \$30,881 because a vehicle lift, tire changer and portable truck scales were purchased in FY2020.

- Community Development-Building Division is down \$38,953 with all of this due to the City hiring a contractual inspector for Barnes Jewish Hospital in FY2020, thereby increasing expenditures for that year.

While overall revenues are slightly down from the previous year (would have been down much more without the CARES Act Funding), expenditures are down a lot from FY 2020. We did budget a decrease in revenues and expenditures for FY 2021, so with the CARES Act Funding, we are doing much better than anticipated. Most of the decrease in revenues is due to the COVID-19 pandemic. We budgeted an overall decrease for sales tax for FY 2021 of 16.2% from projected FY 2020. As of December 31, 2020, sales tax revenues are only 7% less than the same time period last year.

We budgeted a 5% decrease in most of the utility taxes, so being down 8% is slightly more than we had budgeted, due to Creve Coeur businesses operating at reduced capacity. Utility revenue also fluctuates due to weather.

We projected a small surplus in FY 2020 (\$62,155), but ended up with a surplus of almost \$380K, so that helps the overall beginning fund balance for FY 2021. We budgeted a deficit for FY 2021 of \$1,424,981, but due to a budget amendment in anticipation of approximately \$1.2 million in CARES Act Funds, we now project a deficit budget of \$293,566.

Overall, the General Fund is pretty much in line with what we expected for the 1st quarter of FY 2021. While it is still too early to project the rest of the fiscal year due to the pandemic still going on, it does appear that we are within budget and maybe slightly better than we anticipated. Remember that we ended FY 2020 better than anticipated, and we hope to get a total of \$1.2M from the CARES Act to offset public safety personnel expenditures.

2. Municipal Enterprise Fund

a. Revenues

Overall, Revenues for the Enterprise Fund are \$36,667 less than what was received in FY 2020. Golf's revenues just keep going up, which is why golf revenues are up \$73K. Ice is down \$100K due to Creve Coeur Hockey League Rental (down 36,777), Admissions (down \$14,117), Contract Ice Rental (down \$37,276), Learn to Skate (down 18,244) and Meeting Room Rentals (down \$23,779). Figure Skating had a test session in August increasing revenues over last year. Food service is also down a little over \$9K, all due to COVID-19.

b. Expenditures

Expenditures are \$21,533 less than last year. See below for a detailed description of the expenditure fluctuations:

- Ice Arena - a decrease of \$5,508 due to capital purchases that were made in FY2020
- Food Service – a decrease of \$16,239 due to the purchase of a new fridge/freezer in FY 2020, as well as a decrease in food needed for FY2021 because of COVID-19 forcing closure of the kitchen.

We budgeted an increase in revenues and expenditures for the Enterprise Fund for FY 2021, with an ending deficit of \$34,570. We have made a budget amendment for FY 2021 increasing the budgeted deficit to \$40,784. We ended FY 2020 with a deficit of about \$84K which was less than the anticipated

deficit of \$103K. Hopefully with the big increase in Golf revenues and with the hope that things will pick up for the Ice Arena this last half of the year, we may be able to reduce some of the budget deficit for FY 2021.

3. Capital Fund

a. Revenues

At this time, revenues for the Capital Fund are down \$238,308 from last year due to a decrease in sales tax of about \$90K or 8.7% and a decrease of \$139,098 in grants received from FY 2020. Grant amounts typically fluctuate significantly from year to year.

b. Expenditures

Expenditures are \$800,767 less than last year at this time due to most of the street overlay projects occurring in the 1st quarter of last year, where we cut a lot of the street and sidewalk projects for FY 2021 due to anticipated decreases in revenues relating to COVID-19.

Overall, the Capital Fund is within budget for FY 2021.

4. Sewer Lateral Fund

c. Revenues

Sewer Lateral Revenue is up \$843 due to timing of the revenue coming in.

d. Expenditures

Expenditures are \$12,150 less than last year.

Overall, the Sewer Lateral Fund was budgeted with a surplus of \$15,742. We are at a surplus of \$36,052 which is on track to come in better than FY 2020.

5. Public Safety Sales Tax Fund

e. Revenues

The Public Safety Sales Tax revenues are \$116,652, or 20%, less than last year at this time. This is down more than General and Capital because this revenue is based on a per capita percentage of the entire County and not associated with the sales in just Creve Coeur. Interest revenue is down \$12,860 due to rates dropping to basically nothing after COVID-19 hit.

f. Expenditures

Expenditures are \$88,775 more than last year due to the new police station opening August of 2019 and now a lot of the operating expenditures for the new building coming out of the public safety sales tax fund.

Almost all of the operational expenditures for the new police building are now in this fund. 15% of the public safety sales tax went towards the public safety pension payment last year and it has been increased to 20% in FY 2021, which is within the confines of the policy established by the City Council. In addition, \$135,000 is transferred annually to the General Fund to cover the ongoing costs of moving the police officers to 12-hour shifts.

Also attached is the Investment report. The 1st page and part of the 2nd page is all Pooled Fund money, which includes the General Fund, Capital Fund, Sewer Lateral and Public Safety Sales Tax Fund. The bottom half of the 2nd page is for Capital and Escrow only funds. You will also notice that with each section, it is sorted by Maturity Date with the earliest maturity being listed 1st. The last part of the 2nd page lists who we purchased the investments from, and as you can see, most of them are purchased through Multi-Bank Securities (MBS) with the investment being held at Pershing; all of the others are purchased and held at the financial institution listed.

I would be pleased to respond to any questions.



City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2020
FY 2021

	2021 Annual Budget	2021 Adjusted Budget	2021 2nd Qtr Actual	Actual 2021 to Adj. Budget Fav/(Unfav)	2021 Actual As % of Adjusted Budget	2020 2nd Qtr Actual	Actual 2021 to Actual 2020 Fav/(Unfav)	2020 Actual As % of Budget
<u>General Fund Revenues:</u>								
Property Taxes	717,692	717,692	273,356	-444,336	38.1%	263,264	10,092	37.8%
Sales Tax	3,962,677	3,962,677	1,989,231	-1,973,446	50.2%	2,142,393	-153,162	42.5%
Utility Taxes	5,487,548	5,487,548	2,895,370	-2,592,178	52.8%	3,149,237	-253,867	51.9%
Intergovernmental	1,642,177	1,642,177	752,882	-889,295	45.8%	742,369	10,513	43.2%
Licenses and Permits	1,131,012	1,131,012	577,316	-553,696	51.0%	509,794	67,522	49.4%
Charges for Municipal Services	74,000	74,000	4,100	-69,901	5.5%	35,502	-31,403	48.0%
Municipal Court	538,800	538,800	245,383	-293,417	45.5%	231,118	14,265	33.5%
Interest Revenue	250,000	250,000	178,284	-71,716	71.3%	212,926	-34,641	106.5%
Other Revenues	219,421	1,445,814	775,630	-670,184	53.6%	277,008	498,622	59.4%
Total Revenues	14,023,327	15,249,720	7,691,552	-7,558,168	50.4%	7,563,611	127,941	47.3%
<u>General Fund Expenditures:</u>								
Legislative Services	229,529	230,746	118,276	112,470	51.3%	115,564	-2,712	43.2%
Legal Services	182,261	182,261	61,596	120,665	33.8%	73,512	11,916	35.3%
Administrative Services	633,882	639,588	318,972	320,616	49.9%	321,073	2,101	49.4%
Municipal Court	260,049	262,017	120,490	141,527	46.0%	133,859	13,370	50.1%
Finance Department	478,770	484,078	200,951	283,127	41.5%	277,985	77,034	52.1%
InterDepartmental	565,914	565,914	306,914	259,000	54.2%	319,220	12,307	61.7%
Information Systems	250,714	255,816	126,248	129,567	49.4%	143,116	16,867	54.1%
Community Services	124,203	124,627	40,245	84,382	32.3%	57,311	17,066	45.9%
Maint. of Municipal Prop.	408,109	409,280	144,902	264,378	35.4%	218,902	74,000	55.3%
Police Department	7,195,500	7,299,868	3,605,541	3,694,328	49.4%	3,732,872	127,331	50.8%
Public Works - Admin.	536,022	540,395	290,310	250,085	53.7%	282,355	-7,955	54.4%
Street Maintenance	1,503,532	1,509,863	688,840	821,023	45.6%	719,721	30,881	43.8%
Health and Environment	796,920	796,920	372,097	424,823	46.7%	373,309	1,212	46.7%
Park Maintenance	473,446	475,310	198,034	277,276	41.7%	219,293	21,259	46.1%
Community Development-Adminis	395,183	399,553	190,887	208,666	47.8%	191,392	505	47.4%
Community Development-Building	1,153,429	1,163,416	623,291	540,125	54%	662,244	38,953	50%
Total Expenditures	15,187,463	15,339,652	7,407,592	7,932,059	48.3%	7,841,728	434,135	49.8%
Total Operating Surplus (-Deficit)	(1,164,136)	(89,932)	283,960	373,891		(278,117)	562,076	
Transfers In From Other Funds	139,155	196,366	0	-196,366		0	0	
Transfers To Other Funds	400,000	400,000	0	400,000		0	0	
	-260,845	-203,634	0	-596,366		0	0	
Operating Revenues Over (under) Expenditures	(1,424,981)	(293,566)	283,960	(222,475)		(278,117)	562,076	



City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2020
FY 2021

	2021 Annual Budget	2021 Adjusted Budget	2021 2nd Qtr Actual	Actual 2021 to Adj. Budget Fav/(Unfav)	2021 Actual As % of Adjusted Budget	2020 2nd Qtr Actual	Actual 2021 to Actual 2020 Fav/(Unfav)	2020 Actual As % of Budget
<u>Municipal Enterprise Fund Revenues:</u>								
Golf Course	393,840	393,840	308,609	-85,231	78.4%	235,439	73,170	64.8%
Food Service	61,200	61,200	23,932	-37,268	39.1%	33,275	-9,343	54.8%
Ice Arena	684,090	684,090	235,758	-448,332	34.5%	336,253	-100,495	52.3%
Capital Contribution	0	0	0	0	0.0%	0	0	0.0%
Total Revenue	1,139,130	1,139,130	568,299	-570,831	49.9%	604,967	-36,667	56.7%
<u>Municipal Enterprise Fund Expenditures:</u>								
Golf Course	558,945	561,470	285,673	275,797	50.9%	285,458	-215	53.9%
Food Service	46,961	46,961	15,763	31,198	33.6%	32,002	16,239	60.3%
Ice Arena	567,794	571,483	255,419	316,064	44.7%	260,927	5,508	50.3%
Depreciation	0	0	0	0	0.0%	0	0	0.0%
Total Expenditures	1,173,700	1,179,914	556,854	623,060	47.2%	578,387	21,533	52.5%
Total Operating Surplus (-Deficit)	(34,570)	(40,784)	11,445	52,229		26,580	(15,135)	
Transfers to other Funds	0	0	0	0		0	0	
Operating Revenues Over (Under) Expenditures	(34,570)	(40,784)	11,445	52,229		26,580	(15,135)	



City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2020
FY 2021

	2021 Annual Budget	2021 Adjusted Budget	2021 2nd Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Adjusted Budget	2020 2nd Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2020 Actual As % of Budget
<u>Capital Improvement Fund Revenues:</u>								
Intergovernmental	1,677,510	1,677,510	948,731	-728,779	56.6%	1,039,195	-90,464	48.3%
Interest Revenue	10,000	10,000	7,645	-2,355	76.4%	16,390	-8,745	546.3%
Other Revenues	873,000	1,313,500	0	-1,313,500	0.0%	139,098	-139,098	14.1%
Total Revenues	2,560,510	3,001,010	956,376	-2,044,634	31.9%	1,194,683	-238,308	38.1%
<u>Capital Improvement Fund Expenditures:</u>								
Personnel	91,777	92,804	45,849	46,955	49.4%	44,011	-1,837	49.2%
Building & Improvements	30,000	30,000	0	30,000	0.0%	99,811	99,811	62.6%
Park Development Projects	157,500	598,840	31,988	566,852	5.3%	34,347	2,359	17.6%
Storm water Projects	0	287,985	265,104	22,881	92.1%	68	-265,036	0.0%
Street Overlay/Repair	2,357,000	2,680,332	892,076	1,788,256	33.3%	1,826,729	934,653	74.0%
Capital Equipment	278,700	278,700	18,433	260,267	6.6%	49,251	30,818	17.6%
Total Expenditures	2,914,977	3,968,660	1,253,449	2,715,211	31.6%	2,054,217	800,767	59.7%
Total Operating Surplus (-Deficit)	(354,467)	(967,650)	(297,073)	670,577		(859,533)	562,460	
Transfers in from General Fund	400,000	400,000	0	-400,000		0	0	
Operating Revenues Over (Under) Expenditures	45,533	(567,650)	(297,073)	270,577		(859,533)	562,460	



City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2020
FY 2021

	2021 Annual Budget	2021 Adjusted Budget	2021 2nd Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Adjusted Budget	2020 2nd Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2020 Actual As % of Budget
<u>Sewer Lateral Fund</u>								
Intergovernmental	132,000	132,000	84,895	-47,105	64.3%	84,052	843	63.7%
Interest Revenue	2,000	2,000		-2,000	0.0%		0	0.0%
Total Revenues	134,000	134,000	84,895	-49,105	63.4%	84,052	843	63.6%
<u>Sewer Lateral Fund Expenditures:</u>								
Personnel Expenditures	17,758	17,924	10,238	7,686	0.0%	0	-10,238	0.0%
Technical & Personal Services	500	500	0	500	0.0%	0	0	0.0%
Sewer Lateral Reimbursements	100,000	100,000	38,605	61,395	38.6%	60,993	22,388	59.9%
Total Expenditures	118,258	118,424	48,843	69,581	41.2%	60,993	12,150	59.7%
Total Operating Surplus (-Deficit)	15,742	15,576	36,052	20,476		23,059	12,993	
Transfers in from General Fund	0	0	0	0		0	0	
Operating Revenues Over (Under) Expenditures	15,742	15,576	36,052	20,476		23,059	12,993	



	2021 Annual Budget	2021 Adjusted Budget	2021 2nd Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2021 Actual As % of Adjusted Budget	2020 2nd Qtr Actual	YTD Variance Favorable/ (Unfavorable)	2020 Actual As % of Budget
<u>Public Safety Sales Tax Fund</u>								
Intergovernmental	806,423	806,423	465,515	-340,908	57.7%	582,166	-116,652	66.5%
Interest Revenue	20,000	20,000	1,281	-18,719	6.4%	14,141	-12,860	1414.1%
Other Revenues	0	80,000	20,000	0	25.0%	0	0	0.0%
Total Revenues	826,423	906,423	486,796	-359,627	53.7%	596,308	-129,512	68.1%
<u>Public Safety Sales Tax Fund</u>								
Personnel Expenditures	183,568	183,568	189,498	-5,930	103.2%	131,250	-58,248	100.0%
Operating Expenditures	260,884	319,609	110,747	208,862	34.7%	58,961	-51,787	50.2%
Capital Expenditures	57,100	72,100	5,488	66,612	7.6%	26,748	21,260	13.4%
Total Expenditures	501,552	575,277	305,734	269,543	53.1%	216,958	-88,775	48.4%
Total Operating Surplus (-Deficit)	324,871	331,146	181,062	(90,084)		379,349	(218,287)	
Transfers out to General Fund	139,155	196,366	0	196,366		0	0	
Operating Revenues Over (Under) Expenditures	185,716	134,780	181,062	106,282		379,349	(218,287)	

Investments - December 31, 2020													
POOLED FUNDS (GENERAL FUND, CAPITAL, SEWER LATERAL, PUBLIC SAFETY)													
Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years	FTN Int Earned
FHLMC	FMCC4996629	CD	MBS	680,000.00		680,000.00		0.440%	6/4/2020	6/2/2023		2.11	
FFCB	FFCD5066598	CD	MBS	395,000.00		395,000.00		0.290%	11/5/2020	11/2/2023		2.11	
		Subtotal		1,075,000.00	-	1,075,000.00							
1st Technology Fed Cr Un	33715LDJ6	CD	MBS	95,000.00		95,000.00		3.200%	1/9/2019	1/8/2021		1.11	
Covenant Bank	22285EAR0	CD	MBS	245,000.00		245,000.00		1.000%	3/30/2020	1/29/2021		0.9	
State Bk India NY	856285-HL-8	CD	MBS	245,000.00		245,000.00		2.450%	2/14/2018	2/16/2021		3.0	
BMW BK North Amer	05580ASE5	CD	MBS	245,000.00		245,000.00		1.900%	8/16/2019	2/16/2021		1.6	
Marlin Business Bk	57116APP7	CD	MBS	245,000.00	-	245,000.00		1.900%	8/14/2017	2/23/2021		3.6	
MB FINL BK	55266C-YY-6	CD	MBS	245,000.00		245,000.00		2.600%	3/23/2018	3/23/2021		3.0	
Bank OZK	06417NSC8	CD	MBS	245,000.00		245,000.00		1.000%	3/20/2020	3/25/2021		1.0	
Intrust Bank	46124GAL2	CD	MBS	245,000.00		245,000.00		0.950%	3/25/2020	3/25/2021		1.0	
Pinnacle Bank	72345SKE0	CD	MBS	245,000.00		245,000.00		0.950%	3/27/2020	3/26/2021		0.11	
Texas CAP Bank	88224PLP2	CD	MBS	245,000.00		245,000.00		1.000%	3/27/2020	3/26/2021		0.11	
Bristol Cnty Svgs BK	110001-AJ-3	CD	MBS	245,000.00		245,000.00		2.700%	4/18/2018	4/19/2021		3.0	
Transportation Alliance Bank	1053243A3	CD	FHN	250,000.00		248,534.05		2.200%	7/19/2019	4/12/2021		1.8	449.96
TowneBank	89214P-BL-2	CD	MBS	245,000.00		245,000.00		2.800%	4/30/2018	4/30/2021		3.0	
Horizon Bank Natl	44042WBZ9	CD	MBS	245,000.00		245,000.00		2.750%	5/4/2018	5/4/2021		3.0	
First Capital Bank		CD	MOSIP	150,000.00		150,000.00		0.800%	5/5/2020	5/5/2021		1.0	
Cibc, MI	33306	CD	MOSIP	248,000.00		248,000.00		0.600%	5/27/2020	5/27/2021		1.0	
Medallion Bank	58404DCA7	CD	MBS	245,000.00		245,000.00		2.950%	6/4/2018	6/4/2021		3.0	
Univ Iowa Cr Un	91435LBB2	CD	MBS	245,000.00		245,000.00		2.450%	6/14/2019	6/14/2021		2.0	
Mercantile Bank	58733AEX3	CD	MBS	245,000.00		245,000.00		3.000%	6/21/2018	6/21/2021		3.0	
Bar HBR Bank & trust	066851WF9	CD	MBS	245,000.00		245,000.00		3.000%	6/29/2018	6/29/2021		3.0	
Barclays Bank	06740KNF0	CD	MBS	245,000.00		245,000.00		2.000%	7/17/2019	7/19/2021		2.0	
First Nat'l Bank Paragould	32114LBM0	CD	MBS	245,000.00		245,000.00		2.000%	7/26/2019	7/26/2021		2.0	
Midwest Bankcenter	59828QBB3	CD	MBS	245,000.00		245,000.00		2.850%	9/12/2018	9/13/2021		3.0	
Bank Midwest	063615BK3	CD	MBS	245,000.00		245,000.00		2.900%	9/17/2018	9/17/2021		3.0	
US Alliance FCU	90352RAE5	CD	MBS	245,000.00		245,000.00		3.100%	9/27/2018	9/27/2021		3.0	
Synchrony Bank	87164YNU4	CD	MBS	245,000.00	-	245,000.00		1.700%	10/31/2016	10/21/2021		4.11	
Mountain Amer Fed Cr Un	62384RAH9	CD	MBS	245,000.00		245,000.00		3.200%	10/31/2018	10/29/2021		2.11	
Capital One Bank	1404206G0	CD	MBS	245,000.00		245,000.00		2.150%	11/13/2017	11/8/2021		3.11	
Michigan Legacy	59452WAA6	CD	MBS	245,000.00		245,000.00		3.200%	11/9/2018	11/9/2021		3.0	
Third Coast Bank		CD	MOSIP	248,000.00		248,000.00		0.350%	11/9/2020	11/6/2021		0.11	
International Bank of Chicago	1053795A5	CD	FHN	250,000.00		249,554.32		0.200%	11/19/2020	11/23/2021		1.0	42.38
First Bk Hamilton	319137AK1	CD	MBS	245,000.00		245,000.00		1.950%	7/24/2019	1/24/2022		2.6	
Third Fed Svgs & LN	88413QB3	CD	MBS	245,000.00		245,000.00		2.500%	1/30/2018	1/31/2022		4.0	
Centerstate Bank	15201QCD7	CD	MBS	245,000.00		245,000.00		1.000%	3/20/2020	3/21/2022		2.0	
Lakeland Bank	511640AS3	CD	MBS	245,000.00		245,000.00		1.000%	3/27/2020	3/28/2022		2.0	
Mbank	55275FMJ4	CD	MBS	245,000.00		245,000.00		0.900%	3/27/2020	3/28/2022		2.0	
Sallie Mae	7954502M6	CD	MBS	245,000.00		245,000.00		2.550%	4/18/2019	4/25/2022		3.0	
Berkshire Bk	084601XE8	CD	MBS	245,000.00		245,000.00		1.200%	4/15/2020	4/25/2022		2.0	
Comenity Cap Bank	20033AV78	CD	MBS	245,000.00		245,000.00		2.550%	4/18/2019	4/29/2022		3.0	
New York Cmnty Bk	649447TY5	CD	MBS	245,000.00		245,000.00		0.350%	7/1/2020	7/5/2022		2.0	
TIAA FSB Jacksonville	87270lck7	CD	MBS	245,000.00		245,000.00		2.100%	7/10/2019	7/12/2022		3.0	
1st Nat'l Bank	1053358A4	CD	FHN	250,000.00		241,534.84		2.350%	7/19/2019	7/18/2022		2.11	466.11
American Nat'l Bank	02772JBC3	CD	MBS	245,000.00		245,000.00		2.000%	7/19/2019	7/19/2022		3.0	
First Bank PR Santurce	33767A3U3	CD	MBS	245,000.00	-	245,000.00		2.250%	8/3/2017	8/11/2022		5.0	
CIT BK Natl Assn	12556LBB1	CD	MBS	245,000.00		245,000.00		1.950%	8/23/2019	8/23/2022		3.0	
Financial Federal Bank	1053769A7	CD	FHN	250,000.00		248,921.53		0.025%	9/24/2020	9/26/2022		2.0	52.82
1st Natl bk Amer East	32110YNF8	CD	MBS	245,000.00		245,000.00		1.600%	10/31/2019	10/31/2022		3.0	
Connectone BK	20786ADC6	CD	MBS	245,000.00		245,000.00		0.700%	5/8/2020	11/5/2022		2.5	
RIA Fed Cr Un	749622AM8	CD	MBS	245,000.00		245,000.00		2.450%	6/24/2019	12/27/2022		3.6	
Goldman Sachs Bk	38148PWT0	CD	MBS	245,000.00	-	245,000.00		2.650%	1/24/2018	1/24/2023		5.0	
Texas Exchange Bank	88241THE3	CD	MBS	125,000.00		125,000.00		0.700%	5/15/2020	5/15/2023		3.0	
My Safra Bank	55406JBL5	CD	MBS	245,000.00		245,000.00		0.250%	11/27/2020	5/26/2023		2.5	
UBS BK USA	90348JCR9	CD	MBS	245,000.00	-	245,000.00		3.150%	5/30/2018	5/30/2023		5.0	
Simmesport State Bank	1053708A1	CD	FHN	244,145.85		245,248.20		0.800%	6/4/2020	6/8/2023		3.0	165.89
Encore Bank	29260MBX2	CD	MBS	245,000.00		245,000.00		3.500%	7/10/2020	7/10/2023		3.0	
Bankwell Bk	00654BCL3	CD	MBS	245,000.00		245,000.00		0.400%	7/28/2020	7/28/2023		3.0	
Central Bank Oklahoma	1053751A7	CD	FHN	250,000.00		247,727.26		0.350%	8/18/2020	8/17/2023		2.11	73.54
Bank of Hapoalim	06251A2C3	CD	MBS	245,000.00		245,000.00		0.300%	8/21/2020	8/21/2023		3.0	

Investments - December 31, 2020

POOLED FUNDS (GENERAL FUND, CAPITAL, SEWER LATERAL, PUBLIC SAFETY)

Capital One Natl	14042RNU1	CD	MBS	245,000.00		245,000.00	1.850%	9/13/2019	9/5/2023	3.11	
Morgan Stanley	6169OUKJ8	CD	MBS	245,000.00	-	245,000.00	1.850%	9/13/2019	9/5/2023	3.11	
Allegiance Bank	1053787A5	CD	FHN	250,000.00		248,234.11	0.250%	11/5/2020	11/6/2023	3.0	52.69
Northpointe Bk	666613HR8	CD	MBS	245,000.00		245,000.00	0.250%	11/13/2020	11/13/2023	3.0	
Morgan Stanley	61768U2E6	CD	MBS	235,000.00		230,000.00	0.300%	7/30/2020	1/27/2024	3.5	
Celtic Bk	15118RUV7	CD	MBS	245,000.00	-	245,000.00	1.400%	4/17/2020	4/17/2024	4.0	
		Subtotal		15,340,145.85	-	15,320,754.31					
Total Pooled Fund				16,415,145.85		16,395,754.31					

CAPITAL IMPROVEMENT FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Citibank Natl Assn	17312Q-H7-7	CD	MBS	245,000.00		245,000.00		2.700%	3/29/2018	3/29/2021		3.0
Stifel BK & TR	86063Q-AB-1	CD	MBS	245,000.00		245,000.00		2.700%	3/29/2018	3/29/2021		3.0
Total Capital Improvement Fund						490,000.00						

ESCROW FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Luther Burbank Savins	1053668A9	CD	FHN	250,000.00		248,581.35		0.69%	4/27/2020	10/27/2021		1.6
Congressional Bk	20726ACE6	CD	MBS	245,000.00		245,000.00		0.20%	9/10/2020	9/19/2022		2.0
Independence Bank	45340KFL8	CD	MBS	245,000.00		245,000.00		0.40%	6/8/2020	6/16/2023		3.0
Total Escrow Fund				740,000.00	-	738,581.35						