



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 24, 2021
7:30 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, May 24, 2021, at 7:30 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/88079411963>.
The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1 312 626 6799/// webinar id 880 7941 1963
3. **Email** — Public comment may also be emailed to the city clerk no later than 5:00 p.m. on the day of the meeting. Submit public comments to Deborah Ryan, City Clerk, at dryan@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the City Council meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

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

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

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

PUBLIC HEARING: Monday, May 24, 2021 – 7:30 pm - FY 2022 Annual Budget

Summary: A Public Hearing regarding the adoption of the Fiscal Year 2022 Budget. The Public Hearing Notice was posted on May 7, 2021. There were 2 meetings with the Finance Committee and 2 meetings with the City Council to review the preliminary



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 24, 2021
7:30 PM**

budget. The Finance Committee submitted a letter of recommendation for the adoption of the proposed budget with some comments for the City Council's consideration.

CONSENT AGENDA

1. Approval of May 10, 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 May 6, 2021 through May 19, 2021 in the amount of \$463,278.58.

UNFINISHED BUSINESS

2. Bill No. 5867 - an Ordinance Authorizing a New Conditional Use Permit for Beersauce CCR, LLC DBA Beersauce Shop, Located at 10453 Olive Boulevard, Within the Creve Coeur Pavilion Shopping Center, Zoned CB-Core Business District. Final Reading and Passage

Summary: Daniel Gustafson, of BeerSauce CCR, LLC has submitted an application for a conditional use permit for a 3,000 square foot craft beer and whiskey bar, with 55 indoor seats and 34 outdoor seats, at 10453 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, zoned CB-Core Business District. BeerSauce Shop provides a variety of products pertaining to craft beer, BBQ tools/grills, BBQ sauces and rubs, and small batch and craft beer and whiskey by the pour and BBQ foods. NAICS 722410 Drinking Places (Alcoholic Beverages) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at it's meeting on May 3, 2021.

NEW BUSINESS

3. Bill No. 5868 - an Ordinance Adopting the Annual Budget of the City of Creve Coeur for Fiscal Year 2022. First Reading

Summary: Adopting the Annual Budget of the City of Creve Coeur for Fiscal Year 2022, commencing on July 1, 2021 and appropriating funds pursuant thereto. There were 2 meetings with the Finance Committee and 2 meetings with the City Council to review the preliminary budget. The Finance Committee submitted a letter of recommendation for the adoption of the proposed budget with some comments for the City Council's consideration.



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 24, 2021
7:30 PM**

4. Bill No. 5869 - an Ordinance Amending Section 405.640 of the City's Zoning Ordinance, Fences and Walls, to Clarify Same and to Prohibit Spikes at the Top of Metal Fences. First Reading

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted an application for a text amendment to Section 405.640 Fences and Walls to prohibit spikes at the top of decorative metal fences, as well as, other clarifying language. Additional information is available at the Government Center, Planning Division offices or on the City's website. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on May 17, 2021.

5. Resolution No. 1536 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Supplemental Agreement with Horner & Shifrin, Inc., to Include the Design of a Sidewalk Along New Ballas Road as Addition to the New Ballas Road Phase 1 Design Contract for the Not-To-Exceed Amount of \$59,893.00.

Summary: The City was recently notified that the City has been awarded a federal Transportation Alternatives Program grant to add a sidewalk to the west side of New Ballas Road between Magna Carta Drive and Rocky Drive. Public Works staff recommends that the City combine the design of this sidewalk with the New Ballas Phase 1 project design, because Horner & Shifrin, Inc., is involved with both projects and the construction schedule for the two projects align. Staff anticipates that the combination of the two projects will result in lower construction costs for the two projects.

6. Resolution No. 1537 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Purchase of a New 2021 Diesel Powered 20 Cubic Yard Monster Vac Leaf Vacuum from Scott's Power Equipment for \$84,655.00

Summary: Public works is seeking approval to proceed with the purchase of a 2021 20 Cubic Yard Diesel Powered Leaf Vacuum

BUSINESS FROM MAYOR AND CITY COUNCIL

7. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

8. Planning & Zoning Update

Summary: Staff will provide an update on planning and zoning matters.



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 24, 2021
7:30 PM**

9. In-Person Council Meetings

Summary: Discussion of guidelines for returning to in-person City Council meetings.

10. R-22 Ice Plant Assessment Report

Summary: Staff will discuss the results of the ice plant system assessment and evaluation by the current facility maintenance vendor. The report provides the following; evaluation of the current refrigeration system, evaluation of equipment condition and life expectancy standards and refrigeration plant replacement costs.

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 05/20/2021
Deborah Ryan, MPCC
City Clerk



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

Meeting: 05/24/21 07:30 PM
Department: City Council
Category: Public Hearing
Prepared By: Lori Obermoeller
Initiator: Lori Obermoeller
Sponsors:

PUBLIC HEARING (ID # 4093)

DOC ID: 4093

Presentation of the FY 2022 Annual Budget

A Public Hearing regarding the adoption of the Fiscal Year 2022 Budget. The Public Hearing Notice was posted on May 7, 2021. There were 2 meetings with the Finance Committee and 2 meetings with the City Council to review the preliminary budget. The Finance Committee submitted a letter of recommendation for the adoption of the proposed budget with some comments for the City Council's consideration.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Kathy Travis** on behalf of **THE COUNTRYMAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **May 07, 2021** edition and ending with the **May 07, 2021** edition, for a total of 1 publications:

05/07/2021

Kathy Travis
Kathy Travis
Subscribed & sworn before me this 7th day of May, 2021
(SEAL)

Chanel Jones
Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

AFFIDAVIT OF PUBLICATION

Page 2 of 2

NOTICE OF PUBLIC HEARING CITY OF CREVE COEUR

FISCAL YEAR 2022 CITY BUDGET

PLACE: CREVE COEUR GOVERNMENT CENTER
300 N. NEW BALLAS ROAD
CREVE COEUR, MISSOURI 63141

DATE: MONDAY, MAY 24, 2021 7:00 P.M.

PURPOSE: PUBLIC HEARING ON FY 2022 CITY BUDGET

THE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THE PROPOSED FY 2022 CITY BUDGET WHICH HAS THE FOLLOWING ESTIMATED REVENUES AND EXPENDITURES:

GENERAL FUND	
REVENUES	14,769,502
EXPENDITURES	15,480,418
TRANSFERS FROM (TO) OTHER FUNDS	(146,627)
CAPITAL IMPROVEMENT FUND	
REVENUES	2,764,932
EXPENDITURES	4,395,382
TRANSFERS FROM (TO) OTHER FUNDS	650,000
PARK & STORMWATER FUND	
REVENUES	2,495,600
EXPENDITURES	2,114,364
TRANSFERS FROM (TO) OTHER FUNDS	(380,000)
CITY EMPLOYEES RETIREMENT FUND	
REVENUES	2,891,007
EXPENDITURES	2,257,058
TRANSFERS FROM (TO) OTHER FUNDS	0
MUNICIPAL ENTERPRISE FUND	
REVENUES	1,077,259
EXPENDITURES	1,168,487
TRANSFERS FROM (TO) OTHER FUNDS	83,391
SEWER LATERAL FUND	
REVENUES	132,200
EXPENDITURES	115,378
POLICE BUILDING FUND	
REVENUES	2,000
EXPENDITURES	50,000
PUBLIC SAFETY FUND	
REVENUES	901,308
EXPENDITURES	601,581
TRANSFERS FROM (TO) OTHER FUNDS	(209,995)
DEBT SERVICE FUND	
REVENUES	657,982
EXPENDITURES	716,626

COPY OF THE PROPOSED BUDGET MAY BE OBTAINED AT THE CREVE COEUR GOVERNMENT CENTER. SUMMARY BUDGET INFORMATION IS ALSO AVAILABLE ON THE CITY'S WEBSITE AT WWW.CREVECOEURMO.GOV. QUESTIONS AND SUGGESTIONS FROM CITY RESIDENTS ON CITY FINANCIAL AFFAIRS OR SERVICES ARE WELCOME.

ROBERT HOFFMAN, MAYOR

ATTEST:
DEBORAH RYAN
CITY CLERK

11998393 County May 7, 2021



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

This meeting was conducted primarily by means of Zoom and live audio streaming, and public access was also available via the internet in this manner. Physical attendance at the meeting was limited. These departures from normal meeting procedures and requirements were necessitated by the COVID 19 public health emergency and related government orders.

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, May 10, 2021 at 7:30 PM.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Council Member, Ward 1 Mark Manlin
Council Member, Ward 2 Tim Carney
Council Member, Ward 3 David Hoffman
Council Member Ward 2 Nicole Greer
Council Member, Ward 3 Alice Benner
Council Member Ward 4 Dan Tierney
Council Member, Ward 4 Joseph Martinich

Council Member, Ward 1 Heather Silverman -- **Absent**

COMMENTS FROM THE GENERAL PUBLIC

Dr. Sofia Grewal read a statement for the record and stated she is a 20-year resident and homeowner in Creve Coeur and a former candidate for the Ward 3 City Council representative in this most recent election. I am here today to speak to you about the mayor's decision for the appointment to fill the vacancy of the Ward 3 City Council position. Dr. Grewal stated she is regrettably very disappointed in the mayor's decision to appoint someone who did not express an interest in running for this seat this past election cycle, nor make a concerted effort in engaging with our neighbors to be given a chance to represent them. In order to run for this seat back in April, as required by the city, met with several members of my community, petitioning to put myself on the ballot. Dr. Grewal stated she spent quite a few weekends reaching out to my fellow neighbors, speaking with them about what they wanted to see from their representative on the City Council. This took time and effort on my part because I truly did care for our wonderful neighborhood and city and I did want to give back. Which is why I am here today to express my concern that the mayor is not taking into account the entire voice of the



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

Ward 3 community. People in our Ward did support my candidacy and that should have been taken into account as a major factor in the mayor's decision for the appointment. Not once did the mayor make any attempt to reach out to me to consider me for an appointment prior to a meeting only last week when he had already made up his mind. To me this is a failure of leadership and not indicative of proper representation of the people of Creve Coeur, particularly Ward 3. Creve Coeur is a very diverse city, with a growing number of people of color in our neighborhoods. Throughout my campaign I heard from several Ward 3 citizens in the Asian American community, who expressed words of encouragement and support for my candidacy. THEIR support for me on Election Day last April and THEIR voices are also being shut out of representation because of the mayor's decision. One of the hallmarks of this country's political system is its devotion to democracy, transparency, and proper representation of its citizens. An appointment made behind closed doors without any input from myself, a candidate who took time out of my busy schedule as a psychiatrist to reach out to my neighbors and EVEN receive a significant number of votes, is at its core, an act contrary to the principles of true democracy. I am simply here today to remind the City Council but most importantly remind the mayor, that he must not continue to make these same decisions going forward without complete transparency. I simply request the mayor to release a public statement indicating the reasons for his appointment and his decision to not appoint someone who put in the effort to reach out to the Ward 3 community to represent that very same community. At the end of the day, I truly do want what is best for the wonderful city of Creve Coeur and its wonderful people. Thank you.

ACCEPTANCE OF THE AGENDA

To accept the agenda as amended.

Mark Perkins requested the addition of Item 7, under Business from City Administrator.

RESULT:	ACCEPTED THE AGENDA AS AMENDED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member Ward 4
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

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

ANNOUNCEMENTS

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

CONSENT AGENDA



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

1. Approval of April 26, 2021 City Council Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member Ward 2
SECONDER:	Dan Tierney, Council Member Ward 4
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

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

BILLS PAYABLE REPORT

For Information Only

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from April 22, 2021 to May 5, 2021 in the amount of \$327,962.18.

UNFINISHED BUSINESS

2. Amended Bill No. 5864 - an Ordinance Authorizing a New Conditional Use Permit for Ready Remediation at 1127-1129 N. Warson Road Within the North Warson Business Center, Zoned LI-Light Industrial District. Final Reading and Passage

City Clerk read Amended Bill No. 5864 for the final time.

RESULT:	SECOND AND FINAL READING Amended Bill No. 5864 APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member Ward 2
SECONDER:	Dan Tierney, Council Member Ward 4
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried. Amended Bill No. 5864 becomes Ordinance No. 5737.

3. Bill No. 5865 - an Ordinance Authorizing a New Master Sign Plan for West Park Office Development Pursuant to Section 405.955 Master Sign Plans of Article VIII Sign Regulations. Final Reading and Passage

City Clerk read Bill No. 5865 for the final time.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

RESULT:	SECOND AND FINAL READING Bill No. 5865 APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member Ward 2
SECONDER:	Dan Tierney, Council Member Ward 4
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5865 becomes Ordinance No. 5738.

4. Bill No. 5866 - an Ordinance Repealing Ordinance No. 1536 and Authorizing a New Conditional Use Permit for Enterprise Rent-A-Car Located at 11931 Olive Boulevard Within the Creve Coeur Shopping Center and Authorizing the Renovation of the Tenant Space to Include a Service Bay for Hand Washing of Vehicles. Final Reading and Passage

City Clerk read Bill No. 5866 for the final time.

Council Member Greer stated she is concerned with the noise pollution that this change will make for the adjacent property owners and requested Bill No. 5866 be tabled to allow more time to review the site.

Dan Clark resident of 948 Orchards Lakes Drive and Trustee of the Orchard Lakes HOA stated he is opposed to the request of the applicant as there are concerns of the adjacent residents regarding water runoff, sight, and noise nuisances.

Andy Stokes stated he has the same concerns as Council Member Greer regarding the noise level.

Council Member Manlin asked how far separated is the business from the residents.

Whitney Kelly stated more than 300 feet from the edge of the property to the requesting businesses.

Council Member Benner asked if there would be noise issues for the adjacent tenants/businesses in that same center.

Julian Sanchez stated there are PVC sound barriers that have been installed in the garage area to lessen any noise to carry to adjacent businesses.

Amend Bill No. 5866

To amend condition #2 and include the requirement to closing the large vehicle door during the cleaning and servicing of vehicles.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

RESULT:	To amend condition #2 in Bill No. 5866 APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member Ward 4
SECONDER:	Nicole Greer, Council Member Ward 2
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

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

RESULT:	SECOND AND FINAL READING APPROVED Bill No. 5866 as amended [UNANIMOUS]
MOVER:	Nicole Greer, Council Member Ward 2
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried. Amended Bill No. 5866 becomes Ordinance No. 5739.

NEW BUSINESS

5. Bill No. 5867 - an Ordinance Authorizing a New Conditional Use Permit for Beersauce CCR, LLC DBA Beersauce Shop, Located at 10453 Olive Boulevard, Within the Creve Coeur Pavilion Shopping Center, Zoned CB-Core Business District. First Reading

City Clerk read Bill No. 5867 for the first time.

Whitney Kelly gave a presentation regarding this application.

Bob Sears, Jeff Gustafson and Danny Gustafson, applicants and business owners were available to answer any questions.

Council Member Benner asked if there are other locations.

Danny stated the other location is in Sunset Hills and has done well in the current climate.

Council Member Manlin stated the business is a retail, school, and food location.

Council Member Carney asked how many seats are available.

Danny stated approximately 26 seats including outside seating.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

RESULT: FIRST READING

Next: 5/24/2021 7:00 PM

BUSINESS FROM MAYOR AND CITY COUNCIL

6. Council Liaison Reports

No Council Liaison reports.

BUSINESS FROM CITY ADMINISTRATOR

7. Police Chief Hiring Process Update

Mark Perkins stated the process is on schedule from what was laid out initially. Staff took applications through most of April and received a total of 17 applicants. We are down to six applicants and conducted phone interviews. The next step will be the assessment process that will have a variety of components to it and those will be reviewed by out of state law enforcement professionals that will give a third-party review. This should narrow the candidates down to about three or four. The next step will be panel interviews. One panel will be two members of the Police and Safety Committee and two Council Members and another panel will be with Department Directors. This will be scheduled over a couple days, currently looking at June 15 through the 17th.

Mark Perkins stated he would like to have the Mayor, Council President, and another member from Council to be chosen by the Council Members. Also, an alternate member in case something happens, or a scheduling conflict arises after the dates have been set.

Mark Perkins is hoping to bring a recommendation to the Council for approval in late June or July. As a reminder, per the City Charter, Department Directors are appointed by the City Administrator with approval by the City Council. There will be discussion in Executive Session and appointed in open session.

To nominate Council Member Greer as the Council Member to serve on the police chief interview panel.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member Ward 4
SECONDER:	Joseph Martinich, Council Member, Ward 4
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

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

To nominate Council Member Tierney to serve as the alternate Council Member to serve on the police chief interview panel.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 10, 2021
7:30 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member Ward 2
SECONDER:	Joseph Martinich, Council Member, Ward 4
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

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

8. ADJOURN

To adjourn at 8:31 pm

RESULT:	Adjourned at 8:31 pm [UNANIMOUS]
MOVER:	Dan Tierney, Council Member Ward 4
SECONDER:	David Hoffman, Committee Member, Ward 3
AYES:	Hoffman, Tierney, Greer, Benner, Manlin, Carney, Martinich
ABSENT:	Silverman

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

Submitted by:

Deborah Ryan
City Clerk

Robert Hoffman
Mayor



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

Meeting: 05/24/21 07:30 PM
Department: City Council
Category: Report
Prepared By: Krista Akers
Initiator: Krista Akers
Sponsors:
DOC ID: 4090

SCHEDULED

INVOICES PAID LISTING (ID # 4090)

Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from May 6, 2021 through May 19, 2021 in the amount of \$463,278.58.



MEMORANDUM

DATE: May 19, 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 May 6, 2021 through May 19, 2021 in the amount of \$463,278.58.



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
INTEGRIS VENTURES		00291-0832 05/06/21	05/06/2021	REFUND FOR BUSINESS LICENSE FEE OVERPAYMENT 2294	01-4402	62112	20.00
UNUM LIFE INSURANCE COMPANY OF AMERICA		0093442-001 MAY 21	04/19/2021	LONG TERM CARE MAY 21	01-2219	62139	209.90
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0521	04/20/2021	GROUP HEALTH MAY 21	01-2211	62133	89,706.08
FIDELITY SECURITY LIFE INSURANCE COMPANY		164768500	04/22/2021	VISION MAY 21	01-2218	62106	872.33
UNUM LIFE INSURANCE COMPANY OF AMERICA		E0132308 MAY 21	05/06/2021	WHOLE LIFE MAY 21	01-2220	62138	90.52
WASHINGTON NATIONAL INS CO		P2119147	05/01/2021	CANCER/INTENSIVE CARE MAY 21	01-2215	62141	613.50
ALEX MENDEZ		03192 051021	05/10/2021	ART ON LOAN MENDEZ JUST A LITTLE PEACE SCULPTURE	01-2445	62145	1,000.00
FIDELITY SECURITY LIFE INSURANCE COMPANY		164768515	04/22/2021	EIDMAN COBRA VISION INS MAY 21	01-2224	62161	23.69
							92,536.02
							92,536.02
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
CHAMBER OF COMMERCE CREVE COEUR OLIVETTE		E4990	05/06/2021	NINE HOLE GOLF SCRAMBLE 2021 M PERKINS R HOFFMA	01-11-12-7315	62098	480.00
MUNICIPAL LEAGUE OF METRO ST. LOUIS		02720 051821	05/18/2021	4 RESERVATIONS MUNICIPAL LEAGUE DINNER ON 5/27/21	01-11-12-6264	62173	80.00
MISSOURI VOCATIONAL ENTERPRISES		626247RI	05/10/2021	NAMEPLATE	01-11-12-7306	62172	5.00
MISSOURI VOCATIONAL ENTERPRISES		626248RI	05/10/2021	NAME TAG WITH PIN	01-11-12-7306	62172	3.70
CHAMBER OF COMMERCE CREVE COEUR OLIVETTE		E5020	05/17/2021	13 LUNCHESES MAY 2021 MEMBERSHIP LUNCHEON ON 5/20/21	01-11-12-6264	62154	312.00
Division 12 - MAYOR AND CITY COUNCIL Total:							880.70
Division: 13 - CITY CLERK							
MISSOURI CCFO ASSOCIATION EASTERN DIVIS		00549 052021	05/20/2021	MONTHLY MEETING MAY 21	01-11-13-6261	62122	16.00

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI LAWYERS MEDIA		745054697	05/07/2021	COUNTIAN HEARINGS AND MINUTES 5/7/21 WITH IMAGE	01-11-13-6260	62123	252.08
VERIZON WIRELESS SERVICES LLC		9879113311	05/04/2021	TABLETS AND AIRCARDS LEGISLATIVE 5/5-6/4/21	01-11-13-6253	62140	40.03
SHERRY MARSHALL, CCR		1025	05/13/2021	TRANSCRIPT OF PUBLIC HEARINGS HELD ON 4/12/21	01-11-13-6202	62184	198.00
Division 13 - CITY CLERK Total:							506.11
Department 11 - LEGISLATIVE SERVICES Total:							1,386.81
Department: 12 - ADMINISTRATION							
Division: 11 - ADMINISTRATIVE							
SPECIALTY MAILING	PO00199-R1	49192	04/30/2021	Residential Newsletter Handling FY21 MAY 21	01-12-11-6203	62132	321.67
MERCY CORPORATE HEALTH		596201	05/03/2021	PRE EMPLOYMENT SCREENING NOLAN KELSEY	01-12-11-6271	62119	60.00
MERCY CORPORATE HEALTH		596481	05/03/2021	RANDOM DOT DRUG ALCOHOL TESTING DEREK PORTWINE	01-12-11-6271	62119	92.00
MERCY CORPORATE HEALTH		596483	05/03/2021	RANDOM DOT DRUG ALCOHOL TESTING DONALD FISHER	01-12-11-6271	62119	57.00
ASI		A000178614047FQ	04/30/2021	HRA FSA ADMIN FEES APR 2	01-12-11-6203	62093	448.00
SWIFT PRINT	PO00201-R1	000004625	05/04/2021	Residential Newsletter	01-12-11-6203	62190	1,717.00
COMMUNICATIONS		INV1029911	04/28/2021	Printing FY21 MAY 21	01-12-11-6203	62177	39.00
PAYLOCITY CORPORATION		INV1029911	04/28/2021	COBRA ACTIVE PARTICIPANT	01-12-11-6203	62177	34.00
PAYLOCITY CORPORATION				COBRA ELIGIBILITY NOTIFICATIONS			
Division 11 - ADMINISTRATIVE Total:							2,768.67
Division: 14 - MUNICIPAL COURT							
MISSOURI STATE UNIVERSITY - MDI		01535 051121 KIRSTEN	05/11/2021	2021 MACA SPRING CONFERENCE K BOUCHARD NEW CLERK	01-12-14-6265	62124	50.00
MISSOURI STATE UNIVERSITY - MDI		01535 051121 TINA	05/11/2021	2021 MACA SPRING CONFERENCE TINA HARRIS TWO DAY	01-12-14-6265	62124	125.00
RICOH USA, INC		104915762	04/29/2021	COURT COPIER LEASE 4/18-5/17/21	01-12-14-6213	62129	373.07
Division 14 - MUNICIPAL COURT Total:							548.07
Department 12 - ADMINISTRATION Total:							3,316.74
Department: 13 - FINANCE							
Division: 15 - INTERDEPARTMENTAL							
CHARTER COMMUNICATION		0353198050121	05/01/2021	PRI FIBER 350 N NEW BALLAS 5/1-5/31/21	01-13-15-6253	62100	1,071.69

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0521	04/20/2021	GROUP HEALTH MAY 21	01-13-15-5230	62133	12,949.01
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0521	04/20/2021	GROUP HEALTH MAY 21	01-13-15-5230	62133	-200.00
WEST CENTRAL DISPATCH CENTER	PO00345	21-6	04/01/2021	FY 2021 Q4 REJIS ACCESS AND FIBER FEES	01-13-15-6213	62142	630.00
WEST CENTRAL DISPATCH CENTER	PO00345	21-6	04/01/2021	FY 2021 Q4 CHARTER FIBER AND PRI FEES	01-13-15-6253	62142	5,509.00
WEST CENTRAL DISPATCH CENTER	PO00345	21-6	04/01/2021	FY 2021 Q4 CHARTER TV FEE	01-13-15-6255	62142	400.00
WUSSLER BUSINESS FORMS INC		4980	05/05/2021	COUNCIL MEMBER BUSINESS CARDS BENNER	01-13-15-7312	62143	107.74
SAMS CLUB		001106	04/13/2021	CAKE AND SNACK FOR LT WILLIAMS RETIREMENT CEREMONY	01-13-15-6272	62183	50.00
CHARTER COMMUNICATION		0403845050821	05/08/2021	300 N NEW BALLAS CITY HALL TV WIFI 5/8-6/7/21	01-13-15-6253	62155	96.75
AT&T		31498327050760 05/07/21	05/07/2021	MONITOR LINE ICE ARENA 5/7-6/6/21	01-13-15-6253	62150	89.19
Division 15 - INTERDEPARTMENTAL Total:							20,703.38
Division: 51 - MIS OPERATIONS							
CIVIC PLUS		212538	05/11/2021	SSL CERT CREVECOEURMO.GOV 5/7- 6/30/21	01-13-51-6213	62102	11.18
CDW LLC		B963283	04/19/2021	OFFICEJET 7740 11X17	01-13-51-6213	62097	247.68
CHARTER COMMUNICATION		0403845050821	05/08/2021	300 N NEW BALLAS CITY HALL TV WIFI 5/8-6/7/21	01-13-51-6213	62155	87.98
Division 51 - MIS OPERATIONS Total:							346.84
Department 13 - FINANCE Total:							21,050.22
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE							
Division: 11 - ADMINISTRATIVE							
ST LOUIS COUNTY TREASURE		002929-07-21	05/03/2021	CITY HALL INSPECTIONS- BOILER/KITCHEN EXHAUST	01-16-11-6211	62135	236.00
ARAMARK UNIFORM SERVICES		317585030	05/11/2021	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	62092	9.90
AMERENUE		55031-62002 5/03/21	05/03/2021	ELECTRIC CITY HALL MAR- APR 21	01-16-11-6250	DFT0003214	3,435.91
HOME DEPOT CREDIT SERVICES		8031192	04/14/2021	MISC BLDG SUPPLIES CITY HALL	01-16-11-6212	62109	85.35
OVERHEAD DOOR COMPANY OF ST LOUIS		SVC/688143	04/30/2021	REPAIR TO SHOP DOOR BACK OF BLDG- CITY HALL	01-16-11-6212	62128	552.30
SAMS CLUB		001106	04/13/2021	LOUNGE SUPPLIES FOR THE CITY	01-16-11-7304	62183	291.40
BALDWIN REGALIA COMPAN		111454	05/04/2021	5X8 US FLAGS	01-16-11-6212	62152	197.00

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
DEKA SERVICE	PO00428	20417182	04/27/2021	HEAT PUMP REPLACEMENT - CITY HALL	01-16-11-9503	62160	4,470.00
WALTER KNOLL FLORIST		56648	05/03/2021	PLANT MAINTENANCE JUNE 2021	01-16-11-6212	62191	80.00
Division 11 - ADMINISTRATIVE Total:							9,357.86
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:							9,357.86
Department: 21 - POLICE							
Division: 11 - ADMINISTRATIVE							
WEST CENTRAL DISPATCH CENTER		21-6	04/01/2021	ADJUSTMENT FROM 3RD QUARTER INVOICE	01-21-11-6202	62142	-35.00
WEST CENTRAL DISPATCH CENTER	PO00345	21-6	04/01/2021	FY 2021 Q4 BASE	01-21-11-6202	62142	25,300.00
WEST CENTRAL DISPATCH CENTER	PO00345	21-6	04/01/2021	FY 2021 Q4 UTILIZATION FEES.	01-21-11-6202	62142	96,806.00
T MOBILE USA		972253619 04/21/21	04/21/2021	PD PHONES AND TABLETS PD ADMIN 3/21-4/20/21	01-21-11-6253	62136	36.38
VERIZON WIRELESS SERVICES LLC		9879113311	05/04/2021	TABLETS AND AIRCARDS PD ADMIN 5/5-6/4/21	01-21-11-6253	62140	320.08
FBI-NAA		MAY182021	04/29/2021	(2) REGULAR BUSINESS MEETING FEES	01-21-11-6264	62105	32.00
SAMS CLUB		001106	04/13/2021	CAKE AND SNACK FOR LT WILLIAMS RETIREMENT CEREMONY	01-21-11-7306	62183	1.92
LOU FUSZ MOTOR COMPANY		111605970/1	05/11/2021	CAR 2415 WINDSHIELD REPLACEMENT	01-21-11-6210	62167	940.00
SLMD, INC.		224017	04/23/2021	OFFICER OF THE YEAR NAMEPLATE	01-21-11-7306	62187	12.50
Division 11 - ADMINISTRATIVE Total:							123,413.88
Division: 21 - INVESTIGATION							
T MOBILE USA		972253619 04/21/21	04/21/2021	PD PHONES AND TABLETS PD INVESTIGAT 3/21-4/20/21	01-21-21-6253	62136	100.02
LEXISNEXIS		1432814-20210430	04/30/2021	APRIL 2021 2 USER FEES	01-21-21-6202	62166	209.10
NATIONAL ASSOCIATION OF SCHOOL RESOURCE OFFICERS INC		18740	04/28/2021	REGISTRATION FOR BASIC SRO-WORLEY	01-21-21-6265	62175	495.00
MARCO HOLDINGS LLC		INV8716715	05/05/2021	MAINT CONTRACT FOR COLOR COPIER 03555C	01-21-21-6213	62168	192.59
Division 21 - INVESTIGATION Total:							996.71
Division: 22 - PATROL							
HOME DEPOT CREDIT SERVICES		4033899	03/29/2021	TAPE FOR SPOTLIGHT	01-21-22-6210	62109	12.97
T MOBILE USA		972253619 04/21/21	04/21/2021	PD PHONES AND TABLETS PD PTRL 3/21-4/20/21	01-21-22-6253	62136	296.62

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MCCLAIN RADAR SERVICE		4452	05/03/2021	SPEED TRAIL RADAR UPGRADE & 2408 DIAGNOSE RADAR	01-21-22-6211	62169	315.00
DEFENDER PRODUCT SOLUTIONS, LLC	PO00456	DPS-21-042	05/03/2021	VEHICLE CHANGE OVER LABOR	01-21-22-6210	62159	2,420.00
DEFENDER PRODUCT SOLUTIONS, LLC	PO00456	DPS-21-042	05/03/2021	Changeover labor & vehicle equipment cost on 2427	01-21-22-9503	62159	9,321.30
DEFENDER PRODUCT SOLUTIONS, LLC	PO00456	DPS-21-043	05/03/2021	VEHICLE CHANGE OVER LABOR	01-21-22-6210	62159	2,420.00
DEFENDER PRODUCT SOLUTIONS, LLC	PO00456	DPS-21-043	05/03/2021	Changeover labor & vehicle equipment cost on 2427	01-21-22-9503	62159	7,246.30
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-21-046	05/03/2021	CAR 2403 SPOTLIGHT REPAIR	01-21-22-6210	62159	80.00
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-21-047	05/03/2021	CAR 2408 SPOTLIGHT REPAIR	01-21-22-6210	62159	137.45
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-21-049	05/11/2021	CAR 2408 USB PORT REPLAC	01-21-22-6210	62159	140.75
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-21-050	05/11/2021	CAR 2427 POWER INVERTER	01-21-22-6210	62159	173.94
Division 22 - PATROL Total:							22,564.33
Department 21 - POLICE Total:							146,974.92
Department: 31 - PUBLIC WORKS							
Division: 41 - STREET MAINTENANCE							
HOME DEPOT CREDIT SERVICES		0025433	04/22/2021	CONCRETE FOR CITY HALL	01-31-41-6212	62109	67.11
JOHNNY ON THE SPOT #347		0347-000243443	04/30/2021	PORTA JOHN RENTAL 4/1/21 -4/30/21	01-31-41-6266	62113	150.00
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	333 S NEW BALLAS RD IRRIG 3/19-4/21/21	01-31-41-6254	62121	13.32
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	599 S NEW BALLAS RD IRRIG 3/19-4/21/21	01-31-41-6254	62121	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	298 N NEW BALLAS RD IRRIG 3/19-4/21/21	01-31-41-6254	62121	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	631 S NEW BALLAS RD IRRIG 3/24-4/26/21	01-31-41-6254	62121	18.00
HOME DEPOT CREDIT SERVICES		1031828	04/21/2021	SMALL TOOL M18 FUEL 1/2 IN GEN II	01-31-41-7302	62109	249.00
FRED WEBER INC		12452314	04/27/2021	OAK PARK CT ASPHALT	01-31-41-7305	62107	502.60
FRED WEBER INC		12453013	04/29/2021	OAK PARK CT & GOLF COURSE- ASPHALT	01-31-41-7305	62107	281.40
FRED WEBER INC		12454716	05/05/2021	ASPHALT MOSLEY FARMS	01-31-41-7305	62107	490.70
FRED WEBER INC		12455216	05/06/2021	ASPHALT MOSLEY FARM	01-31-41-7305	62107	280.70
ABSTENENCIA GENTRY		1261-2000011737	05/03/2021	EXCEL- PW TEMP EMPLOYEE W/E 5/2/21	01-31-41-6207	62090	1,709.22
CARTER WATERS LLC		14676394-00	04/28/2021	ASPHALT TRUCK SPRAYER	01-31-41-7302	62096	372.38

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MCCONNELLS OF ST LOUIS INC		2105-037541	05/06/2021	ASPHALT	01-31-41-7305	62117	124.95
K AND K SUPPLY		261908	05/04/2021	GREASE GUN	01-31-41-7302	62114	238.14
ARAMARK UNIFORM SERVICES		317585029	05/11/2021	UNIFORM SERVICE- PW SHO	01-31-41-7308	62092	76.16
HOME DEPOT CREDIT SERVICES		3183427	04/09/2021	TAX REFUND	01-31-41-6212	62109	-1.44
HOME DEPOT CREDIT SERVICES		3521392	04/09/2021	BROOM	01-31-41-6212	62109	17.42
NORTHERN TOOL & EQUIPMENT COMPANY INC		4802098589	03/11/2021	TRAILER LIFT	01-31-41-6211	62127	116.24
NORTHERN TOOL & EQUIPMENT COMPANY INC		4803037382	05/07/2021	CANVAS TARP- ASPHALT	01-31-41-7302	62127	52.99
AMERENUE		55031-62002 5/03/21	05/03/2021	ELECTRIC STREET DEPT MAR- APR 21	01-31-41-6250	DFT0003214	921.95
AMERENUE		55031-62002 5/03/21	05/03/2021	ELECTRIC STREET LIGHTING MAR-APR 21	01-31-41-6251	DFT0003214	9,646.86
HOME DEPOT CREDIT SERVICES		6010927	04/16/2021	2X6-12FT & 2X6-16FT BOARDS	01-31-41-6212	62109	125.46
HOME DEPOT CREDIT SERVICES		6022517	04/06/2021	CONCRETE FOR CURB AT CITY HALL	01-31-41-7305	62109	64.44
HOME DEPOT CREDIT SERVICES		6024421	04/16/2021	BAG CONCRETE	01-31-41-6212	62109	26.85
ST LOUIS COMPOSTING, INC.		81045	04/27/2021	PLANTERS ON OLIVE	01-31-41-7303	62134	88.00
SAFETY-KLEEN SYSTEMS, INC.		86039099	04/27/2021	OIL FOR TRUCKS	01-31-41-6210	62130	975.21
TAPCO		1694591	04/15/2021	STREET SIGN & POST- LADUE MEADOWS LN	01-31-41-7311	62137	504.85
LUBY EQUIPMENT SERVICES		PSO045211-1	04/29/2021	CASE PARTS	01-31-41-6211	62115	3.10
LUBY EQUIPMENT SERVICES	PO00488	PSO045434-1	04/29/2021	case parts	01-31-41-6211	62115	1,506.75
FRED WEBER INC		12457714	05/13/2021	ASPHALT BENWOOD	01-31-41-7305	62162	281.40
ABSTENENCIA GENTRY		1261-2000011696	04/19/2021	EXCEL- PW TEMP EMPLOYEE W/E 4/18/21	01-31-41-6207	62144	851.29
ABSTENENCIA GENTRY		1261-2000011756	05/10/2021	EXCEL- PW TEMP EMPLOYEE W/E 5/9/21	01-31-41-6207	62144	1,618.66
CEE KAY SUPPLY INC		1614192	04/30/2021	TANK RENTAL	01-31-41-7307	62153	59.92
WILDFLOWER MEADOWS LL		38525	05/13/2021	SPEED BUMPS	01-31-41-6212	62192	516.20
CITY OF CHESTERFIELD	PO00347	ING6554-137	05/14/2021	FY2020/2021- SALT CO-OP	01-31-41-7310	62156	15,398.50
Division 41 - STREET MAINTENANCE Total:							37,384.33
Division: 43 - PARKS MAINTENANCE							
JOHNNY ON THE SPOT #347		0347-000243443	04/30/2021	PORTA JOHN RENTAL 4/1/21 -4/30/21	01-31-43-6266	62113	150.00
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	203 TOWNSEND ST 3/24-4/23/21	01-31-43-6254	62121	9.81
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	11370 ST PAUL ST PARK 3/24-4/23/21	01-31-43-6254	62121	44.28

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO		1017-210041240477 4.28.21	04/28/2021	10620 COUNTRY VIEW DR 3/24-4/23/21	01-31-43-6254	62121	18.00
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		108724637-001	05/04/2021	IRRIGATION PARTS	01-31-43-6212	62131	136.51
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		108758846-001	05/05/2021	IRRIGATION PARTS	01-31-43-6212	62131	387.24
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		108774535-001	05/05/2021	IRRIGATION PARTS	01-31-43-6212	62131	125.07
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		108904924-001	05/10/2021	PVC GLUE	01-31-43-6212	62131	11.83
MUNIE OUTDOOR SERVICES	PO00302-R1	11517	04/30/2021	2021 Parks Maintenance.	01-31-43-6212	62125	1,253.00
ABSTENENCIA GENTRY		1261-2000011737	05/03/2021	EXCEL- PW TEMP EMPLOYEE W/E 5/2/21	01-31-43-6207	62090	569.74
ARAMARK UNIFORM SERVICES		317585029	05/11/2021	UNIFORM SERVICE- PW SHO	01-31-43-7308	62092	25.39
NORTHERN TOOL & EQUIPMENT COMPANY INC		47199216 CREDIT	03/16/2021	RETURN BALLFIELD DRAG MAT	01-31-43-9503	62127	-164.99
NORTHERN TOOL & EQUIPMENT COMPANY INC		4802098589	03/11/2021	TRAILER LIFT	01-31-43-6211	62127	38.75
HOME DEPOT CREDIT SERVICES		5303444	04/07/2021	TAPPMAYER MULCH	01-31-43-6224	62109	33.30
AMERENUE		55031-62002 5/03/21	05/03/2021	ELECTRIC PARKS DEPT MAR- APR 21	01-31-43-6250	DFT0003214	1,051.29
HOME DEPOT CREDIT SERVICES		6304590	04/16/2021	CONWAY DOG PARK TEMP IRRIGATION	01-31-43-6212	62109	317.58
HOME DEPOT CREDIT SERVICES		6304627	04/16/2021	DOG PARK TEMP IRRIGATION	01-31-43-6212	62109	44.94
HOME DEPOT CREDIT SERVICES		7304468	04/15/2021	DOG PARK TEMP IRRIGATION	01-31-43-6212	62109	220.88
SAFETY-KLEEN SYSTEMS, INC.		86039099	04/27/2021	OIL FOR TRUCKS	01-31-43-6210	62130	325.07
LUBY EQUIPMENT SERVICES		PSO045211-1	04/29/2021	CASE PARTS	01-31-43-6211	62115	1.03
LUBY EQUIPMENT SERVICES	PO00488	PSO045434-1	04/29/2021	case parts	01-31-43-6211	62115	502.25
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		109058480-001	05/13/2021	HAND PUMP	01-31-43-7302	62186	39.95
ABSTENENCIA GENTRY		1261-2000011696	04/19/2021	EXCEL- PW TEMP EMPLOYEE W/E 4/18/21	01-31-43-6207	62144	283.76
ABSTENENCIA GENTRY		1261-2000011756	05/10/2021	EXCEL- PW TEMP EMPLOYEE W/E 5/9/21	01-31-43-6207	62144	539.56
CEE KAY SUPPLY INC		1614192	04/30/2021	TANK RENTAL	01-31-43-7307	62153	19.98
AT&T		3145790412 739 1 5/1/21	05/01/2021	SECURITY LINES- TAPPMAYER HOUSE	01-31-43-6224	62149	189.09
ST LOUIS COMPOSTING, INC.		84167	05/14/2021	MILLENIUM MULCH	01-31-43-6224	62188	100.00
ST LOUIS COMPOSTING, INC.		84219	05/14/2021	MILLENIUM MULCH	01-31-43-6224	62188	100.00
Division 43 - PARKS MAINTENANCE Total:							6,373.31
Department 31 - PUBLIC WORKS Total:							43,757.64

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
MCLAUGHLIN COURT REPORTING SERVICES INC		050421-1	05/04/2021	21-014 CUP BEERSAUCE 21-012 SP 11 LADUE MDWS	01-32-11-6202	62118	133.20
MISSOURI LAWYERS MEDIA		745042458	04/28/2021	PZ TEXT AMEND	01-32-11-6260	62123	49.88
MISSOURI LAWYERS MEDIA		745042459	04/28/2021	BOA 433 MEAD GREEN	01-32-11-6260	62123	89.32
Division 11 - ADMINISTRATIVE Total:							272.40
Division: 61 - BUILDING DEPARTMENT							
MARBECK PRINTING LLC		211849	05/07/2021	PERMIT APPLICATION FORM	01-32-61-7304	62116	167.04
VERIZON WIRELESS SERVICES LLC		9879113311	05/04/2021	TABLETS AND AIRCARDS BLDG 5/5-6/4/21	01-32-61-6253	62140	360.09
GRAINGER		9879962133	04/23/2021	BLDG SAFETY SUPPLIES	01-32-61-7304	62108	229.35
Division 61 - BUILDING DEPARTMENT Total:							756.48
Department 32 - COMMUNIITY DEVELOPMENT Total:							1,028.88
Fund 01 - GENERAL FUND Total:							319,409.09
Fund: 02 - CAPITAL IMPROVEMENT FUND							
Department: 61 - CIP							
Division: 71 - CIP							
IDEAL LANDSCAPE CONSTRUCTION INC	PO00475	MALCOLM TERR PARK PATH	04/30/2021	Malcolm Terrace Park Paths	02-61-71-9506	62111	57,431.00
IDEAL LANDSCAPE CONSTRUCTION INC	PO00475	MALCOLM TERR PARK PATH	04/30/2021	MALCOM TERRACE PARK PATH- CHANGE ORDER	02-61-71-9506	62111	4,191.94
DAVID R HUYETTE		03185 051021	05/10/2021	TSCL COMPENSATION MOSLEY PARCEL 55	02-61-71-9510	62158	3,517.00
RICHARD DARROW		03186 051021	05/10/2021	TSCL COMPENSATION PARCEL 40	02-61-71-9510	62181	2,504.00
QIANHONG FAN		03187 051021	05/10/2021	TSCL COMPENSATION MOSLEY PARCEL 41	02-61-71-9510	62180	3,961.00
PETER WEISS		03188 051021	05/10/2021	TSCL COMPENSATION MOSLEY PARCEL 62	02-61-71-9510	62178	432.00
ANGELA J MARTIN		03189 051021	05/10/2021	ROW COMPENSATION MOSLEY PARCEL 1	02-61-71-9510	62147	1,000.00
SIDDHARTH KAUL		03190 051021	05/10/2021	TSCL COMPENSATION MOSLEY PARCEL 56	02-61-71-9510	62185	5,938.00
B AND L PROPERTY LLC		03191 051021	05/10/2021	TSCL COMPENSATION MOSLEY PARCEL 35	02-61-71-9510	62151	1,008.00
ST LOUIS COUNTY TREASURE		135967	05/05/2021	CONCRETE TESTING	02-61-71-9510	62189	22.00
WILLIAM M HAMPTON	PO00408	2105	05/07/2021	Mosley Improvement Project ROW Services	02-61-71-9510	62194	19,200.00
HORNER AND SHIFRIN INC	PO00074	62700	05/07/2021	Mosley Road Improvements - Design	02-61-71-9510	62165	7,817.50
PLANNING DESIGN STUDIO LLC	PO00496	J21.05.21.04	04/19/2021	Millennium Park Master Plan PAYMENT 1	02-61-71-9506	62179	2,250.00

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
PLANNING DESIGN STUDIO LLC	PO00496	J21.05.21.05	05/13/2021	Millennium Park Master Plan PAYMENT 2	02-61-71-9506	62179	4,500.00
Division 71 - CIP Total:							113,772.44
Department 61 - CIP Total:							113,772.44
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							113,772.44
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
CALLAWAY GOLF SALES COMPANY		932825116	03/24/2021	GLOVES	06-1628	62095	87.00
CALLAWAY GOLF SALES COMPANY		933061966	04/22/2021	BALLS FOR RESALE	06-1625	62095	115.44
							202.44
							202.44
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
CHARTER COMMUNICATION		0136635050121	05/01/2021	11400 OLDE CABIN RD 5/1/21-5/31/21	06-14-31-6255	62099	159.52
NEW SYSTEM CARPET AND BUILDING CARE LTD		090263	05/06/2021	CLEANING SUPPLIES	06-14-31-7301	62126	116.64
HOME DEPOT CREDIT SERVICES		3023103	03/30/2021	MISC SUPPLIES FOR DRAIN PROJECT AT DRC	06-14-31-6212	62109	410.14
ARAMARK UNIFORM SERVICES		317558897	05/04/2021	TOWELS MOPS	06-14-31-7301	62092	10.73
BLACK STONE SPORTS INC		40523	03/11/2021	SKATE SHARPENER PARTS	06-14-31-6211	62094	623.18
MURPHY COMPANY	PO00387	187423	04/30/2021	Monthly Ice Rink Walk-thrus with Murphy	06-14-31-6211	62174	448.00
AMERIGAS PROPANE		3121816309	05/07/2021	OLY PROPANE	06-14-31-7307	62146	296.87
ARAMARK UNIFORM SERVICES		317585031	05/11/2021	TOWELS MOPS	06-14-31-7301	62148	10.73
GRAINGER		9889716941	05/04/2021	LIGHT BULBS GLOVES	06-14-31-6212	62163	40.14
Division 31 - ICE ARENA Total:							2,115.95
Division: 32 - GOLF MAINTENANCE							
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		108742580-001	05/07/2021	MISC HORTICULTURAL SUPPLIES	06-14-32-7303	62131	1,105.90
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		108791218-001	05/06/2021	18 PLUS FUNGICIDE	06-14-32-7303	62131	354.66
HOME DEPOT CREDIT SERVICES		1102622	04/21/2021	4 INCH SCREWS	06-14-32-6212	62109	6.98
HOME DEPOT CREDIT SERVICES		1102624	04/21/2021	BRUSH AND STAIN FOR DIELMANN ENTRANCE BENCHES	06-14-32-7301	62109	51.52
GREENSPRO INC		0041762	05/04/2021	4 SPEED XT	06-14-32-7303	62164	475.00
GREENSPRO INC		0041763	05/04/2021	SECURE ACTION	06-14-32-7303	62164	383.00

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
GREENSPRO INC		0041805	05/03/2021	HYDRA GREEN AND SEGWAY	06-14-32-7303	62164	605.00
Division 32 - GOLF MAINTENANCE Total:							2,982.06
Division: 33 - PRO-SHOP							
AMERENUE		9601003815 4/15/21	04/15/2021	GOLF SHOP 11400 OLDE CABIN 3/12-4/12/21	06-14-33-6250	DFT0003097	1,046.51
CHARTER COMMUNICATION		0136635050121	05/01/2021	11400 OLDE CABIN RD 5/1/21-5/31/21	06-14-33-6255	62099	53.17
CALLAWAY GOLF SALES COMPANY		932825116	03/24/2021	GLOVES	06-14-33-8325	62095	0.01
CALLAWAY GOLF SALES COMPANY		933061966	04/22/2021	BALLS FOR RESALE	06-14-33-8324	62095	0.06
Division 33 - PRO-SHOP Total:							1,099.75
Division: 34 - FOOD SERVICES							
ARAMARK UNIFORM SERVICES		317558897	05/04/2021	TOWELS MOPS	06-14-34-7301	62092	7.20
FARMER BROS COFFEE		83912430	05/04/2021	COFFEE	06-14-34-8317	62104	130.26
RL MUELLER NATIONAL DIST INC		108965	04/27/2021	SNACKS RESALE	06-14-34-8319	62182	288.85
RL MUELLER NATIONAL DIST INC		108996	05/04/2021	SNACKS RESALE	06-14-34-8319	62182	16.05
OLD TIME SERVICING CO		12682	04/27/2021	SNACKS RESALE	06-14-34-8319	62176	477.60
ARAMARK UNIFORM SERVICES		317585031	05/11/2021	TOWELS MOPS	06-14-34-7301	62148	7.20
Division 34 - FOOD SERVICES Total:							927.16
Department 14 - COMMUNITY SERVICES Total:							7,124.92
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							7,327.36
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
CHARTER COMMUNICATION		0371802042521	04/25/2021	PD SPECTRUM BUSINESS VOICE 4/25-5/24/21	19-21-23-6253	62101	279.93
CHARTER COMMUNICATION		0371802042521	04/25/2021	PD SPECTRUM BUSINESS TV AND INTERNET 4/25-5/24/2	19-21-23-6255	62101	196.34
DOUGLAS VENTURES LLC	PO00400	105221207-69	05/01/2021	POLICE DEPT CUSTODIAL CLEANING SERVICES	19-21-23-6212	62103	1,530.00
MISSOURI AMERICAN WATER CO		220023905711-04-21	04/20/2021	350 N NEW BALLAS RD 3-16-4-16-2021	19-21-23-6254	62120	141.87
HOME DEPOT CREDIT SERVICES		3012820	04/09/2021	FLEX TAPE FOR LEAKING TOILET	19-21-23-6212	62109	12.99
AERIAL METRICS INC		CCPD0001	04/30/2021	PIX4D FOR CRASH & CRIME SCENE INVEST CLASS	19-21-23-6261	62091	695.00
SAMS CLUB		001106	04/13/2021	LOUNGE SUPPLIES FOR THE PD	19-21-23-7304	62183	181.98

Council Report of invoices Paid Listing

Payment Dates: 5/6/2021 - 5/19/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
SAMS CLUB		001106	04/13/2021	LOUNGE SUPPLIES FOR THE PD	19-21-23-7304	62183	78.29
SAMS CLUB		001106	04/13/2021	LOUNGE SUPPLIES FOR THE PD	19-21-23-7304	62183	371.52
WILL ELECTRONICS	PO00465	0268246-IN	04/16/2021	SECURITY CAMERA ADDITIONS FOR EVIDENCE AREA	19-21-23-9503	62193	3,754.78
WILL ELECTRONICS	PO00466	0268467-IN	04/30/2021	AUDIO RECORDING FOR BOOKING AREA	19-21-23-9503	62193	1,854.77
CORPORATE INTERIORS INC		116750	05/11/2021	REPAIR TO A NESTING TABLE IN THE EOC	19-21-23-6212	62157	174.29
MISSOURI POLICE CANINE ASSOCIATION		2021LANE	05/14/2021	2021 MISSOURI POLICE CANINE ASSOCIATION - LANE	19-21-23-9503	62171	30.00
MISSOURI AMERICAN WATER CO		220023905773-05-21	05/04/2021	350 N NEW BALLAS 5/4-6/1/2021	19-21-23-6254	62170	107.32
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							9,409.08
Department 21 - POLICE Total:							9,409.08
Fund 19 - PUBLIC SAFETY FUND Total:							9,409.08
Fund: 99 - POOLED CASH							
ARVEST BANK		01121797 5/12/21	05/05/2021	EPAYABLES PAYMENT 5/5/21	99-2809	DFT0003172	13,360.61
							13,360.61
							13,360.61
Fund 99 - POOLED CASH Total:							13,360.61
Grand Total:							463,278.58

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	319,409.09
02 - CAPITAL IMPROVEMENT FUND	113,772.44
06 - MUNICIPAL ENTERPRISE FUND	7,327.36
19 - PUBLIC SAFETY FUND	9,409.08
99 - POOLED CASH	13,360.61
Grand Total:	463,278.58

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-6264	IN TOWN MEETINGS	392.00
01-11-12-7306	MEMORIALS AND PLAQ	8.70
01-11-12-7315	SPECIAL EVENTS	480.00
01-11-13-6202	TECHNICAL AND PERSO	198.00
01-11-13-6253	TELEPHONE	40.03
01-11-13-6260	ADVERTISING	252.08
01-11-13-6261	EDUCATION & TRAINING	16.00
01-12-11-6203	PROFESSIONAL SERVICE	2,559.67
01-12-11-6271	MEDICAL SUPPLIES	209.00
01-12-14-6213	OFFICE EQUIPMENT MAI	373.07
01-12-14-6265	TRAVEL & CONFERENCE	175.00
01-13-15-5230	HOSPITAL AND MEDICAL	12,749.01
01-13-15-6213	OFFICE EQUIPMENT MAI	630.00
01-13-15-6253	TELEPHONE	6,766.63
01-13-15-6255	CABLE TV AND INTERNE	400.00
01-13-15-6272	EMPLOYEE RELATIONS	50.00
01-13-15-7312	OFFICE SUPPLIES	107.74
01-13-51-6213	OFFICE EQUIPMENT MAI	346.84
01-16-11-6211	EQUIPMENT MAINTENA	236.00
01-16-11-6212	BUILDING AND GROUND	914.65
01-16-11-6250	ELECTRICITY	3,435.91
01-16-11-7304	GENERAL SUPPLIES	291.40
01-16-11-7308	WEARING APPAREL AND	9.90
01-16-11-9503	EQUIPMENT	4,470.00
01-21-11-6202	TECHNICAL AND PERSO	122,071.00
01-21-11-6210	VEHICLE MAINTENANCE	940.00
01-21-11-6253	TELEPHONE	356.46
01-21-11-6264	IN TOWN MEETINGS	32.00
01-21-11-7306	MEMORIALS AND PLAQ	14.42
01-21-21-6202	TECHNICAL AND PERSO	209.10
01-21-21-6213	OFFICE EQUIPMENT MAI	192.59

Account Summary

Account Number	Account Name	Payment Amount
01-21-21-6253	TELEPHONE	100.02
01-21-21-6265	TRAVEL & CONFERENCE	495.00
01-21-22-6210	VEHICLE MAINTENANCE	5,385.11
01-21-22-6211	EQUIPMENT MAINTENA	315.00
01-21-22-6253	TELEPHONE	296.62
01-21-22-9503	EQUIPMENT	16,567.60
01-2211	HEALTH INSURANCE	89,706.08
01-2215	INTENSIVE CARE/CANCE	613.50
01-2218	VISION CARE	872.33
01-2219	VOL LONG TERM DISABI	209.90
01-2220	VOL WHOLE LIFE INSUR	90.52
01-2224	VISION CARE-COBRA	23.69
01-2445	ARTS ON LOAN DONATI	1,000.00
01-31-41-6207	TEMP PROFESSIONAL SE	4,179.17
01-31-41-6210	VEHICLE MAINTENANCE	975.21
01-31-41-6211	EQUIPMENT MAINTENA	1,626.09
01-31-41-6212	BUILDING AND GROUND	751.60
01-31-41-6250	ELECTRICITY	921.95
01-31-41-6251	STREET LIGHTING	9,646.86
01-31-41-6254	WATER AND SEWER	67.32
01-31-41-6266	EQUIPMENT RENTAL	150.00
01-31-41-7302	SMALL TOOLS	912.51
01-31-41-7303	HORTICULTURAL SUPPLI	88.00
01-31-41-7305	STREET & SIDEWALK MA	2,026.19
01-31-41-7307	GASOLINE, PROPANE &	59.92
01-31-41-7308	WEARING APPAREL AND	76.16
01-31-41-7310	SNOW REMOVAL SUPPLI	15,398.50
01-31-41-7311	STREET SIGNS	504.85
01-31-43-6207	TEMP PROFESSIONAL SE	1,393.06
01-31-43-6210	VEHICLE MAINTENANCE	325.07
01-31-43-6211	EQUIPMENT MAINTENA	542.03
01-31-43-6212	BUILDING AND GROUND	2,497.05
01-31-43-6224	TAPPMAYER HOUSE MAI	422.39
01-31-43-6250	ELECTRICITY	1,051.29
01-31-43-6254	WATER AND SEWER	72.09
01-31-43-6266	EQUIPMENT RENTAL	150.00
01-31-43-7302	SMALL TOOLS	39.95
01-31-43-7307	GASOLINE, PROPANE &	19.98
01-31-43-7308	WEARING APPAREL AND	25.39
01-31-43-9503	EQUIPMENT	-164.99
01-32-11-6202	TECHNICAL AND PERSO	133.20
01-32-11-6260	ADVERTISING	139.20

Account Summary

Account Number	Account Name	Payment Amount
01-32-61-6253	TELEPHONE	360.09
01-32-61-7304	GENERAL SUPPLIES	396.39
01-4402	OCCUPATIONAL LICENSE	20.00
02-61-71-9506	PARK AND RECREATION	68,372.94
02-61-71-9510	STREETS	45,399.50
06-14-31-6211	EQUIPMENT MAINTENA	1,071.18
06-14-31-6212	BUILDING AND GROUND	450.28
06-14-31-6255	CABLE TV AND INTERNE	159.52
06-14-31-7301	CHEMICALS & CLEANING	138.10
06-14-31-7307	GASOLINE, PROPANE &	296.87
06-14-32-6212	BUILDING AND GROUND	6.98
06-14-32-7301	CHEMICALS & CLEANING	51.52
06-14-32-7303	HORTICULTURAL SUPPLI	2,923.56
06-14-33-6250	ELECTRICITY	1,046.51
06-14-33-6255	CABLE TV AND INTERNE	53.17
06-14-33-8324	MERCHANDISE-GOLF BA	0.06
06-14-33-8325	MERCHANDISE-APPAREL	0.01
06-14-34-7301	CHEMICALS & CLEANING	14.40
06-14-34-8317	COFFEE,TEA & SOFT DRI	130.26
06-14-34-8319	SNACKS	782.50
06-1625	GOLF BALLS	115.44
06-1628	GOLF - APPAREL	87.00
19-21-23-6212	BUILDING AND GROUND	1,717.28
19-21-23-6253	TELEPHONE	279.93
19-21-23-6254	WATER AND SEWER	249.19
19-21-23-6255	CABLE TV AND INTERNE	196.34
19-21-23-6261	EDUCATION & TRAINING	695.00
19-21-23-7304	GENERAL SUPPLIES	631.79
19-21-23-9503	EQUIPMENT	5,639.55
99-2809	EPAYABLES LIABILITY	13,360.61
Grand Total:		463,278.58

Project Account Summary

Project Account Key	Payment Amount
None	349,476.14
14708E	45,377.50
20602E	22.00
21401E	61,622.94
J2105E	6,750.00
K9 UNITE	30.00
Grand Total:	463,278.58



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

Meeting: 05/24/21 07:30 PM
Department: Planning Division
Category: Report
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5867 - an Ordinance Authorizing a New Conditional Use Permit for Beersauce CCR, LLC DBA Beersauce Shop, Located at 10453 Olive Boulevard, Within the Creve Coeur Pavilion Shopping Center, Zoned CB-Core Business District. Final Reading and Passage

Daniel Gustafson, of BeerSauce CCR, LLC has submitted an application for a conditional use permit for a 3,000 square foot craft beer and whiskey bar, with 55 indoor seats and 34 outdoor seats, at 10453 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, zoned CB-Core Business District. BeerSauce Shop provides a variety of products pertaining to craft beer, BBQ tools/grills, BBQ sauces and rubs, and small batch and craft beer and whiskey by the pour and BBQ foods. NAICS 722410 Drinking Places (Alcoholic Beverages) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at it's meeting on May 3, 2021.

Ordinance

Meeting of May 24, 2021

BILL NO. 5867

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
BEERSAUCE CCR, LLC DBA BEERSAUCE SHOP, LOCATED AT 10453 OLIVE
BOULEVARD, WITHIN THE CREVE COEUR PAVILION SHOPPING CENTER,
ZONED CB-CORE BUSINESS DISTRICT**

WHEREAS, under Section 405.370(C), NAICS 722410 Drinking Places (Alcoholic Beverages) and 7225312 Limited Service Restaurants require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Daniel Gustafson, of BeerSauce CCR, LLC, submitted an application for a conditional use permit for a 3,000 square foot craft beer and whiskey bar with limited food service, with 55 indoor seats and 34 outdoor seats, at 10453 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, zoned CB-Core Business District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 3, 2021, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the amendment to the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on May 3, 2021; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. 5867

ORDINANCE NO. _____

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of BeerSauce Shop at 10453 Olive Boulevard, Creve Coeur, MO, 63141, within the Creve Coeur Pavilion Shopping Center, zoned CB-Core Business District, whose legal description is as follows:

Parcel 1: Lots 1, 2 and 3 of Pavilion Subdivision No. 1, according to the plat thereof recorded in Plat Book 350, Page(s) 195 through 197 of the St. Louis County Records.

Parcel 2: A tract of land located in part of the Northwest quarter of Section 1, Township 45 North, Range 5 East and in the Ravenwood Subdivision Plat 1, according to the plat thereof recorded in Plat book 69 page 12 in St. Louis County, Missouri, as acquired by the Missouri Highway and Transportation Commission by deed recorded in Book 3927 page 132; described as beginning at point 80 feet perpendicular distance North of Station 221+35 on the hereinafter described centerline of route 340; thence Northeasterly point 140 feet perpendicular distance North of the centerline Station 224+00; thence easterly and parallel with said centerline for a distance of 79.23 feet; thence South 01 degrees 06 minutes 00 seconds east to a point 80 feet North of said centerline of Route 340; thence Westerly a distance of 344.23 feet to point of beginning.

The centerline of Route 340 is described as beginning at the Southeast corner of Ravenwood Subdivision Plat No. 1, according to the plat thereof recorded in Plat Book 69 page 12 of the St. Louis County Records, Said corner being Station 226+28.75 on the centerline of Route 340 and being distant North 88 degrees 22 minutes West 194.67 feet from the Northeast corner of the Southwest quarter of the Northwest quarter of Section 1; thence North 88 degrees 22 minutes West along said centerline of distance of 628.75 feet to station 220+00, being the point of ending.

Parcel 3: A tract of land in the Northwest $\frac{1}{4}$ of Section 1, Township 45 North, Range 5 East in St. Louis County, Missouri and being part of a tract shown as Share "B" on Plat accompanying Commissioner's Report in Partition Suit of Matthew Legg, et al, against Gustave Guelberth in St. Louis Land Court October Term 1865, and described as follows:

Beginning at the point of intersections of Northwest line Ravenwood Plat Number 1, a Subdivision recorded in Plat Book 69 page 12, with the Northeast line of Ravenwood Lane, 50.00 feet wide, thence along the Northeast Line of Ravenwood Lane, North 56 degrees 42 minutes 00 seconds West 180.00 feet to a point of curve, thence Northwest along a curve to the right having a radius of 20.00 feet an arc distance of 31.42 feet to a point in the Southeast line of Old Olive Street Road, thence along said Southeast line, North 33 degrees 18 minutes 00 seconds east 134.60 feet and North 41 degrees 56 minutes 00 seconds East 94.22 feet to Northwest corner of a tract of land described to Nezam E. and Marcia J. Sadeghi by deed recorded in book 10462, page 784, thence along the Western line of said Sadeghi tract South 60 degrees 49 minutes 00 seconds East 76.31 feet to a point on the South line of that part of Share "B" described to Mathilda Lowe by deed recorded in book 666 page 153, thence along said South line, North 90 degrees 00 minutes 00 seconds East, 131.30 feet to the Northwest line of Ravenwood Plat Number 1; aforesaid, thence along said Northwest line South 33 degrees 18 minutes 00 seconds West 325.32 feet to the point of beginning.

Parcel 4: A tract of land in the Northwest $\frac{1}{4}$ of section 1, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and all of Lots 3 and 4 and part of Lots 1, 2, 17, 19, and 20 of Ravenwood Plat Number 1, a subdivision recorded in Plat Book 69 page 12 of the St.

BILL NO. 5867

ORDINANCE NO. _____

Louis County Records and that part of Coventry Court, 50.00 feet wide, vacated by Ordinance Number 479 of the City of Creve Coeur a certified copy of which is recorded in Book 6291 page 2049 and part of Ravenwood Lane, 50.00 feet wide, vacated by Ordinance Number 1893, a certified copy of which is recorded in Book 11316 page 540, together described as follows:

Beginning at point on the South line of Ravenwood Lane, 50.00 feet wide, as shown on the plat of Ravenwood Plat Number 1 a subdivision recorded in Plat Book 69 page 12 said point being the Northeast corner of tract of land described the State Highway Commission of Missouri by deed recorded in Book 3927 page 132, said point also being distant North 56 degrees 42 minutes 00 seconds West 180.00 feet from the Northwest corner of Lot 4 of Ravenwood Plat Number 1, thence along the South line of Ravenwood Lane, South 56 degrees 42 minutes 00 seconds East 25.00 feet to a point in the centerline of Ravenwood Lane, thence along said centerline, South 56 degrees 42 minutes 00 seconds East 25.00 feet to a point in the centerline of Coventry Courts, thence along said Centerline North 33 degrees 18 minutes 00 seconds East 10.00 feet to appoint in the centerline of Ravenwood Lane, thence along said centerline, South 56 degrees 42 minutes 00 seconds East 165.00 feet to a point; said point being the center of a cul-de-sac, thence South 16 degrees 30 minutes 51 seconds East 50.00 feet to the Northeast corner of Lot 17 of Ravenwood Plat Number 1, thence along the East line of said Lot 17, South 11 degrees 01 minutes 57 seconds east 2.64 feet to a point on the North line of Olive Street Road (State Highway 340) as established by deed recorded in Book 3927 page 132, thence along the North line of Olive Street Road the following: South 88 degrees 54 minutes 00 seconds West 79.23 feet to a point, South 76 degrees 08 minutes 33 seconds West 271.71 feet to a point, South 88 degrees 54 minutes 00 seconds West 88.15 feet to appoint of curve, Westwardly along a curve to the left having a radius of 11,539.20 feet and an arc distance of 150.89 feet to a point in the East line of Old Olive Road, thence along said East line the following: North 02 degrees 08 minutes 27 seconds West 59.67 feet to a point of curve, Northeast along a curve to the right whose radius point bears North 88 degrees 02 minutes 17 seconds East 360.28 feet and an arc distance of 221.73 feet to the point of tangent and North 33 degrees 18 minutes 00 seconds East 120.69 feet to the point of beginning.

Locator No.: 17M 430 487- Lot 1- Parcel 1
 Locator No.: 17M 430 498- Lot 2- Parcel 1
 Locator No.: 17M 430 502- Lot 3- Parcel 1
 Locator No.: 17M 430 476 –Parcel 2
 Locator No.: 17M 430 355- Parcel 3
 Locator No.: 17M 430 432- Parcel 4

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

1. The Conditional Use Permit shall be for the operation of a 3,000 square foot drinking places (alcoholic beverages) and limited food service establishment at 10453 Olive Boulevard within the Creve Coeur Pavilion Shopping Center.
2. Maximum seating permitted is limited to 55 indoor seats and 34 outdoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning and Building Codes are adequately addressed.
3. Hours of operation shall be 11:00 a.m. to 10:00 p.m., Monday through Saturday, and 11:00 a.m. to 6:00 p.m. Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked interior to the site and as far from the public right-of-way as possible.

BILL NO. 5867

ORDINANCE NO. _____

5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS 24th DAY OF May, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 24th DAY OF May, 2021.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #21-014: APPLICATION FOR A CONDITIONAL USE PERMIT FOR BEERSAUCE, A CRAFT BEER AND WHISKEY BAR AT 10453 OLIVE BOULEVARD WITHIN THE CREVE COEUR PAVILION SHOPPING CENTER

FOR THE MEETING OF: Monday, May 3, 2021

LOCATION: 10453 Olive Boulevard, within Creve Coeur Pavilion Shopping Center development.

REQUEST: Daniel Gustafson, of BeerSauce CCR, LLC has submitted an application for a conditional use permit for a 3,000 square foot craft beer and whiskey bar, with 55 indoor seats and 34 outdoor seats, at 10453 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, zoned CB-Core Business District.

BeerSauce Shop provides a variety of products pertaining to craft beer, BBQ tools/grills, BBQ sauces and rubs, and small batch and craft beer and whiskey by the pour and BBQ foods.

ADDITIONAL INFORMATION: The subject property is zoned CB, Core Business District. NAICS 722410 Drinking Places (Alcoholic Beverages) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The multi-tenant retail building was approved by the Planning and Zoning Commission on June 19, 2017. The proposed use will occupy the east side of the building, with Freddy's Frozen Custard and Steakburgers on the west side. There are no proposed changes to the exterior of the building or the site. The Creve Coeur Pavilion Center is 13.34 acres that is a mix of GC and CB Zoning. The location of the proposed restaurant is on the same property as the Panda Express and is zoned CB. This portion of the building has been vacant since construction.

Key Issues:

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

Comprehensive Plan References

- Mixed-Use Innovation Campus District.
 - 39N Master Plan
 - 39N Old Olive Street Road Great Streets Plan

Zoning Code References

- Section 405.210: Regulation of Uses
- Table A: Permitted and Conditional Uses
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1070: Conditional Use Permits.
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Daniel Gustafson
BeerSauce CCR
628 Kehrs Mill Ridge Dr.
Ballwin, MO 63011

APPLICANT'S REPRESENTATIVE: Tom Powers
Altus Properties
231 Bemiston Ave., Suite 650
St. Louis, MO 63105



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/27/2021
ATTACHMENTS: Applicant's Materials received April 2, 2021

PROJECT DESCRIPTION

BeerSauce CCR is to operate under DBA BeerSauce Shop, provides a variety of products pertaining to craft beer, BBQ tools/grills, BBQ sauces and rubs, and small batch and craft beer and whiskey by the pour and BBQ foods. According to the Applicant, the business will also run three events a week on average including tastings, schools, special releases, trivia nights, etc. They are seeking to fill the 3,000 square foot, vacant space adjacent to Freddy's within the Creve Coeur Pavilion. The proposed hours of operation are 11:00am to 10:00pm Monday through Saturday, and 11:00am to 6:00pm Sunday. The anticipated number of employees at the busiest shift will be 4 employees.

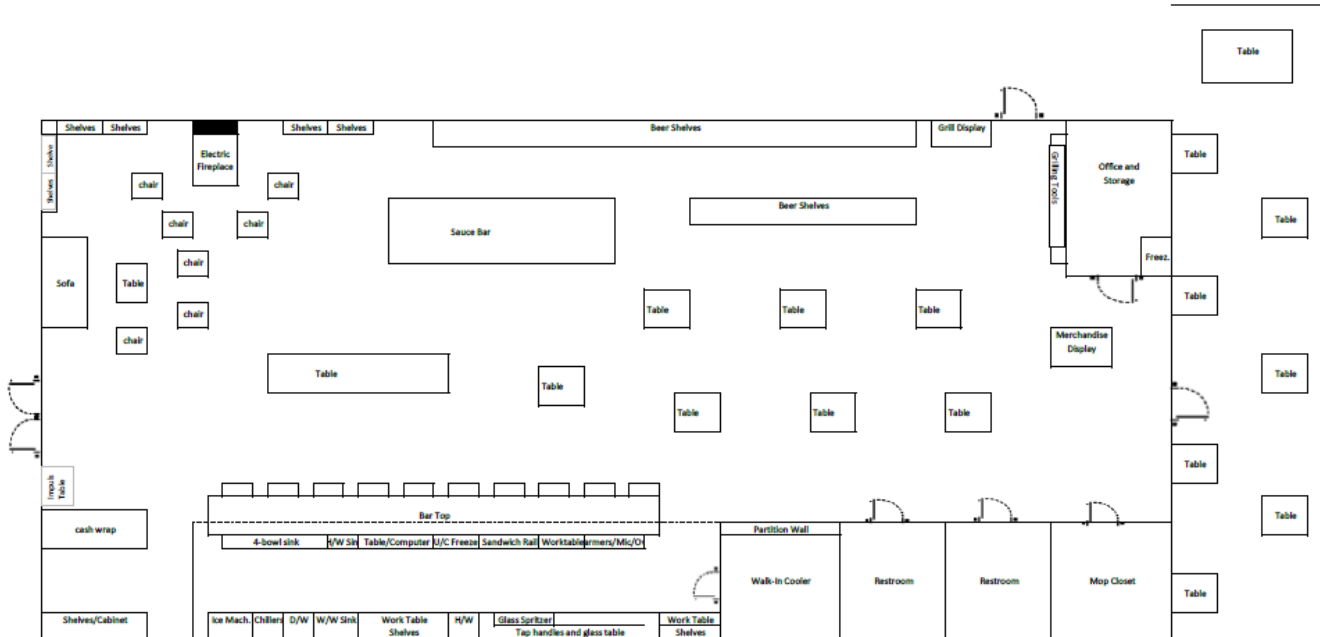


Figure 1: Applicant's Proposed Floor Plan.

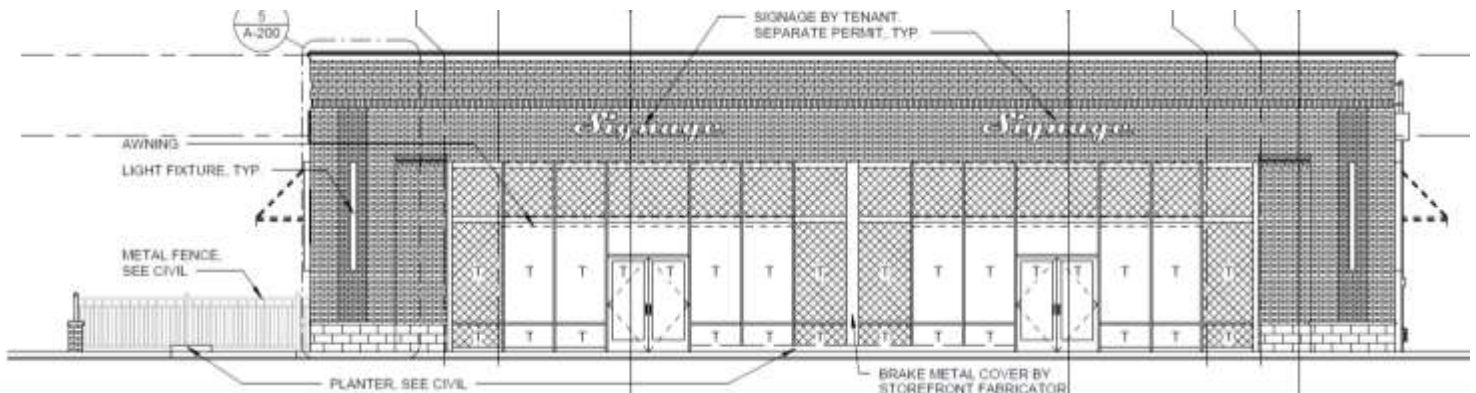


Figure 2: Elevations drawing from 2017 when the building was built. Freddy's Steakburgers took the tenant space on the right. The Applicants are seeking approval to fill the space on the Left side.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office:	GC-General Commercial	Old Olive Street Road
South	Monsanto	RO-Research and Office Park District	Olive Boulevard
East	Office	CB-Core Business District	Pavilion Drive
West	Retail	GC-General Commercial	Old Olive Street Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and for the long-term Economic Growth & Community Services goal of provide the community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use Innovation Campus District with a vision for a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment. This district is supported by diverse housing options, active uses, and other community amenities in support of the *39 North Master Plan*. Olive and Lindbergh Boulevard are identified as the primary streets, where a variety of active, office, and residential ground floor uses should be encouraged, establish a front build-to line to encourage a consistent location and orientation of building frontages to Primary Street, and parking should primarily be located in shared facilities, behind buildings. Pedestrian amenities should be provided along the front façade of each building and connect to adjacent buildings and encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets” and other elements to promote district vibrancy (p. 99)

The applicant is filling a space within the retail building and adding outdoor dining along the south facade facing Olive Boulevard, providing interest to the area as was discussed under the review of the retail building. Therefore, the proposal meets with the purpose of the District in as much as this request can.

ZONING REVIEW

NAICS 722410 Drinking Places (Alcoholic Beverages) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial district of the City. The proposed use will occupy the vacant space within the existing building with no changes to the exterior of the building or site.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area. Thus, for this request a total of 46 spaces is required. Shopping centers designed for restaurant, retail uses, and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). Below is the parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
St. Louis Bread Co.*	Restaurant	4,563 (+ 156 maximum occupancy)	1/3 seats in C.U.P., + 1/250 sq. ft.	64
Big Frog T-shirts (now vacant)	Retail	1,059	4/1000 sq. ft.	5
Great Clips	Hair Salon	968	4/1000 sq. ft.	4
Sensory Solutions	Office	4,554	4/1000 sq. ft.	19
IFG Advisors	Office	2,375	4/1000 sq. ft.	10
Lindamood-Bell	Office	2,018	4/1000 sq. ft.	8
AMC Theater**	Theater	39,799 (2,150 seats)	1 space per 5 seats	430
My Salon Suites (Former Sweet Tomato's)	Salon	5,224	4/1000 sq. ft.	21

Ideal Image	Office	3,744	4/1000 sq. ft.	15
Victor Ho Nails & Spa	Nail Salon	1,900	4/1000 sq. ft.	8
Moe's Southwest Grill (now vacant)	Restaurant	4,133 (+90 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	47
Seoul Garden	Restaurant	2,925 (+65 indoor seats)	1/3 seats in C.U.P. + 1/250 sq. ft.	34
Panda Express	Restaurant	2,525 (+58 indoor seats, 16 outdoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	33
Proposed BeerSauce Shop	Bar	3,000 square feet (55 indoor seats, 34 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	35
Freddy's Frozen Custard & Steakburgers	Restaurant	3,000 square feet (+84 indoor seats, 42 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	46
California Pizza Kitchen*	Restaurant	5,169	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	108
Stir Crazy (now vacant)	Restaurant	5,930 (+235 for the restaurant, 32 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	80
			Sub-total:	967
		Minus 15% Reduction for Retail Center per Section 405.820(B)(1):		80
			Total Required	886
			Total Available On-site	970
			Available Parking:	84

Note: * Original CUP issued prior to 2000 did not include seating count. The number provided here is based upon a prior analysis.

Prior to mid-2000, restaurant parking was based on square footage of the space at 1 per 50 square feet, plus 1 space per 8 outdoor seats. For those restaurants indicated by an * above, seating information is based on the maximum occupancy load of the original CUP when provided. For example, St. Louis Bread Company, Ordinance # 2106 indicated a maximum occupancy of 156, where seating could be indoors or outdoors, provided that the total number of seats did not exceed the maximum occupancy. For those where the City does not have a record of the existing number of seating, a prior analysis from a request in 2005 included a total number of parking spaces for each use. However, Staff cannot verify how this number was created.

** AMC Theater Seat Count is based on original Conditional Use Permit ("CUP") Issued to AMC Theater during building construction in 1997. At that time, the City of Creve Coeur approved 2,150 seats within the 12-screen theater. As discussed in prior staff report, the AMC renovated the theater in 2018 without revising the CUP reducing the total seat count to 777 seats, which would have a parking count of 156 spaces, thereby reducing the total required parking for the entire development to 700 spaces, and a surplus of parking of 314 spaces.

Therefore, Staff does not anticipate a parking issue with this use.

RECOMMENDED CONDITIONS FOR APPROVAL

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

1. The Conditional Use Permit shall be for the operation of a 3,000 square foot drinking places (alcoholic beverages) establishment at 10453 Olive Boulevard within the Creve Coeur Pavilion Shopping Center.
2. Maximum seating permitted is limited to 55 indoor seats and 34 outdoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning and Building Codes are adequately addressed.
3. Hours of operation shall be 11:00 a.m. to 10:00 p.m., Monday through Saturday, and 11:00 a.m. to 6:00 p.m. Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked interior to the site and as far from the public right-of-way as possible.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

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

“I move to recommend approval of a Conditional Use Permit for the BeerSauce, drinking establishment located at 10453 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of May 3, 2021” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Creve Coeur Pavilion



APPENDIX 4: SITE PHOTOGRAPHS

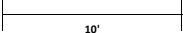
Photo Date: 4/29/2021



Description: View looking southeast from the internal parking lot at the existing tenant space



Description: View looking west of the patio area on the south side of the building.



THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
FIRST FLOOR PLAN
PROJECT TITLE
OLIVE RETAIL
10453 OLIVE BLVD, CREVE COEUR, MO 63141

core10
ARCHITECTURE
4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE # REVISION

0" 1/2" 1"
(sheet formatted for 24x36 paper)
DATE: 07 JULY 2017
PROJECT NO. 17025

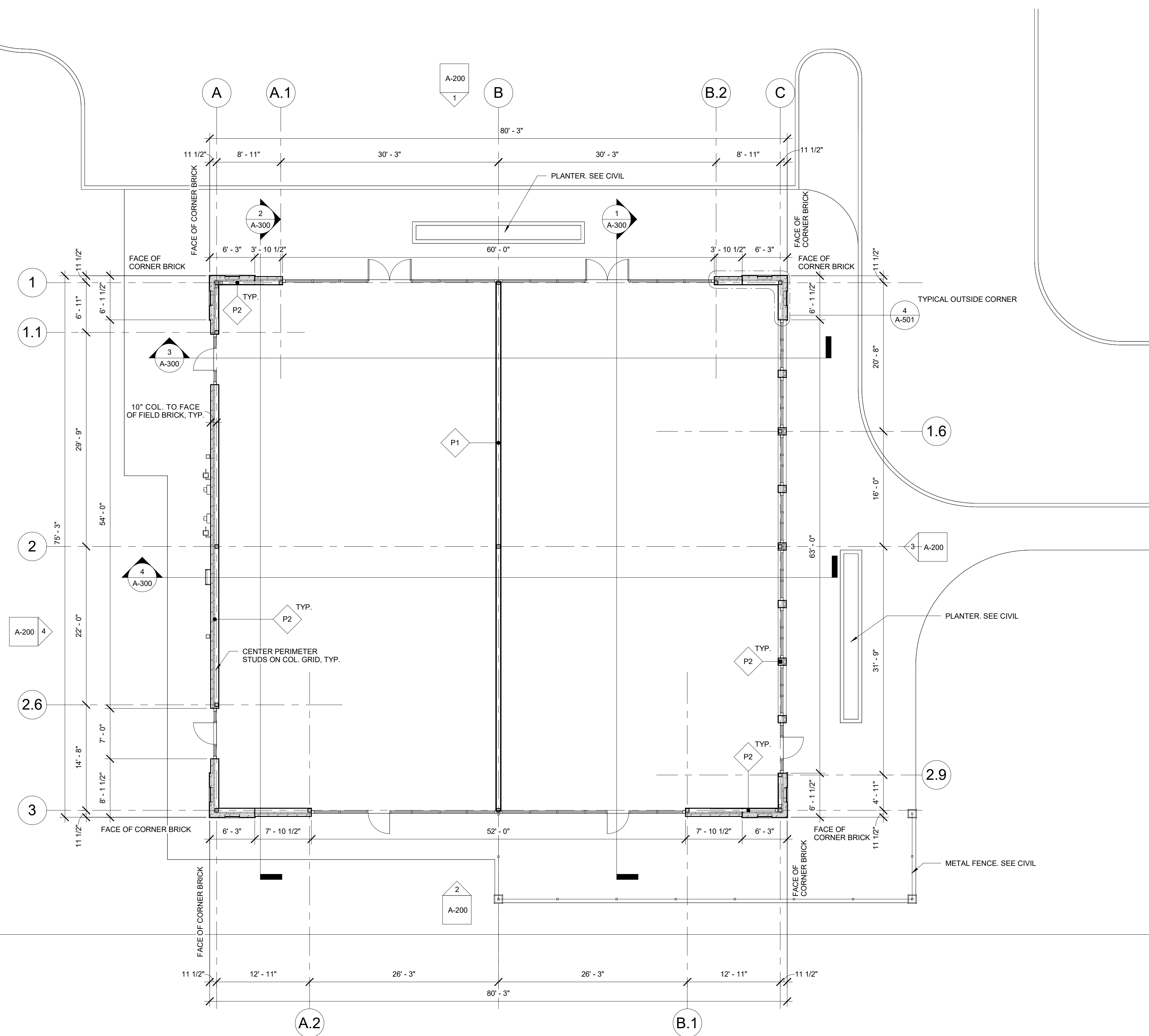
SHEET NO.
AF100

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: MB

Packet Pg. 47

 1
AF100 FIRST FLOOR PLAN
1/8" = 1'-0"



THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
ROOF PLAN
PROJECT TITLE
OLIVE RETAIL
10453 OLIVE BLVD, CREVE COEUR, MO 63141

core10
ARCHITECTURE
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE	#	REVISION

0" 1/2" 1"
(sheet formatted for 24x36 paper)
DATE: 07 JULY 2017
PROJECT NO. 17025

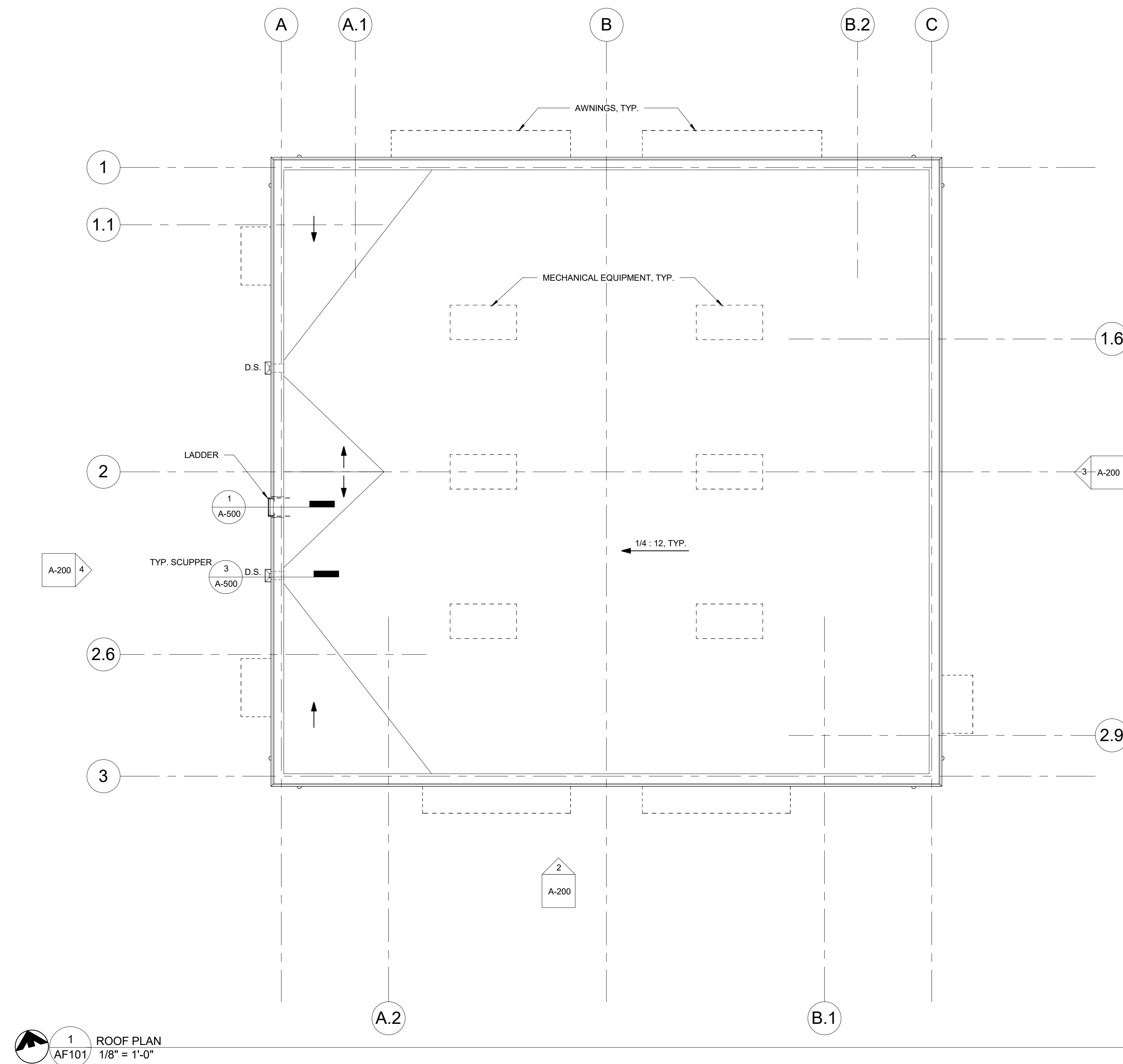
SHEET NO.

AF101

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: MB

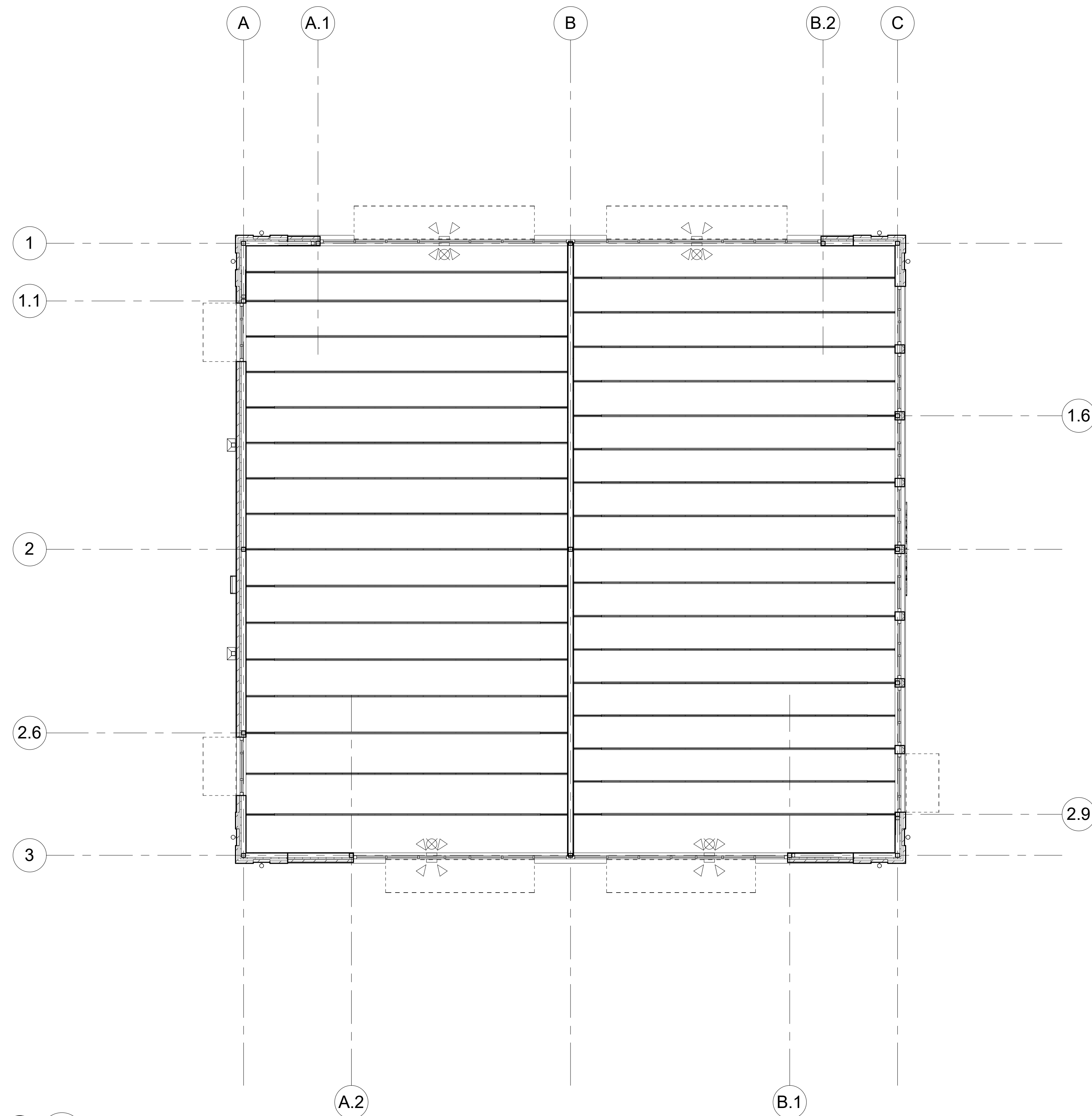
Packet Pg. 48



1 ROOF PLAN
AF101 1/8" = 1'-0"

RCP NOTES

1. CEILING BY TENANT
2. INTERNAL LIGHTING TEMPORARY FOR FINISH BY TENANTS (SEPARATE PERMIT)



1 REFLECTED CEILING PLAN
AC100 1/8" = 1'-0"

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
REFLECTED CEILING PLAN

PROJECT TITLE
OLIVE RETAIL

10453 OLIVE BLVD, CREVE COEUR, MO 63141

core10
ARCHITECTURE

4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE	#	REVISION

0' 1' 2' 3'
(sheet formatted for 24x36 paper)
DATE: 07 JULY 2017
PROJECT NO. 17025

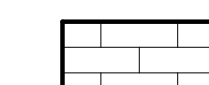
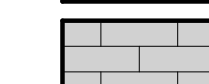
SHEET NO.

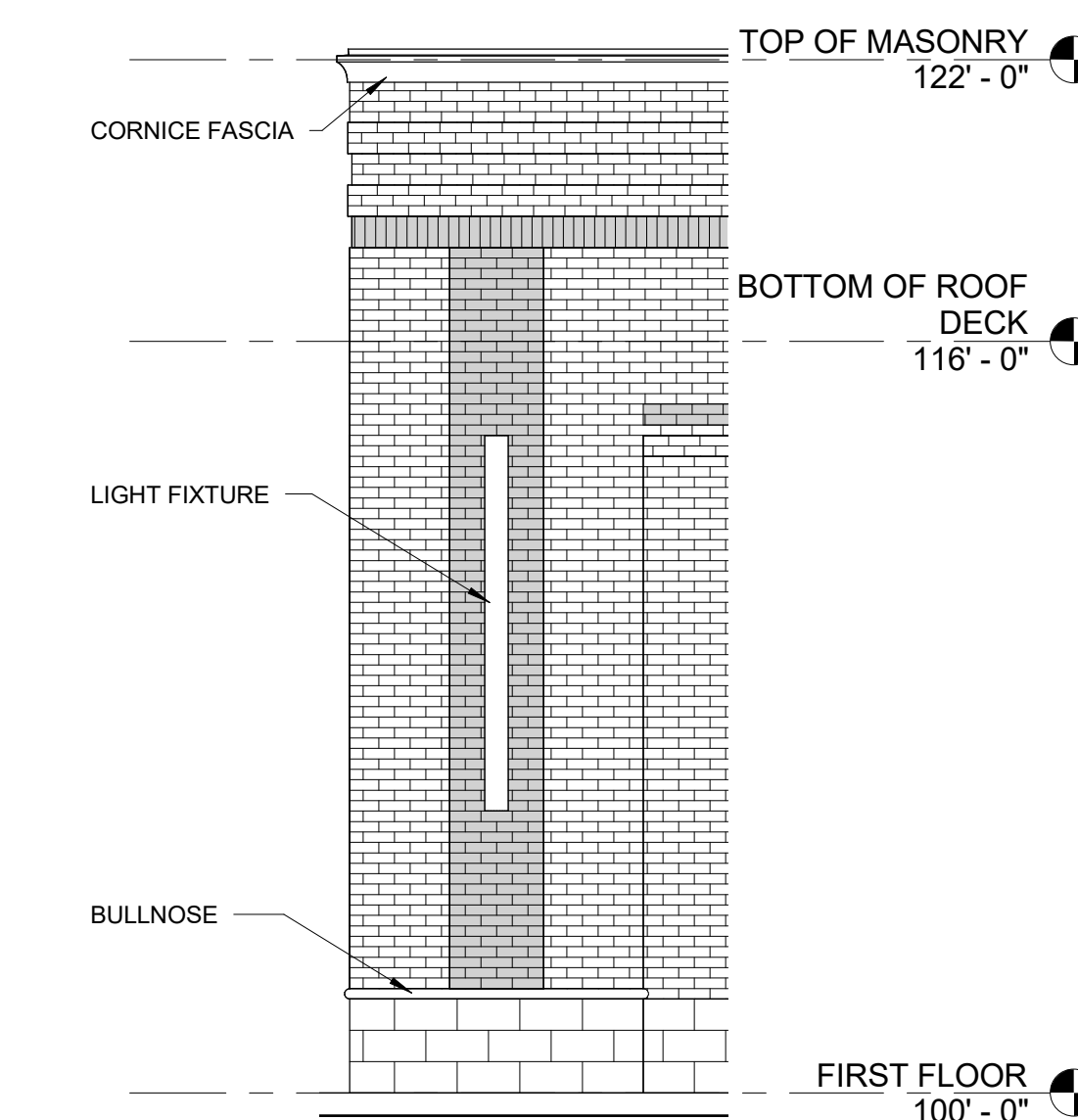
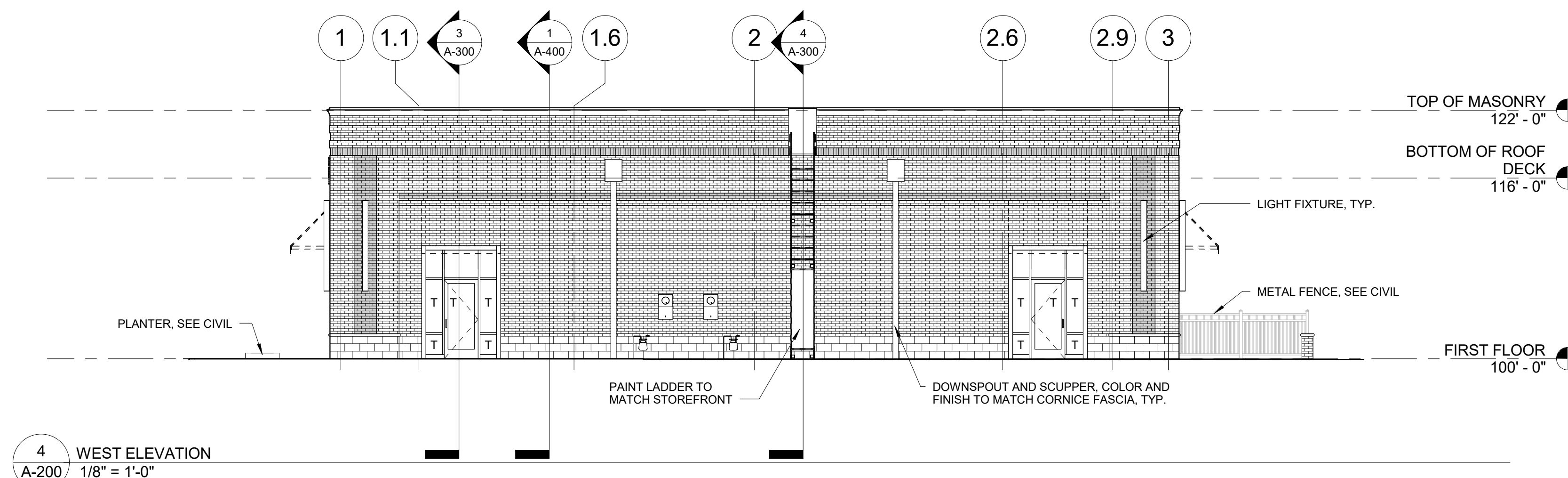
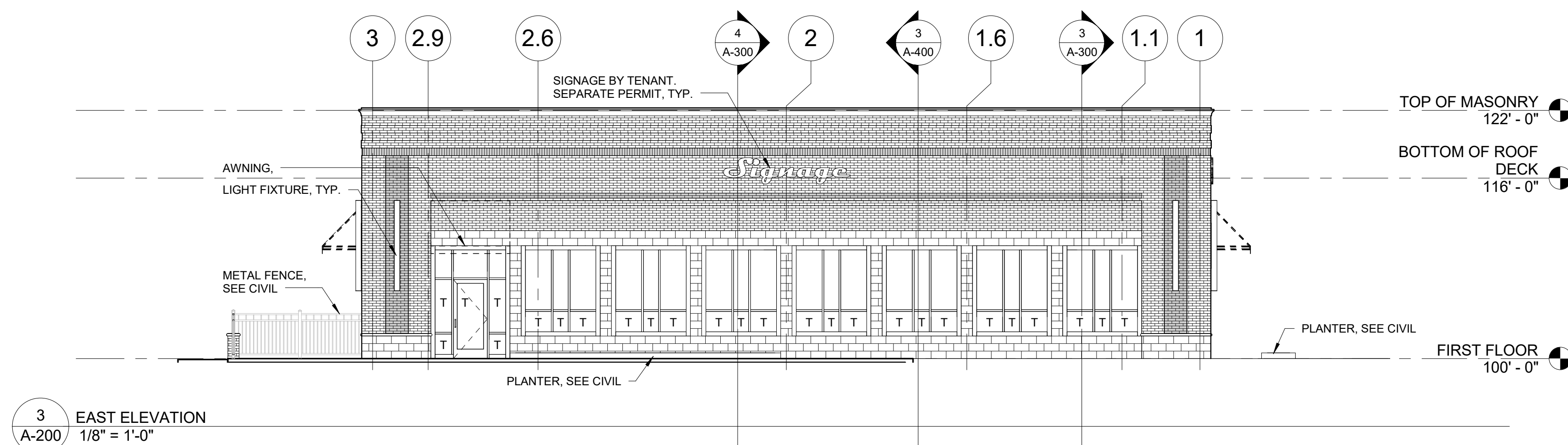
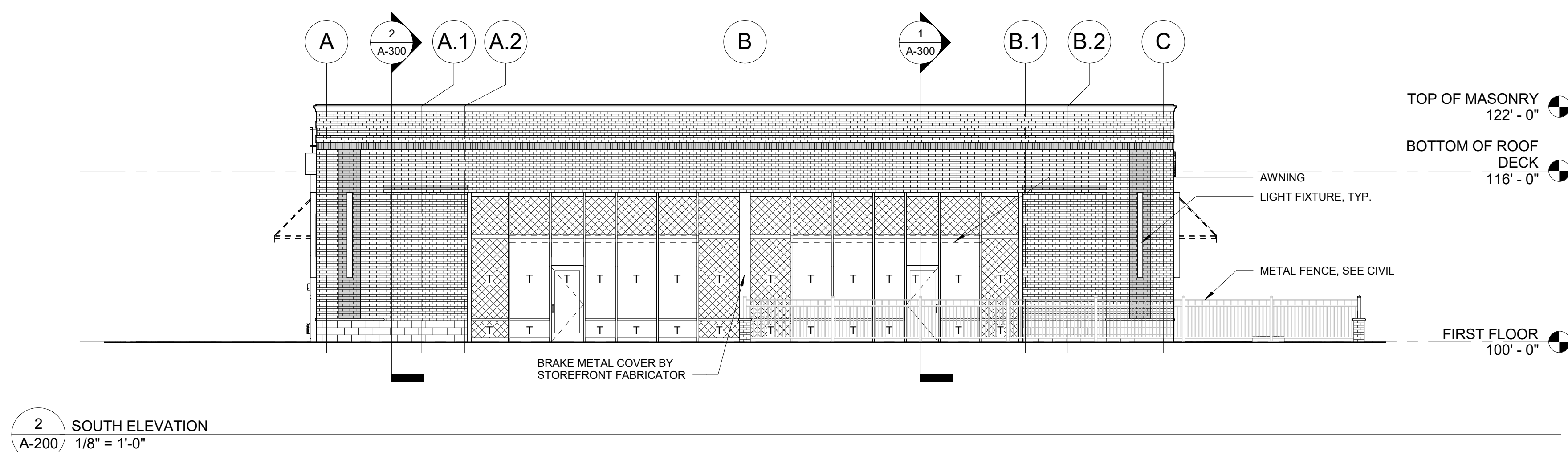
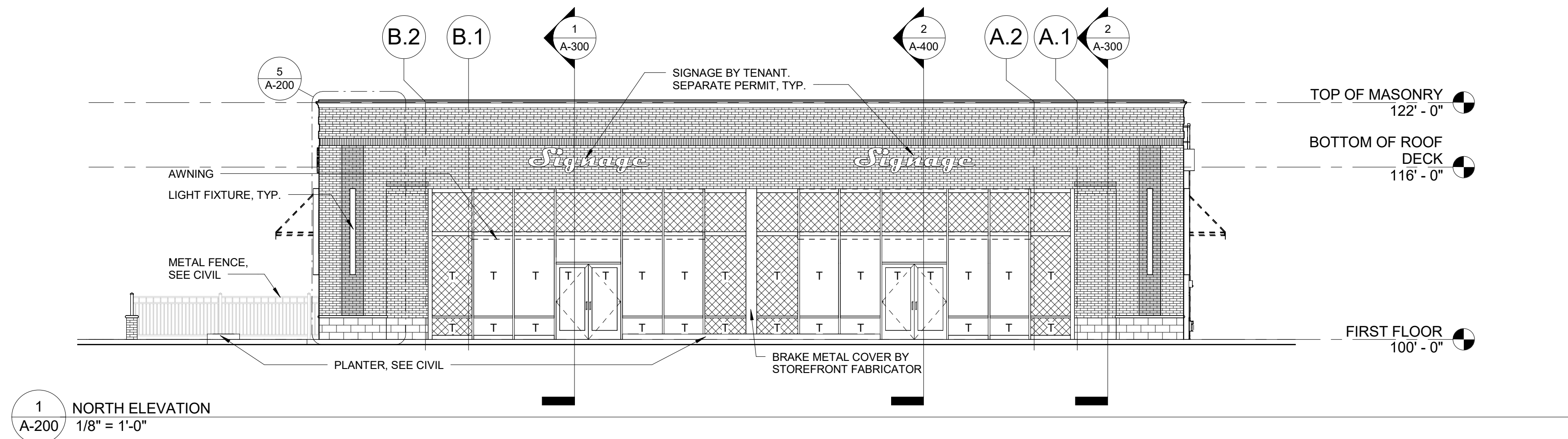
AC100

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: MB

EXTERIOR FINISHES

-  BRICK 1: FIELD BRICK: INTERSTATE; MOUNTAIN RED
-  BRICK 2: ACCENT BRICK: CLOUD CERAMICS; EBONY IS
-  CMU: STONE MASONRY: ARRISCRAFT; 8X24 LIMESTONE
-  GLASS 1 (TYPICAL):
-  GLASS 2: GLAZING FILM ON SURFACE 4: SOLYX SXB73 DARK GREY SAND BLAST
-  STOREFRONT 1 (TYPICAL): STOREFRONT FRAMING: CLASSIC BRONZE
-  FASCIA 1 (TYPICAL): CORNICE FASCIA: DARK BRONZE
-  AWNINGS: SUNBRELLA; APEX CRIMSON 2646 OR EQUAL



5 A-200 CORNER BRICK DETAIL
1/4" = 1'-0"

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
EXTERIOR ELEVATIONS
PROJECT TITLE
OLIVE RETAIL

10453 OLIVE BLVD, CREVE COEUR, MO 63141

core10
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

DATE # REVISION

0" 1/2" 1"
(sheet formatted for 24x36 paper)
DATE: 07 JULY 2017
PROJECT NO. 17025

SHEET NO.

A-200

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: MB

Packet Pg. 50

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
BUILDING SECTIONS

PROJECT TITLE
OLIVE RETAIL

10453 OLIVE BLVD, CREVE COEUR, MO 63141

core10
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

DATE # REVISION

0" 1/2" 1"
(sheet formatted for 24x36 paper)
DATE: 07 JULY 2017
PROJECT NO. 17025

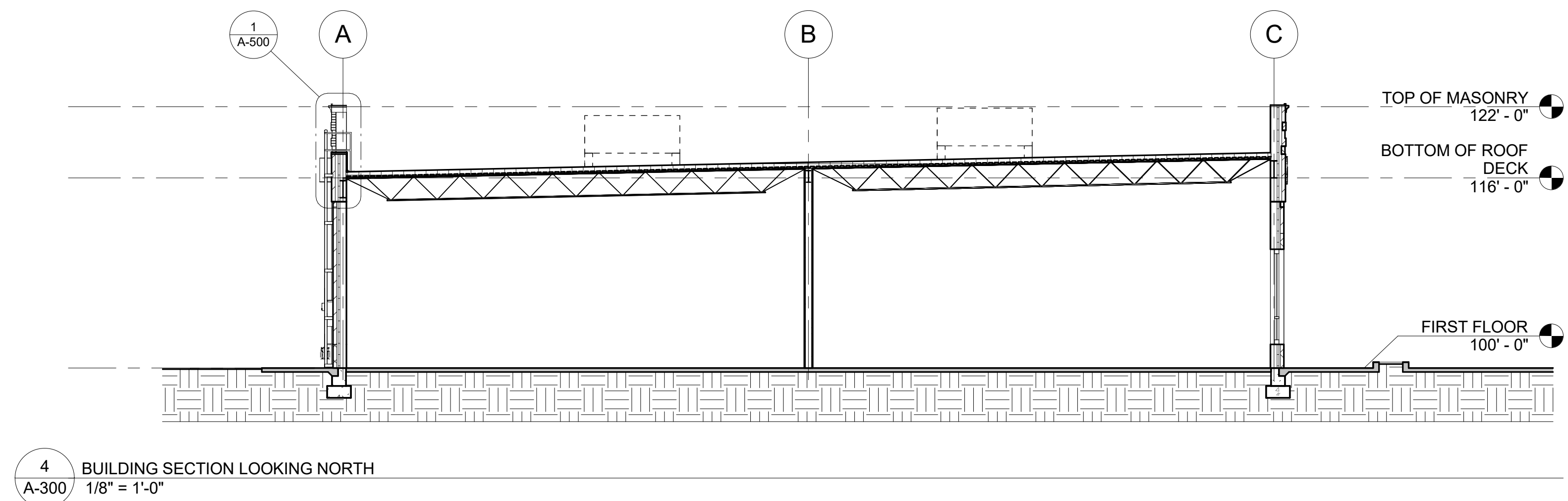
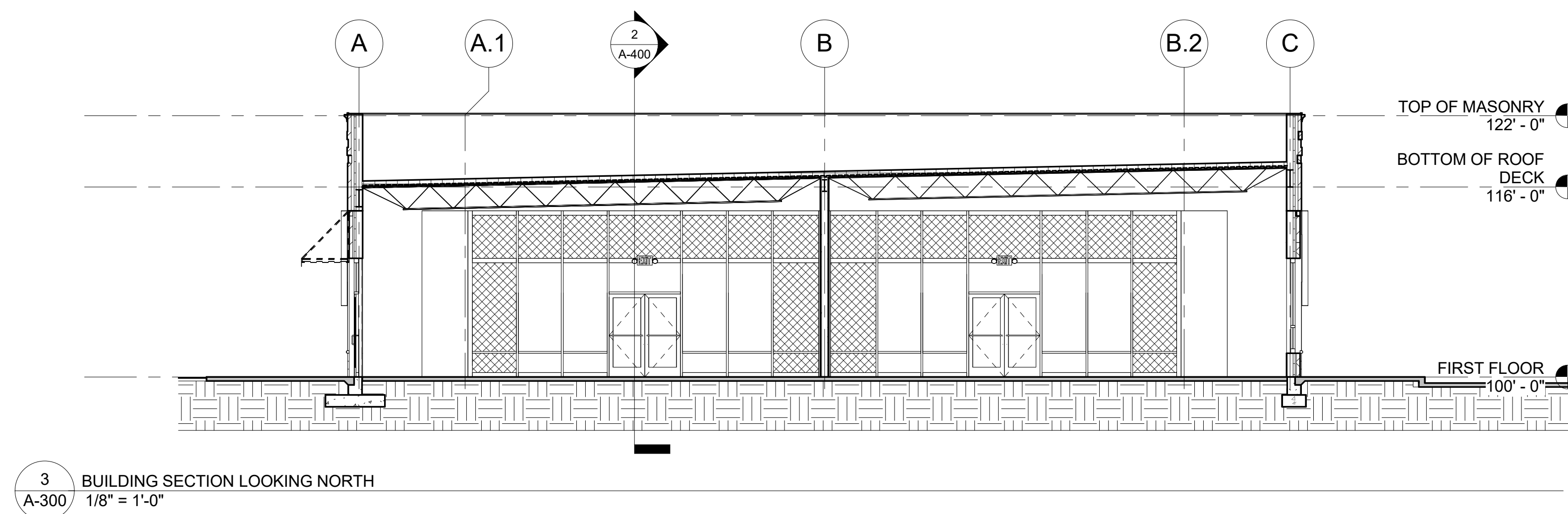
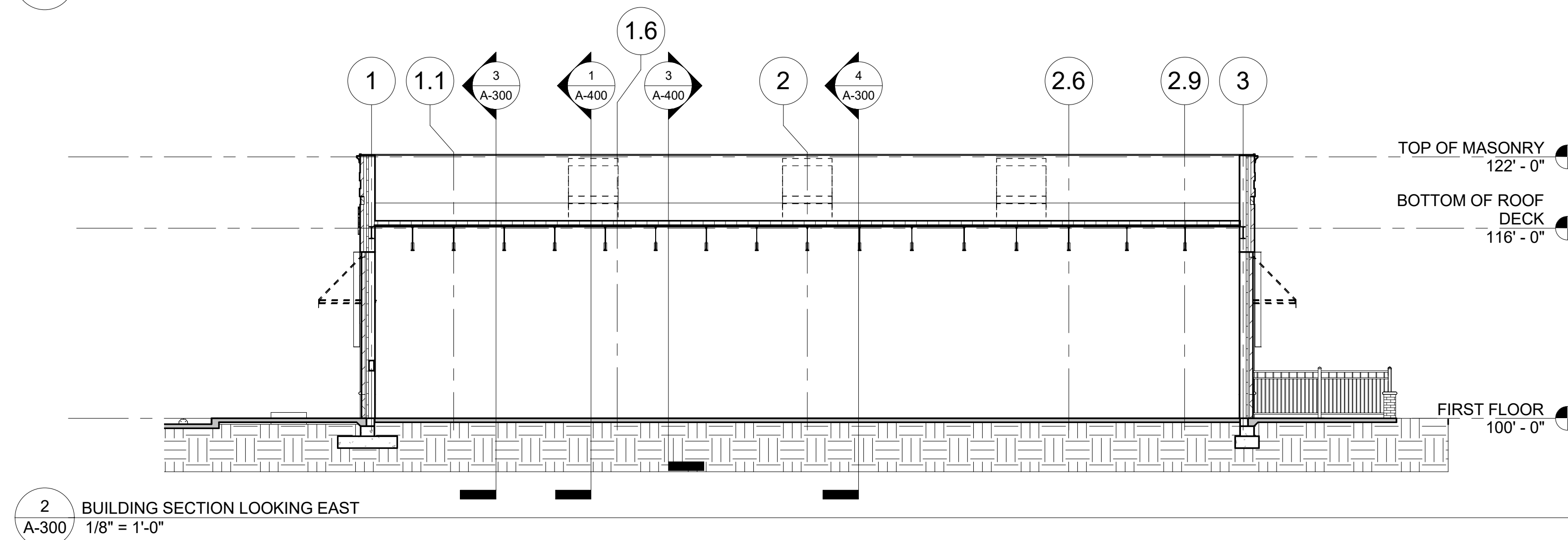
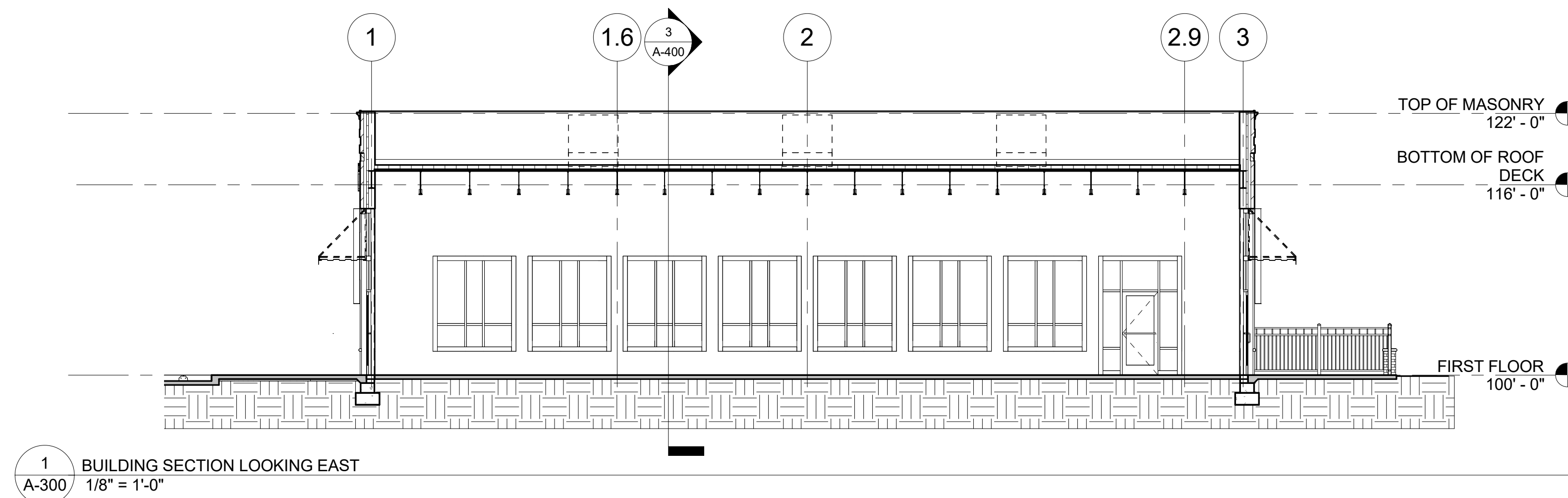
SHEET NO.

A-300

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: MB

Packet Pg. 51



10453 OLIVE BLVD, CREVE COEUR, MO 63141

DRAWING TITLE	PROJECT TITLE
WALL SECTIONS	OLIVE RETAIL



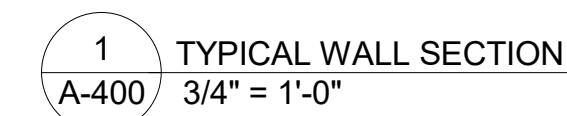
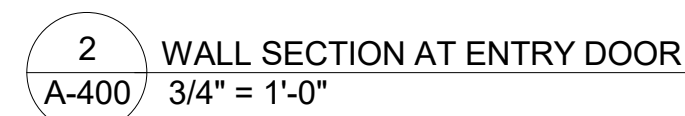
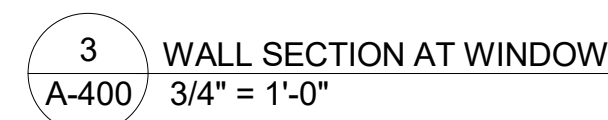
core10
ARCHITECTURE

4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

SHEET NO.

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: M



THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
VERTICAL TRANSITION DETAILS

PROJECT TITLE
OLIVE RETAIL

10453 OLIVE BLVD, CREVE COEUR, MO 63141

core10
ARCHITECTURE

4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

DATE # REVISION

DATE: 07 JULY 2017
PROJECT NO. 17025

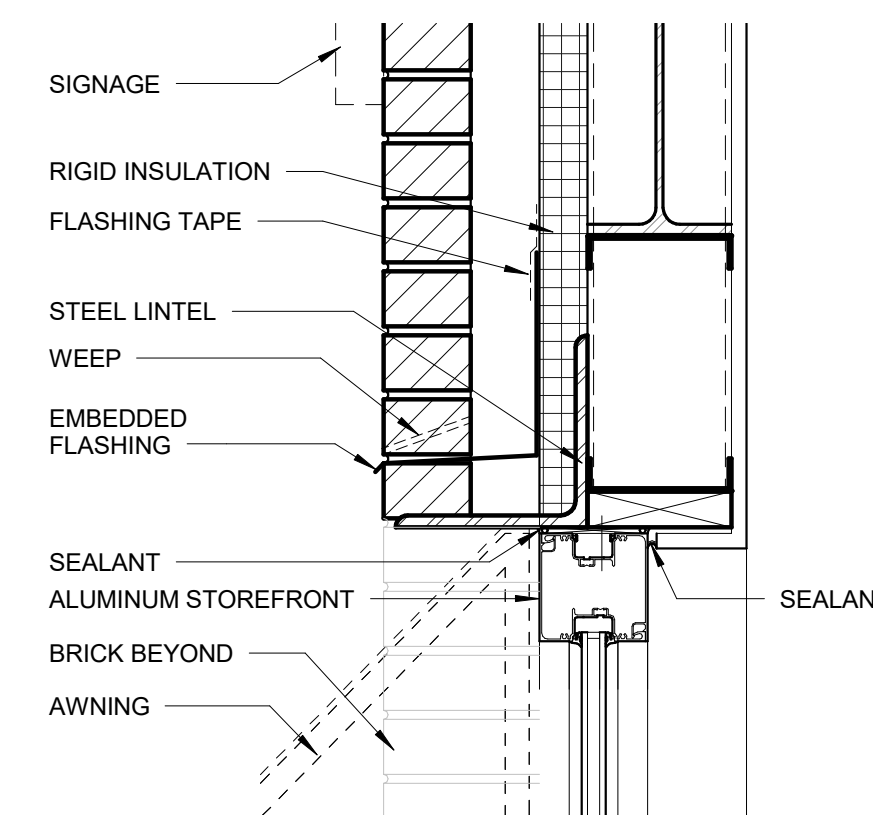
SHEET NO.

A-500

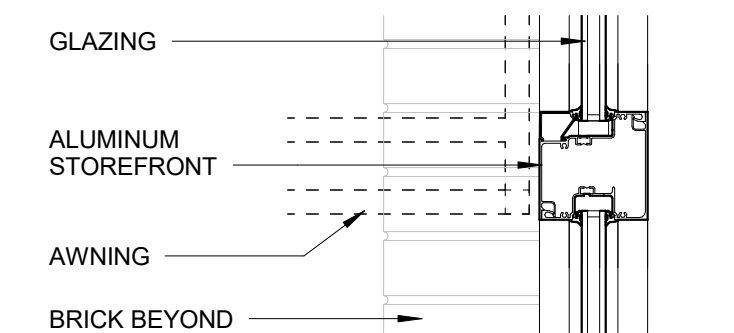
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS

DRAWN BY: JB CHECKED BY: MB

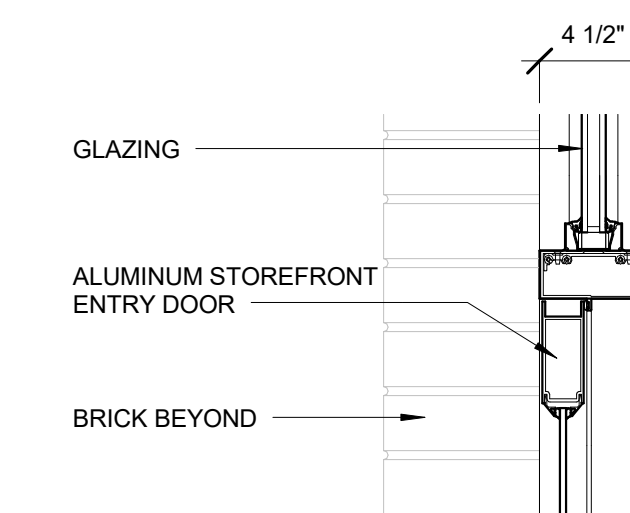
Packet Pg. 53



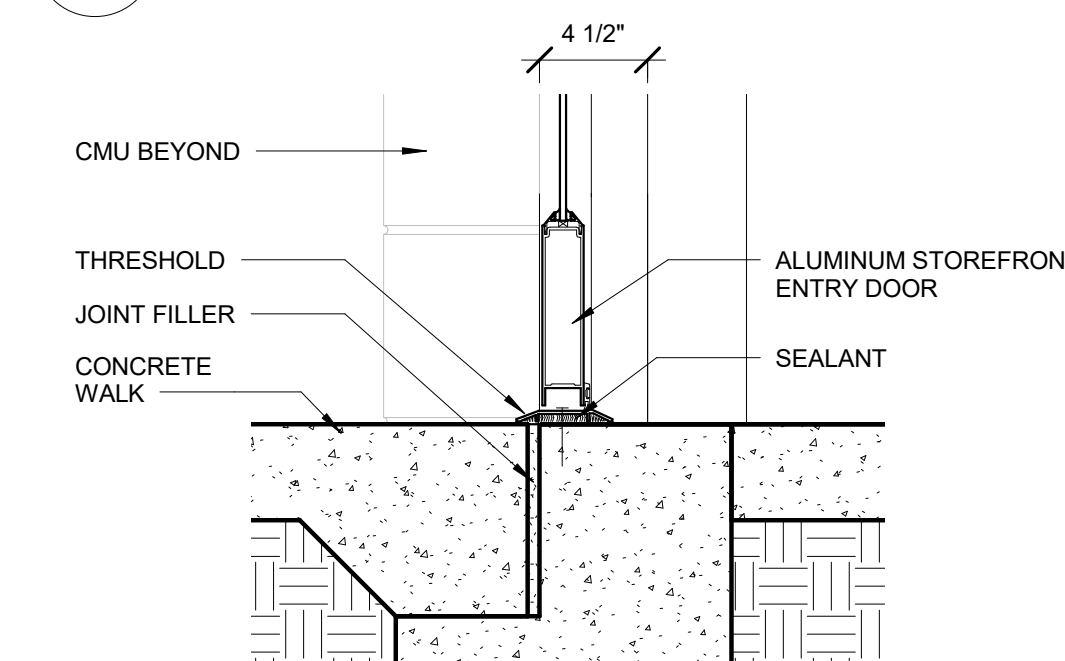
7 TYP. STOREFRONT HEAD DETAIL
A-500 1 1/2" = 1'-0"



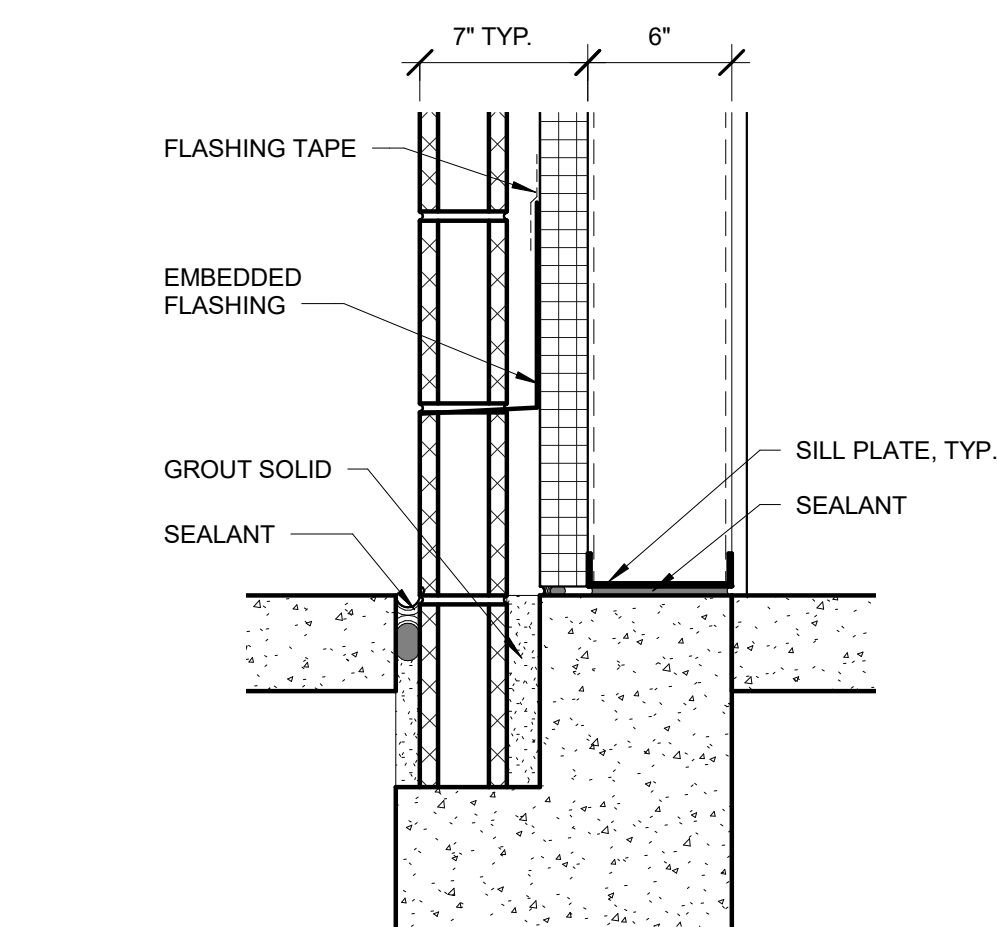
8 TYP. HORIZONTAL DETAIL
A-500 1 1/2" = 1'-0"



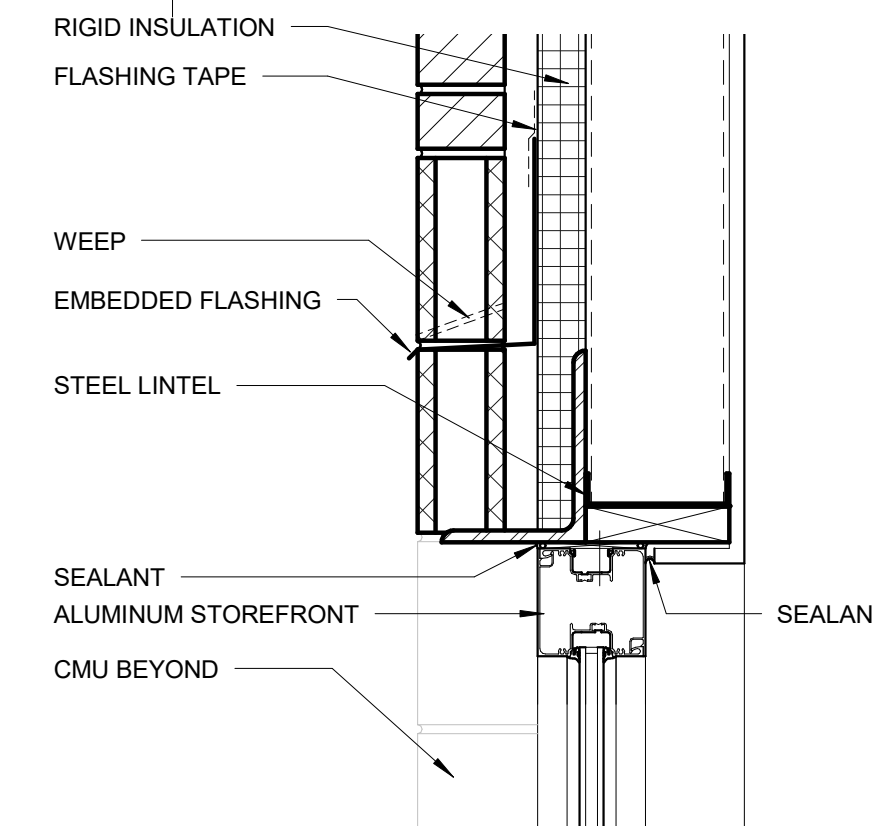
9 TYP. DOOR HEAD AT TRANSOM
A-500 1 1/2" = 1'-0"



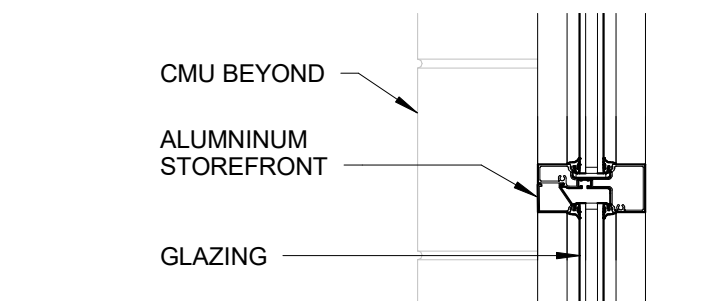
10 TYP. THRESHOLD DETAIL
A-500 1 1/2" = 1'-0"



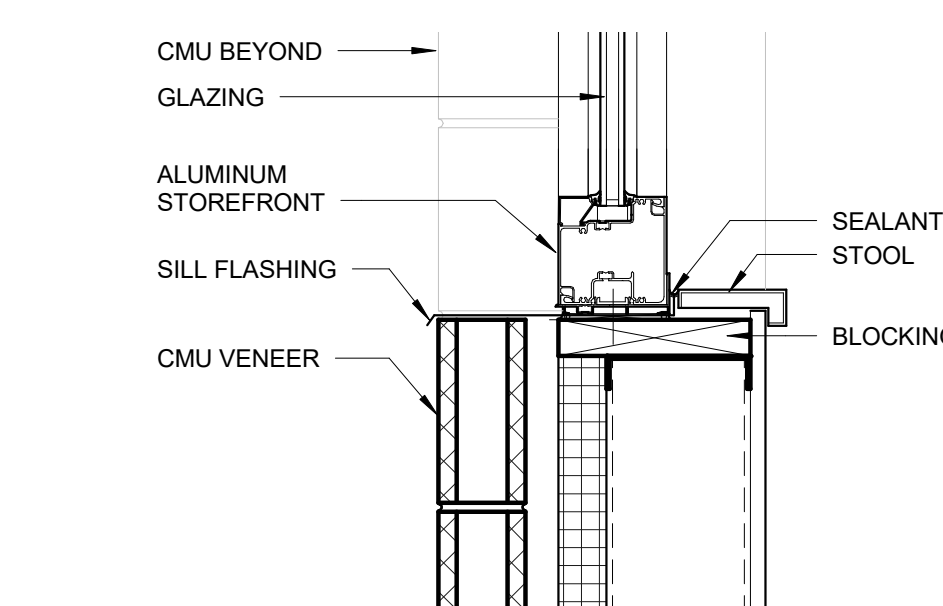
11 TYP. WALL BASE DETAIL AT BRICK
A-500 1 1/2" = 1'-0"



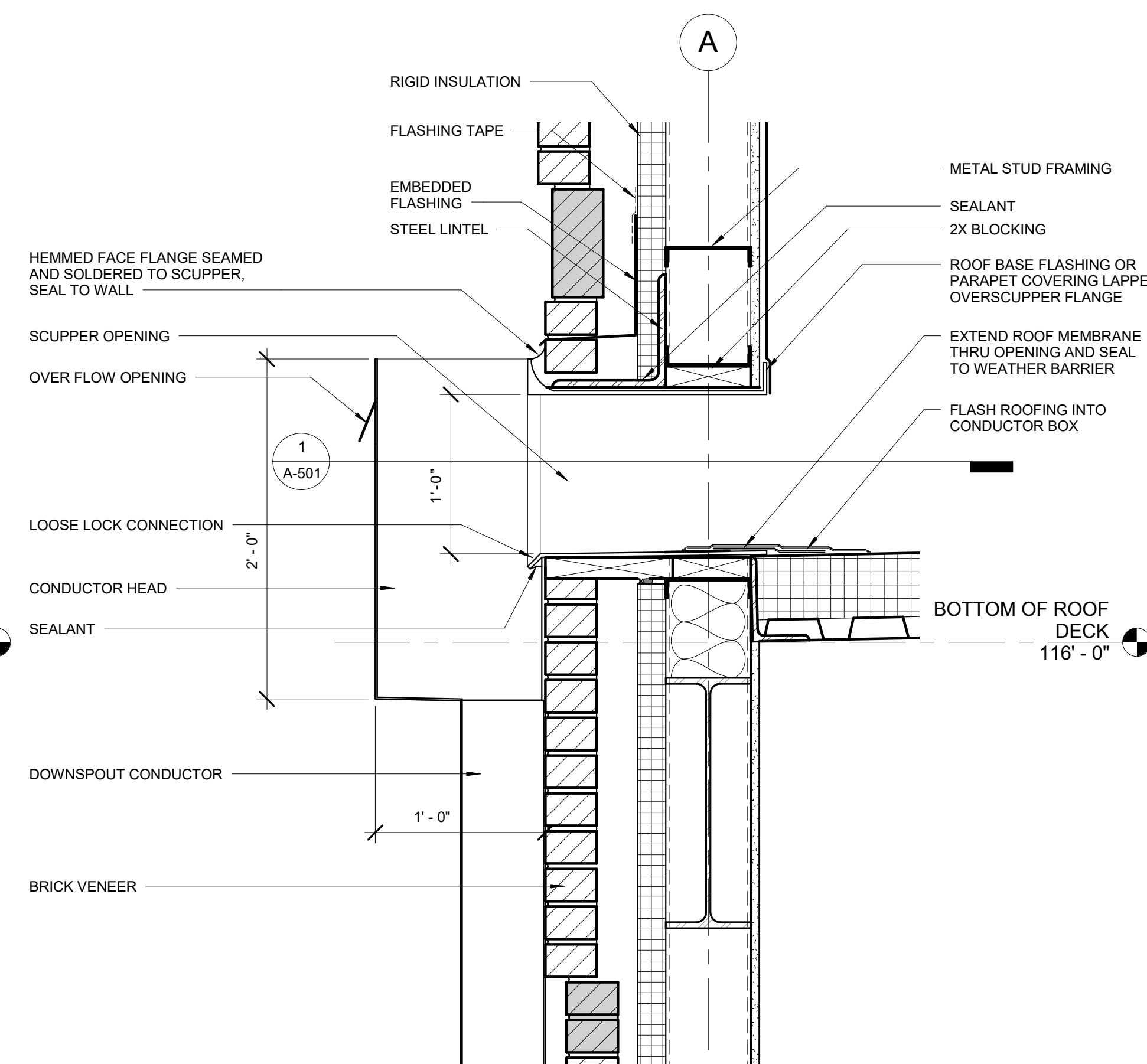
6 WINDOW HEAD DETAIL
A-500 1 1/2" = 1'-0"



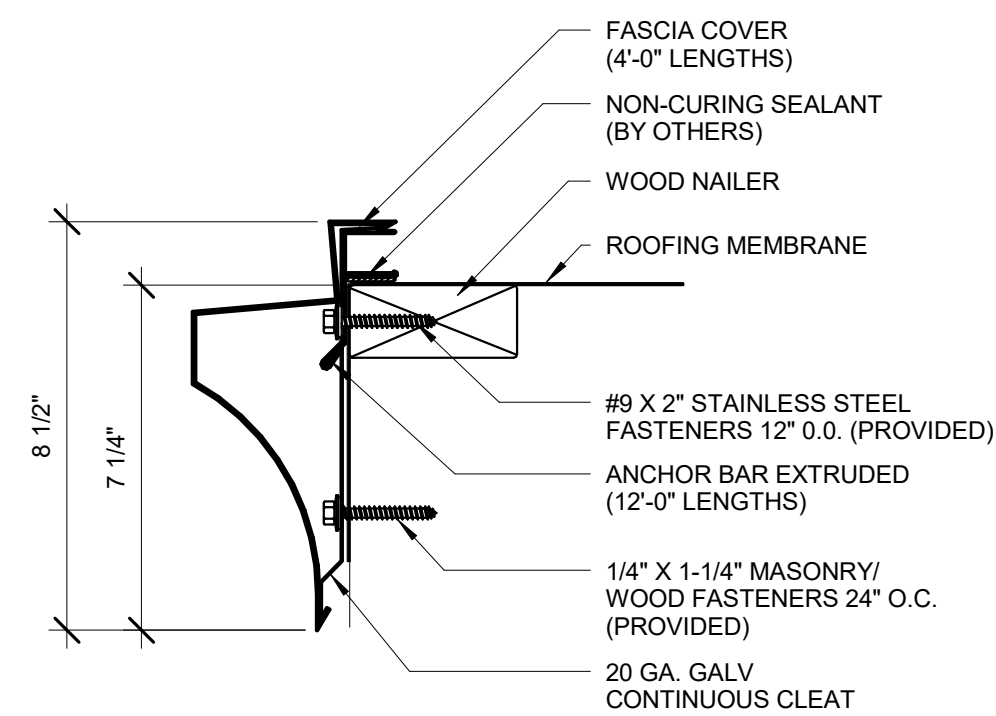
5 WINDOW HORIZONTAL DETAIL
A-500 1 1/2" = 1'-0"



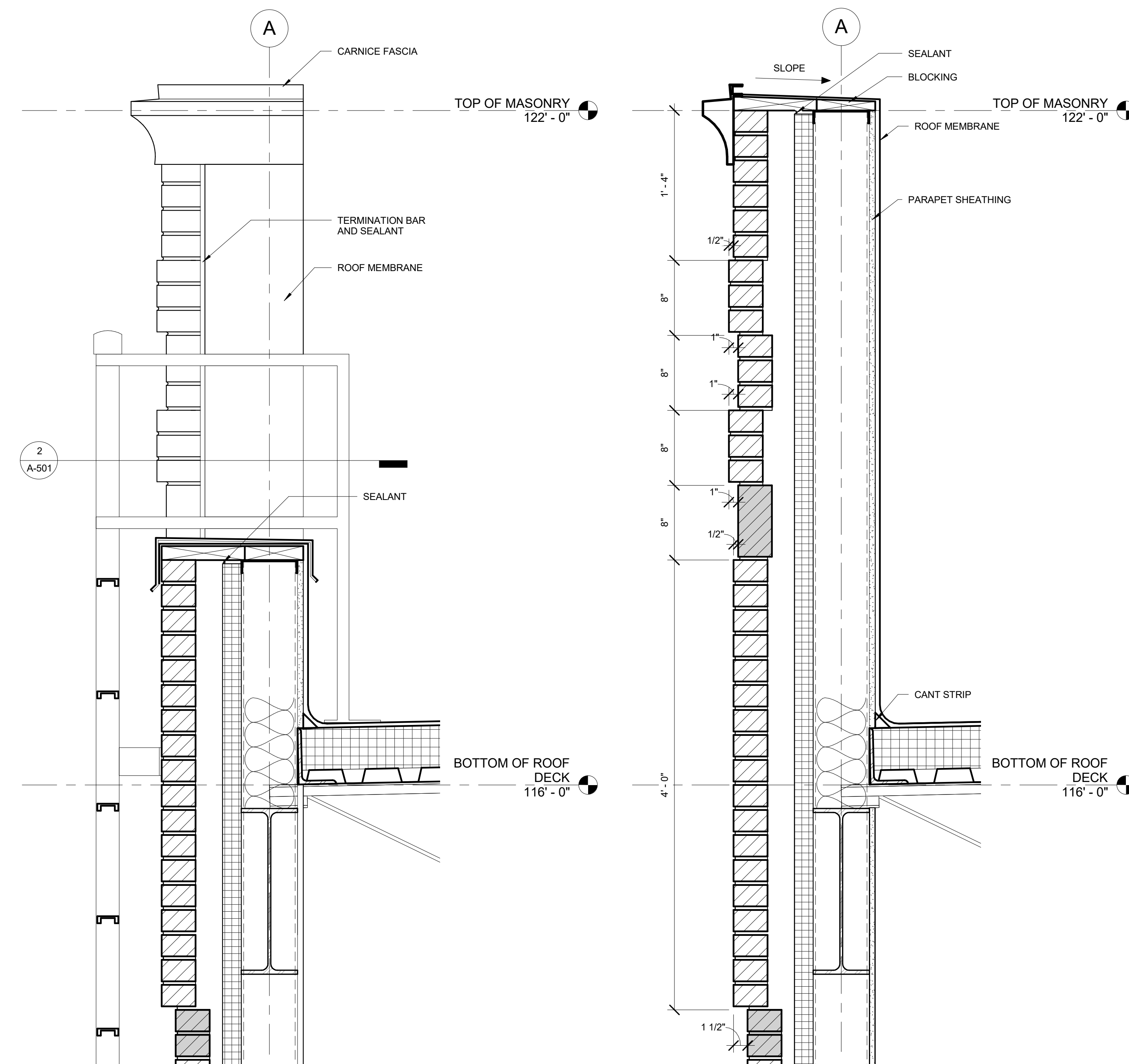
4 WINDOW SILL DETAIL
A-500 1 1/2" = 1'-0"



3 SCUPPER DETAIL
A-500 1 1/2" = 1'-0"

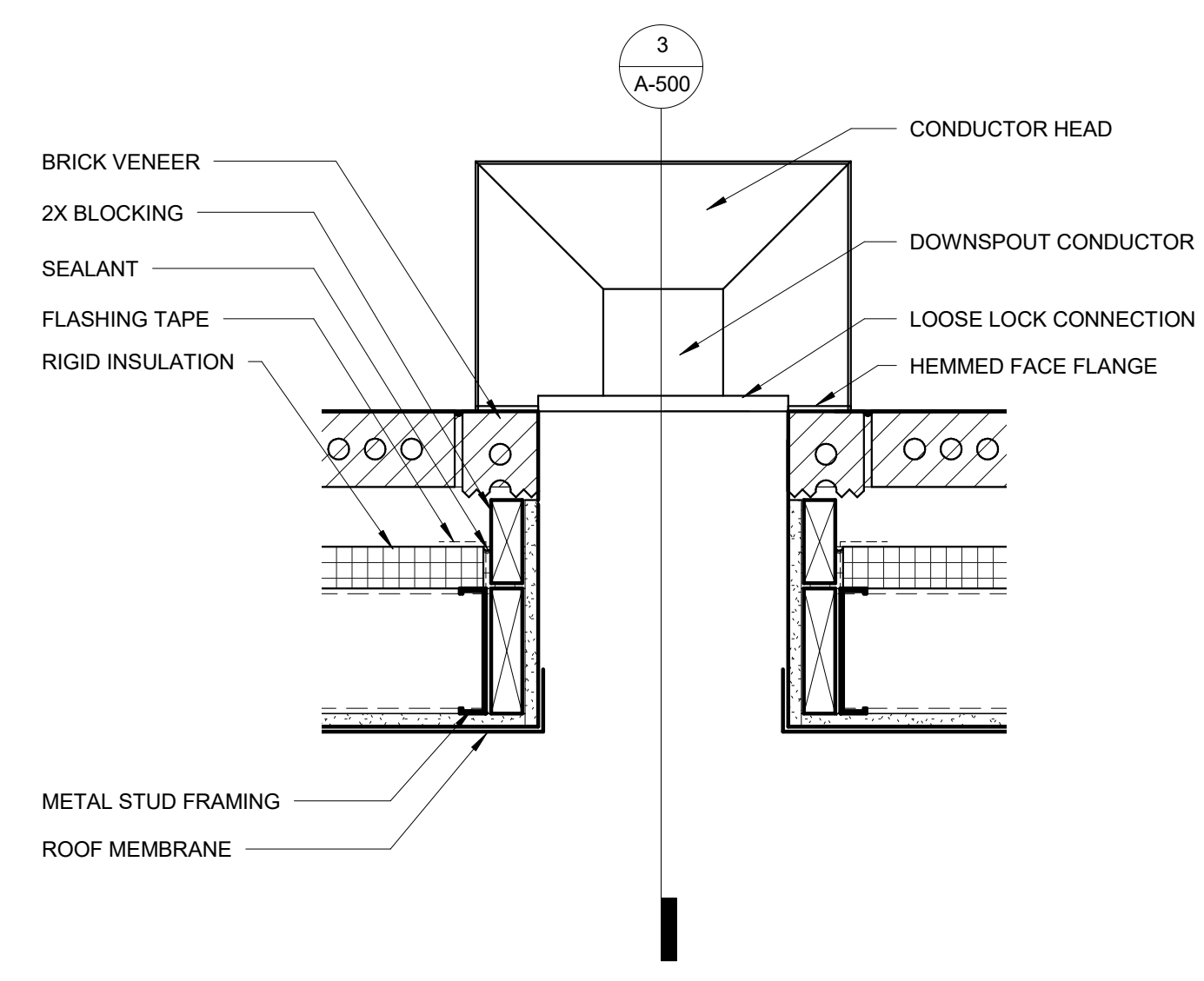


12 CORNICE FASCIA DETAIL
A-500 3" = 1'-0"

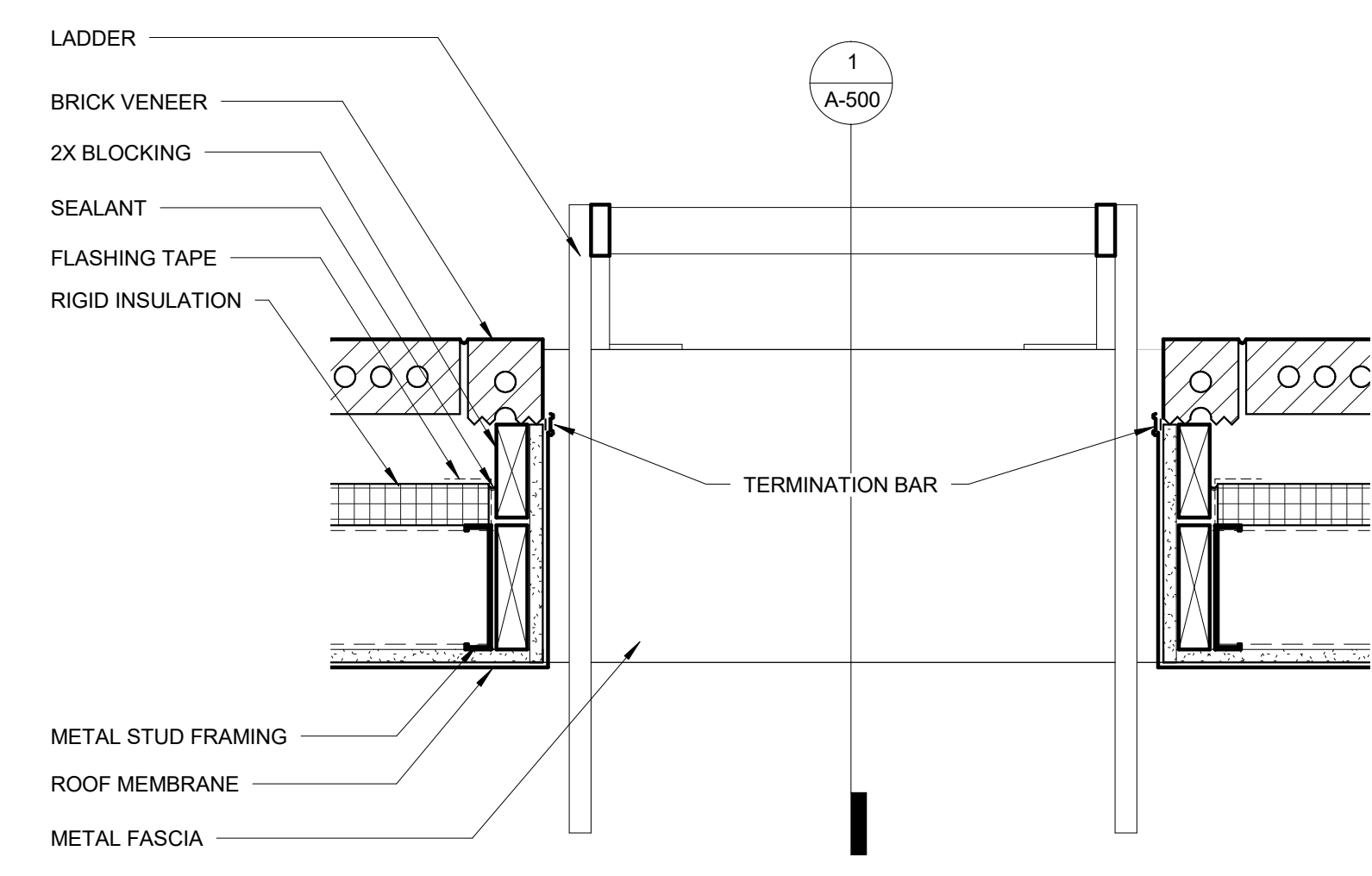


1 PARAPET AT LADDER DETAIL
A-500 1 1/2" = 1'-0"

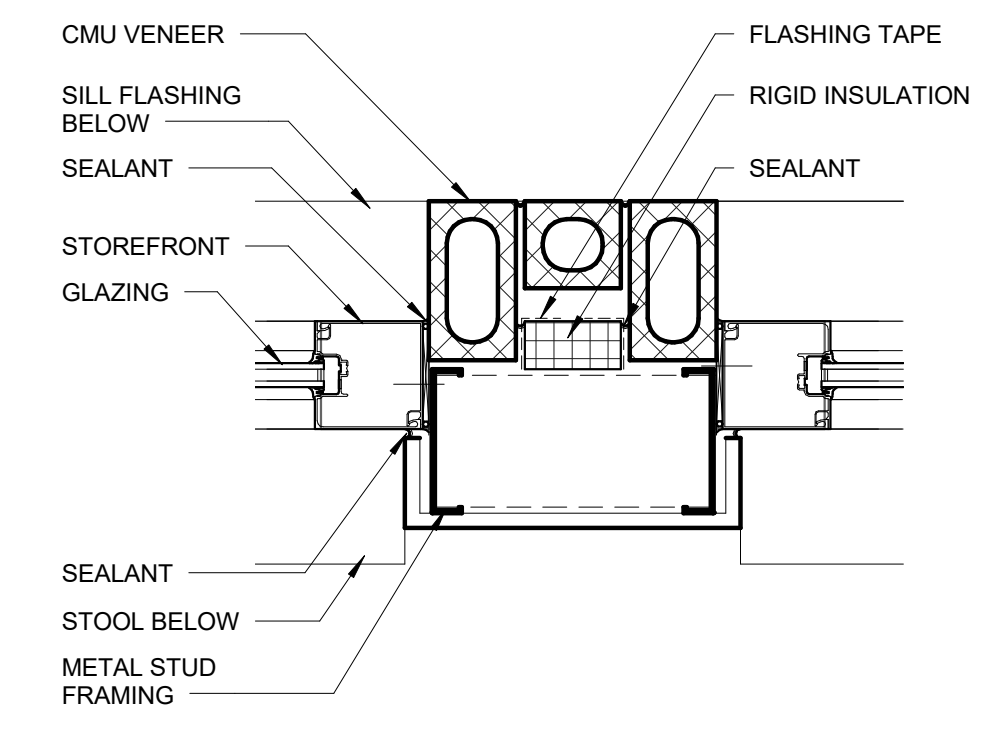
2 PARAPET/ROOF DETAIL
A-500 1 1/2" = 1'-0"



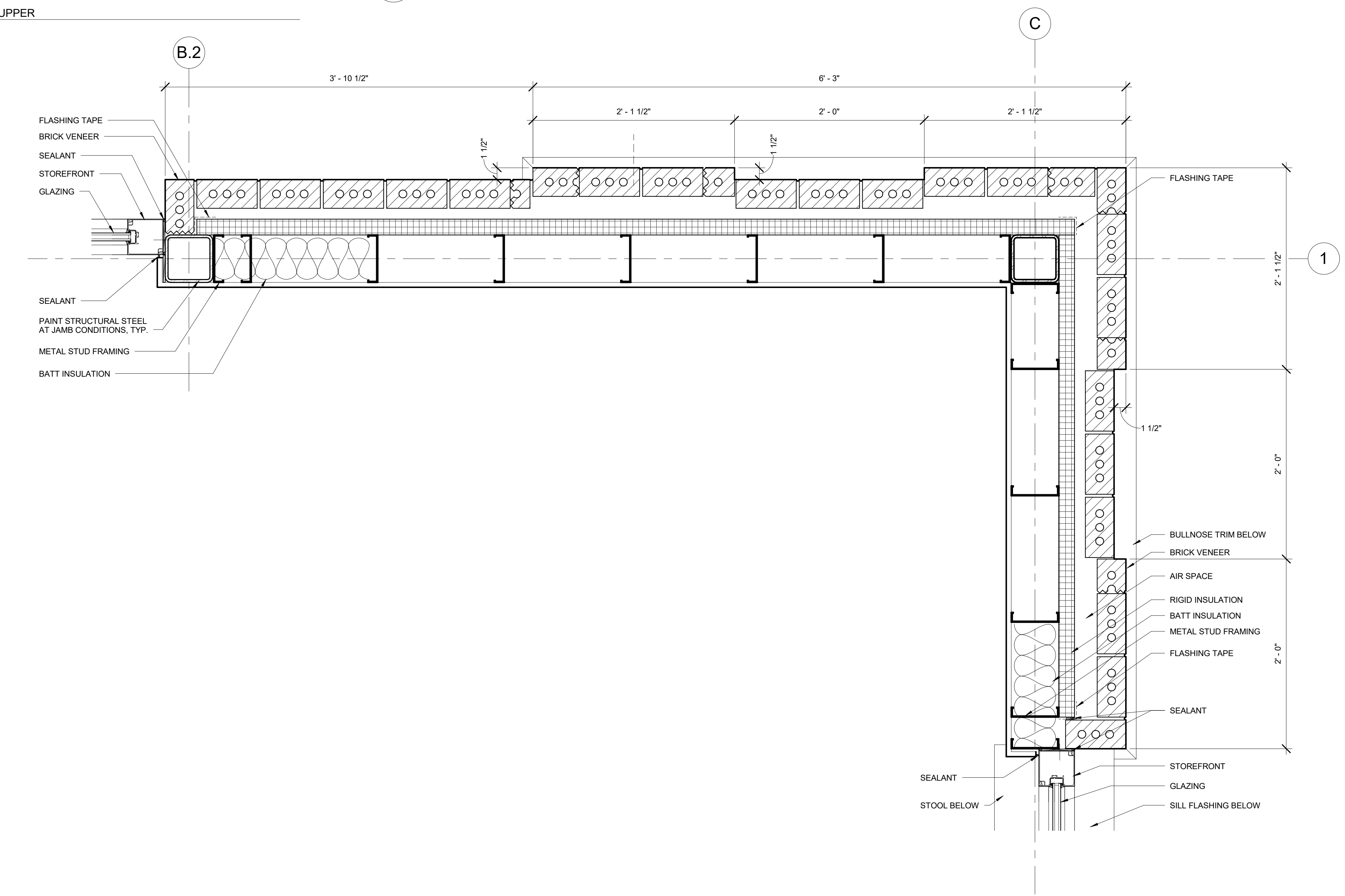
1 PLAN DETAIL AT SCUPPER
A-501 1 1/2" = 1'-0"



2 PLAN DETAIL AT LADDER
A-501 1 1/2" = 1'-0"



3 WINDOW JAMB DETAIL
A-501 1 1/2" = 1'-0"



4 EXTERIOR CORNER DETAIL
A-501 1 1/2" = 1'-0"

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

DRAWING TITLE
PLAN TRANSITION DETAILS
PROJECT TITLE
OLIVE RETAIL
10453 OLIVE BLVD, CREVE COEUR, MO 63141

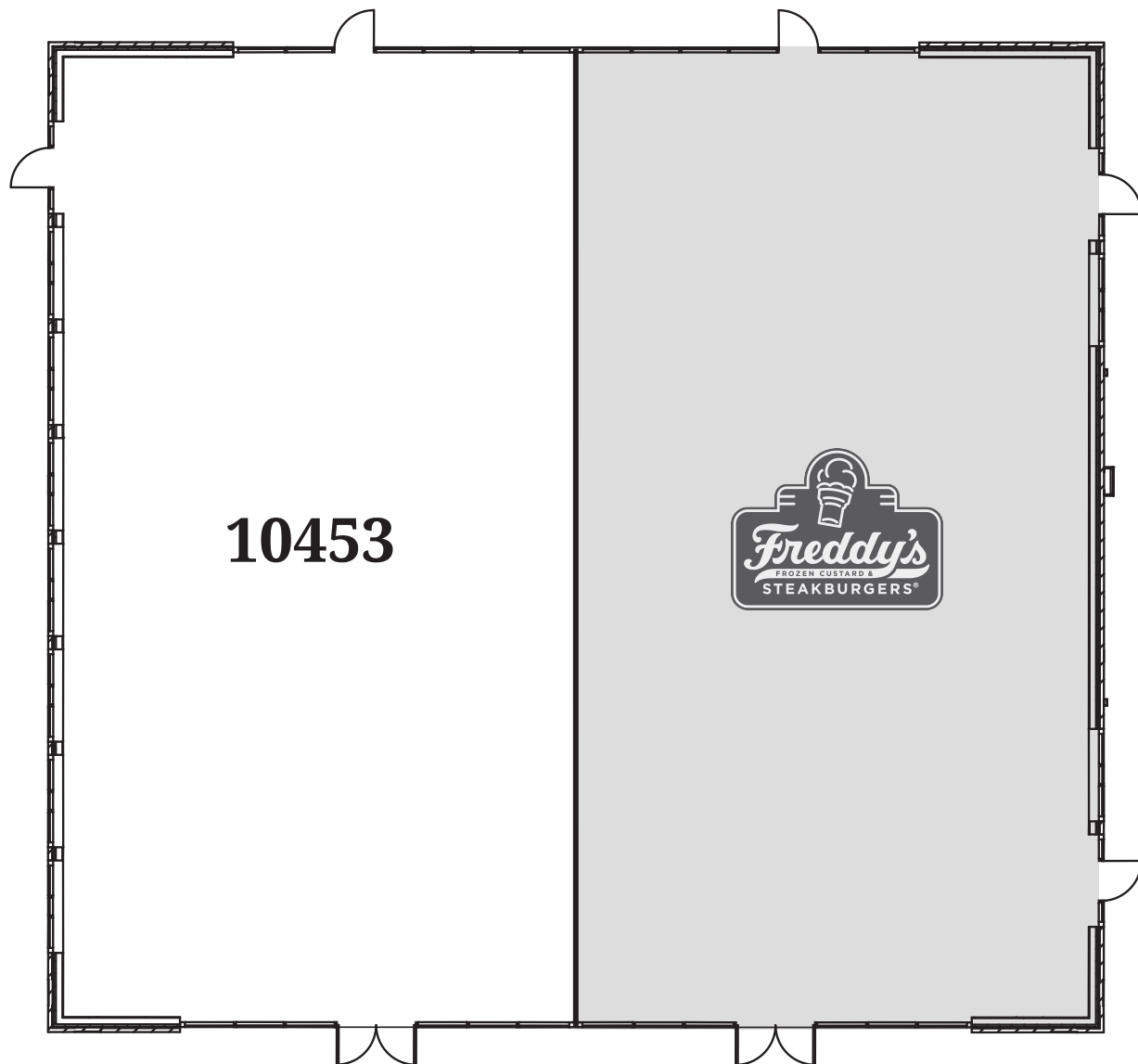
 4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE	#	REVISION
07 JULY 2017	1	17025
SHEET NO. A-501		
ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.		
DRAWN BY: JB CHECKED BY: MB		

Creve Coeur Pavilion

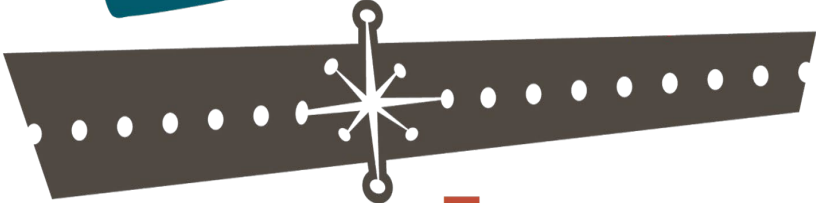
10453 Olive Blvd.

As-Built 3,000 Sq. Ft.



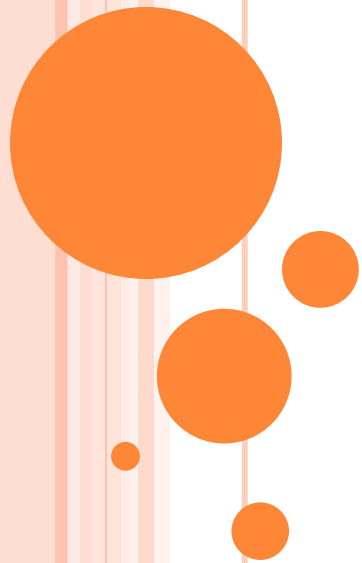
* Dimensions are Deemed
as Accurate but not to Scale

Beer



SAUCE

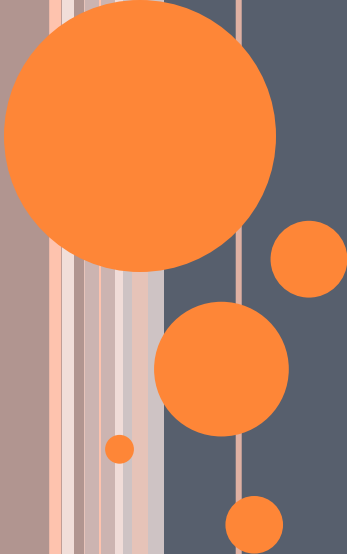
≡ Creve Coeur ≡





THE FLAVOR EXPERIENCE

Our mission is to provide an unparalleled customer and flavor experience through craft beer, whiskey and award winning BBQ and BBQ sauce.



THE THEME

Mid-Century Modern

- 500+ Craft Beers
- 200+ Rotating Artisan Sauces and Rubs
- 20 Rotating Taps
- Small batch whiskey
- Local Award-Winning BBQ

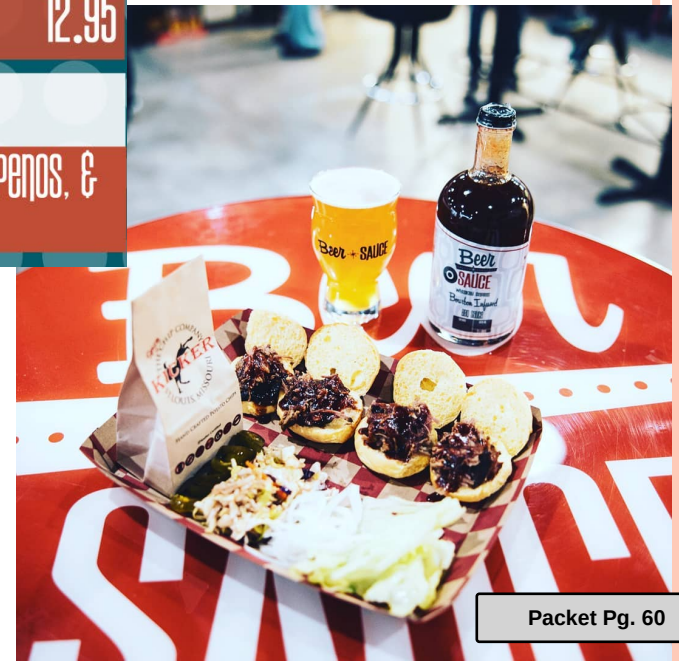
BUSINESS OPERATIONS

- Packaged Craft Beer
 - Mix and match
 - Rotating selection
 - Chill in-house
- Sauces
 - Try before you buy
 - Rotating Beer Sauce label selection
 - Experiment on catered BBQ
- Draught Beer
 - Keg blows – new beer on tap
 - Beer Sauce Collaboration Beers
- Whiskeys
 - Small batch, rare, local
 - Full pours/flights (4 half pours)



THE MENU – KPTOO BBQ CATERING

Beer SAUCE ≡ BBQ BAR ≡		Side Included NO. 3-7 (ADD A SIDE 1.95) * CAMPFIRE CHILI * BOURBON BBQ PULLED PORK BAKED BEANS * BILLY GOAT ORIGINAL OR KICKER CHIPS	KPTOO OFFICIAL BBQ BBQ PARTNER
1. Tennessee BBQ Nachos	10.95	6. Italian Smoked Brisket	12.95
2. Pretzel Bites N Queso	8.95	7. Bourbon Brisket French Dip	12.95
3. Sweet N Smokey Pulled Pork Sliders	9.95	8. Chips & Queso	5.95
4. Smoked Pulled Chicken Sliders	9.95	9. The Brother's Bacon Flight	12.95
5. Beersauce Burnt Ends	15.95	MAKE IT SPICY! (ADD ALL 3)	
BBQ BAR CLOSES 1.5 HOURS BEFORE SHOP --OR-- WHEN WE RUN OUT		HIGH FIVE HOT PICKLES, SWEET HEAT JALAPENOS, & CAPONE'S ITALIAN TOPPING	



BUSINESS DETAILS

○ Hours of Operation

- M-Sa: 11:00 a.m. – 10:00 p.m.
- Sunday: 11:00 a.m. – 6:00 p.m.

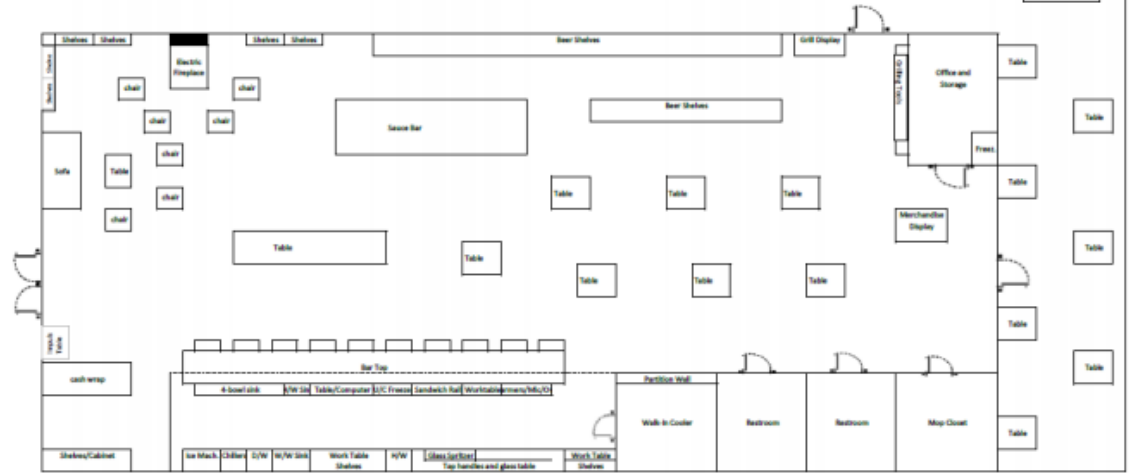


○ Events

- BBQ School
- Whiskey School
- Beer School
- Special releases and tastings
- MO Bourbon Trail Fest
- Hot Sauce Endurance
- Catering/Booths



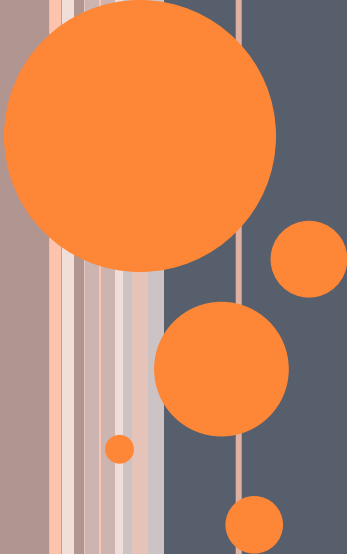
FLOOR PLAN





2.f





THANK YOU

QUESTIONS

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, May 3, 2021

5 6:30 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 21-014

9
10 THOSE IN ATTENDANCE:

11 Ms. Beth Kistner, Chairman

12 Ms. Muriel Hall

13 Mr. James Myers

14 Mr. Gene Rovak

15 Mr. Larry Potashnick

16 Mr. Todd Streiler

17 Mr. Carl Lumley, City Attorney

18 Mr. Jason Jaggi, Director of Community Development

19 Ms. Whitney Kelly, City Planner

20 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

21 McLaughlin Court Reporting Services, Inc.

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

23 4772 Gatesbury Drive

24 St. Louis, MO 63128

25 (314) 974-1199

1 CHAIRMAN KISTNER: All right, welcome to the
2 Planning and Zoning Commission meeting for the City of
3 Creve Coeur on Monday, May 3rd, 2021.

4 We will start with our call to order.

5 Ms. Hall?

6 MS. HALL: Present.

7 CHAIRMAN KISTNER: Mr. Myers?

8 MR. MYERS: Present.

9 CHAIRMAN KISTNER: Mr. Rovak?

10 MR. ROVAK: Present.

11 CHAIRMAN KISTNER: Mr. Potashnick?

12 MR. POTASHNICK: Present.

13 CHAIRMAN KISTNER: Mr. Streiler?

14 MR. STREILER: Present.

15 CHAIRMAN KISTNER: City Attorney, Carl Lumley?

16 MR. LUMLEY: Present.

17 CHAIRMAN KISTNER: Director of Community
18 Development, Jason Jaggi?

19 MR. JAGGI: Present.

20 CHAIRMAN KISTNER: City Planner, Whitney Kelly?

21 MS. KELLY: Present.

22 CHAIRMAN KISTNER: And Planning
23 Assistant/Recording Secretary, Jessica Stutte?

24 MS. STUTTE: Present.

25 CHAIRMAN KISTNER: Our next item on the agenda

1 is under New Business.

2 This is for a CUP application to Planning and
3 Zoning Commission, No. 21-014 for conditional use permit
4 for BeerSauce, a craft beer and whiskey bar at 10453 Olive
5 Boulevard within the City of Creve Coeur Pavilion Shopping
6 Center.

7 Since this is a conditional use permit, it's a
8 hearing, anybody who is going to be speaking to this
9 matter, if they can present themselves to be sworn in.

10 Is the applicant here?

11 MS. KELLY: I believe Danny -- Daniel is
12 available, Daniel Gustafson.

13 MR. DANIEL GUSTAFSON: Hello, yes, I'm here.
14 Can you hear me?

15 MS. KELLY: Yes.

16 CHAIRMAN KISTNER: Yes.

17 MR. DANIEL GUSTAFSON: Great.

18 MS. KELLY: Jeff Gustafson should also be
19 brought forward. He has his hand raised.

20 MR. JAGGI: Okay. I'll move him over.

21 Okay.

22 MS. KELLY: We'll need --

23 CHAIRMAN KISTNER: And, Mr. Gustafson, you will
24 have to get off of mute in order to be sworn in.

25 MS. KELLY: And we'll need video as well.

1 MR. JEFF GUSTAFSON: Can you guys hear me?

2 MS. KELLY: Yes.

3 MR. JAGGI: Yes.

4 CHAIRMAN KISTNER: Yes.

5 MR. GUSTAFSON: (Indiscernible) my video. I'm
6 having a video issue. I can -- I can work on it here in a
7 second.

8 MS. KELLY: Just confirm to us that you have
9 your right --

10 CHAIRMAN KISTNER: Would it be okay to stipulate
11 that your right hand is raised? Does -- does that work?

12 MR. DANIEL GUSTAFSON: That works for me.

13 CHAIRMAN KISTNER: I don't know, I'm asking --

14 MR. LUMLEY: Yes, that's fine.

15 MS. KELLY: Carl. Yes.

16 CHAIRMAN KISTNER: Okay.

17 (The speakers were sworn in by the court
18 reporter.)

19 CHAIRMAN KISTNER: All right. Welcome to the
20 applicants.

21 Are we going to start -- and we are getting some
22 background noise from -- from one of you.

23 Who is -- who is going to take the lead to
24 present this application?

25 MR. JEFF GUSTAFSON: We'll let Danny take the

1 lead. I think it's my background noise.

2 CHAIRMAN KISTNER: Okay.

3 MR. JEFF GUSTAFSON: I'll mute myself.

4 MR. DANIEL GUSTAFSON: All right. I'm -- I'm
5 here.

6 MS. KELLY: Were you going to prepare -- were
7 you going to show us a PowerPoint, Danny?

8 MR. DANIEL GUSTAFSON: Yes, I -- I have it
9 prepared and ready.

10 MS. KELLY: Okay. We still can't see you, so.

11 MR. DANIEL GUSTAFSON: Still trying to figure
12 that out. I'm a little embarrassed to say that this is
13 the first time my webcam has not worked.

14 MR. LUMLEY: Sometimes you have to log out and
15 back in. It's just a weird thing in Zoom that comes up
16 every once in a while.

17 MR. DANIEL GUSTAFSON: Would you like me to give
18 that a quick try?

19 MS. KELLY: Yes. You could also email it --

20 CHAIRMAN KISTNER: Sure --

21 MS. KELLY: -- to me, if you want to email it to
22 me, then I can run it as well while you speak.

23 MR. DANIEL GUSTAFSON: Okay. I can -- I can do
24 that. I'll send it to you in an email here, and I'll log
25 back out and back in.

1 MR. ROVAK: I had that same issue in a class I
2 was in this morning, a Zoom class.

3 MR. DANIEL GUSTAFSON: It's always when you need
4 it to work the most.

5 MR. ROVAK: Yeah.

6 MR. LUMLEY: Yes.

7 CHAIRMAN KISTNER: I bet there's nobody on this
8 call that has not run into that at some point in the last
9 thirteen months.

10 MR. DANIEL GUSTAFSON: All right. Whitney, I am
11 sending you the presentation, and I'll log back out and
12 back in.

13 MS. KELLY: Okay.

14 MR. JAGGI: Try this again.

15 CHAIRMAN KISTNER: Danny, you are on mute.
16 Okay. There you go.

17 All right. Looks like you're not going to get
18 video, so are you able to see the screen if Whitney
19 shares?

20 MR. DANIEL GUSTAFSON: Yeah, I can see -- I can
21 see everybody. I can even see that my screen has like an
22 X through it, like it's not --

23 CHAIRMAN KISTNER: Right. Right. Okay. So
24 Whitney's going to pull up the presentation. You can
25 speak and tell her when you want her to advance.

1 MS. KELLY: Okay.

2 MR. DANIEL GUSTAFSON: Okay. Cool.

3 MS. KELLY: Give me a second here.

4 Okay.

5 MR. STREILER: Got it.

6 MS. KELLY: There we go.

7 CHAIRMAN KISTNER: Yeah.

8 MR. DANIEL GUSTAFSON: All right.

9 So my brother and I, Jeff, have a store in
10 Sunset Hills called BeerSauce Shop, which we opened almost
11 a year ago, on May 21st.

12 And we have decided that we would like to try
13 to -- another store. And I used to live here in Creve
14 Coeur, just off Schulte Road. Loved the area, and thought
15 Creve Coeur could use something really cool like this, so
16 let's give it a shot.

17 And we had met, while owning that Sunset Hills
18 store, gentleman by the name of Bob Sears, who actually
19 happens to be on the Kirkwood City Council, and he loves
20 our concept, and we got to know him and become friends
21 with him. And we decided to, all three, go into this
22 venture together. So this is our presentation on
23 BeerSauce.

24 You can go and hit the next one there.

25 So, first of all, the flavor experience. It's a

1 pretty basic, kind of little motto. It's brought an
2 unparalleled customer and flavor experience through craft
3 beer, whiskey and award-winning barbecue and barbecue
4 sauce.

5 And that photo right there is a -- is a picture
6 of our current bar, which is 25 feet long. Has 16 beers
7 on tap, bunch of different craft whiskeys to try. We
8 serve catered barbecue, and that's all day long.

9 And we'll get to a little bit more in that as we
10 keep advancing. So, next slide, please.

11 The theme is mid-century modern, if you will,
12 kind of like a '50s backyard barbecue. Kind of like
13 light-spirited, easy-going times, just hanging out with
14 the family kind of idea.

15 We do have anywhere from 500-plus craft beers
16 available for purchase. These are packaged beers. We do
17 200 rotating artisan sauces and rubs.

18 Many of these are our private label, so us and
19 our partners at the original BeerSauce store, and really
20 anybody that finds a good brand will approach that -- the
21 owner of that recipe and ask them if they would like to
22 become part of the BeerSauce family by allowing us to
23 private label their -- their products. And that allows us
24 to bring more and more flavors and keep representing
25 different areas and different states even, that have these

1 really, really cool sauces.

2 The Creve Coeur, we are proposing it will have
3 20 rotating taps, so just a couple more different flavors,
4 so we can have a few more different styles on tap. And we
5 also have small batch whiskey available. We also do ryes
6 and bourbons, and -- and some other spirits. And then,
7 obviously, local award-winning barbecue, so.

8 Next slide, please.

9 So our business operation, like we talked about,
10 it's packaged craft beer, and it's really the bread and
11 butter.

12 We mix and match these, so really the -- the
13 rule of thumb is you can buy one at a time, or you can buy
14 thirteen. You're not obligated to buy anything, but one
15 of each specific flavor, which is really cool for anybody
16 that enjoys craft beer. Because one of us at some time or
17 another have gotten some product where we got a case of it
18 or a six-pack or whatnot, and we didn't really like it, so
19 we had five left over.

20 And so our philosophy is, you know, you're only
21 stuck buying one so you can try it before you want to
22 invest in more.

23 And this rotates every single week. Every
24 Monday my brother and I go through the new offerings, and
25 we make a whole new selection, kind of replace what's

1 empty on our shelves, and so our flavor is always
2 changing.

3 Something that's really cool about our place is
4 we actually have rapid chillers, where if you decide that
5 you want to try something now, or if you are really not
6 liking anything that we've got on tap, you can grab a can
7 or a bottle off the shelf, and we can chill it down for
8 you in just a couple minutes.

9 So we take you from being able to try 20
10 different flavors to over 500 just by having that, which
11 is really, really neat.

12 Sauces, many of them are try before you buy. We
13 have what's called the saucing station with our current
14 sauces and squeeze bottles, which is really cool. You can
15 just give it a sample, or you can try it on our catered
16 barbecue that we serve all day, which is really kind of a
17 neat thing, cause you get a sauce at the grocery store,
18 you're not sure how it's going to taste, but if you can
19 try it on some food right then and there, it's a little
20 bit more of an educated purchase, and it's really kind of
21 fun to try the new sauces that we get coming in all the
22 time.

23 Draft beer, rule of thumb is when a keg blows,
24 we put a brand new beer on tap, so we don't have the same
25 beer all the time.

1 And then we also have collaboration beers and
2 our own private label beers with local breweries, and we
3 also do some barrel picks with local,
4 internationally-known distilleries that are coming up this
5 year as well.

6 So really exciting stuff.

7 We also do pours and whiskey flights, so you can
8 try more without having to necessarily purchase an entire
9 bottle, and then decide that you don't like it.

10 Move on to the next slide, please.

11 So this is our menu, this is our current menu at
12 Sunset Hills. You see at the top right there, that's
13 our official barbecue partner, is KP2. Really, really
14 cool. We keep this a family business, cause this is
15 actually my other brother's father-in-law, who has a
16 competition Kansas City barbecue team, and he competes
17 every -- every year, and got some really neat recipes and
18 flavors. So it's kind of cool to keep the entire family
19 in the fold there.

20 You can go down the list and see our different
21 offerings. We do pulled chicken, pulled pork sliders,
22 pulled chicken or pulled pork nachos, which are really,
23 really a belly-filler. We do burnt ends, Italian smoked
24 brisket and French dip. And then we also have some little
25 snacks like chips and queso, pretzel bites and the

1 brothers' bacon flight, which is the thing about a beer
2 flight, it's just different flavors of craft bacon.

3 So it's all about getting new flavors and new
4 tastes and new experiences.

5 Down at the bottom right, that's our most
6 popular menu item, that is our pulled pork sliders.

7 So our details. We're open 11 to 10 every day
8 but Sunday. Sunday we're open 11 to 6. Try to get off a
9 little early, spend some time with the fam, make sure
10 everybody else is doing the same, getting ready for the
11 next week.

12 We do some really, really neat events, like
13 barbecue schools and demos. We'll have people come in and
14 smoke on site or grill up steaks on site, kind of give
15 people a little demo on how you can do it at home.

16 Whiskey schools, which are really, really cool,
17 cause a lot of people don't have any idea how whiskey and
18 spirits are made, so give them a little bit of incite on
19 what goes on in the back house operations.

20 Same with beer schools, and these always involve
21 a little bit of a sample or a taste.

22 Special releases and tastings on annual release
23 for beers or new rare whiskeys or something of those --
24 those kind of likes.

25 Missouri Bourbon Trail Fest is something that we

1 do kind of as a BeerSauce family.

2 The St. Peters store just hosted theirs actually
3 yesterday, and it was a really, really cool event. A lot
4 of local distilleries come out and support that.

5 We've done hot sauce endurance contests and
6 catering to booths. My brother really likes to go to the
7 local powerlifting meets, cause we used to compete
8 competitively in powerlifting together, actually, it was
9 really fun. And he'll set up saucing tables and sample
10 some stuff out and have some food for the competitors
11 there. So we like to try to get involved in what's going
12 on with local communities and just try to bring flavor and
13 try to share, you know, what we enjoy the most with
14 everybody.

15 The next slide there.

16 This is the proposed floor plan. I believe
17 everybody got a copy of this. It's around 50 to 55 seats
18 inside. That's still to be kind of hashed out with our --
19 with our builder and our architect to make sure that
20 everything is going to fit properly.

21 We do have a patio on the proposed back side of
22 the building, which we're really excited about. Be able
23 to get out in the nice weather.

24 You see that whiskey lounge in the top left.
25 These are comfy seats where you can just have a drink or

1 really just hang out.

2 And you can see all the proposed whiskey
3 shelvings and -- and our retail bottles there.

4 The retail beers and sauces are up on that top
5 side, and then the bar and the food is on the back side.
6 So we kind of see there's very differentiated sections of
7 the store, so you know exactly where you want to go. Try
8 to keep everybody separate while they're shopping and
9 eating.

10 And then these are our photos of our current
11 Sunset Hills store at the bottom, and on the next slide,
12 just to kind of give you a kind of idea the theme and kind
13 of what our brand is, and, you know, lighter
14 family-oriented, relaxing, very inviting, is kind of what
15 we're shooting for.

16 Thank you for your time. And if you have any
17 questions, Jeff and I will be happy to oblige.

18 CHAIRMAN KISTNER: This is a great idea. I
19 think I know a lot of people who would be very excited
20 about this.

21 MR. POTASHNICK: Here, here.

22 MR. DANIEL GUSTAFSON: Right on. Yeah, we are
23 too.

24 CHAIRMAN KISTNER: Are there questions for the
25 applicant?

1 If not, we'll ask staff for their presentation.

2 MS. KELLY: Yes. Whitney Kelly on behalf of the
3 City of Creve Coeur.

4 I did not prepare a PowerPoint tonight as this
5 is a pretty simple review.

6 They are taking up an existing tenant space
7 without any changes to the exterior of the building or the
8 site.

9 They would be adjacent to the Freddy's
10 Steakhburgers, on the same site with the Panda drive-thru.
11 It was that new multi-tenant building that was approved
12 almost three years ago, so they are filling up that space.

13 And as the applicant has indicated, they have 55
14 seats inside and 34 outside, and, therefore, we have --
15 and the parking, there's sufficient parking available on
16 site with an excess of a -- pretty much almost 84 spaces
17 throughout the entire Creve Coeur Pavilion, and that
18 doesn't include the prior discussion where, you know, the
19 movie theater reduced their seating without revising the
20 CUP, so we don't have any -- foresee any parking issues at
21 this location.

22 MR. STREILER: Whitney, is their liquor license
23 going to allow them to distill on site?

24 MS. KELLY: The liquor license is reviewed by
25 the police department. It does require 300 feet from any

1 church or daycare or school. And I did review the 3 --
2 that 300 feet from that site, and there was no church or
3 daycare, so.

4 MR. STREILER: Thank you.

5 CHAIRMAN KISTNER: But it -- but it sounds
6 like -- sorry about the cat, guys -- the -- there's not
7 going to be brewing on site, it's sales, not brewing,
8 correct?

9 MR. DANIEL GUSTAFSON: That's correct. We don't
10 do any brewing or distilling on site.

11 Everything that we have that are our beers or
12 anything that's our brand, is either contracted for us or
13 it's a collaboration with another local brewery, and we
14 just bring it and serve it --

15 CHAIRMAN KISTNER: Right.

16 MR. DANIEL GUSTAFSON: -- and sell it.

17 CHAIRMAN KISTNER: Okay.

18 MR. STREILER: And this is a point of sale site,
19 right?

20 MR. DANIEL GUSTAFSON: That's correct.

21 MS. KELLY: Correct.

22 CHAIRMAN KISTNER: Are there any questions for
23 staff or applicant before I ask about public comment?

24 MR. STREILER: Who -- what name did -- who --
25 what's your brother's -- or your barbecue name that

1 competed at the Royal?

2 MR. DANIEL GUSTAFSON: He competes under KP2.

3 His name is Mark Smith, my brother's
4 father-in-law.

5 MR. STREILER: I've got friends and colleagues
6 that -- that also compete. It's a fantastic, like you
7 said, family-oriented event, and it's good to see it sort
8 of bleed over into the St. Louis area.

9 MR. DANIEL GUSTAFSON: Absolutely. Right on.

10 CHAIRMAN KISTNER: Jason or Whitney, is there
11 anyone in the public that looks like they might want to
12 speak to this in this hearing?

13 We have Star 9 if you're on a cellphone, or the
14 raise your hand function if they're on a computer.

15 MR. JAGGI: We do have somebody that wishes to
16 speak.

17 The name is Mr. Gary Otten, and I will move him
18 over, and he should be able to speak in just a second.

19 CHAIRMAN KISTNER: Okay. Thank you.

20 MR. JAGGI: Mr. Otten, you should be ready to
21 go.

22 CHAIRMAN KISTNER: Mr. Otten, you're on mute.

23 And, Mr. Otten, because this is a public
24 hearing, once you get off mute, you will need to be sworn
25 in, and then identify yourself with name and address.

1 You're still on mute.

2 MR. GARY OTTEN: Is that working now?

3 MR. ROVAK: Yeah.

4 CHAIRMAN KISTNER: Yes.

5 MR. GARY OTTEN: Okay. Great.

6 CHAIRMAN KISTNER: Let's start with you have to
7 be sworn in first.

8 Do you have a camera?

9 MR. GARY OTTEN: I'm kind of the neanderthal
10 trying to figure this out, so.

11 CHAIRMAN KISTNER: If not, if you could just
12 confirm that you're raising your right hand.

13 MR. GARY OTTEN: Yes, I have my right hand
14 raised.

15 (Mr. Gary Otten was sworn in by the court
16 reporter.)

17 CHAIRMAN KISTNER: Okay. So if you could start
18 with your name and address.

19 MR. GARY OTTEN: Okay. Great.

20 My name is Gary Otten. I live at 10804 Charlton
21 Way with my wife Erin.

22 I was leaning towards supporting this as soon as
23 I heard it, and I'm going to have to say, I think it would
24 be a great idea. I commend Altus and the city planners
25 and the providers.

1 This is exactly what the community and area
2 needs in a entertainment Mixed-Use District. I support it
3 wholeheartedly, and I will support it by being a customer.
4 So, good job.

5 CHAIRMAN KISTNER: Thank you for sharing that.

6 MR. GARY OTTEN: Thanks everybody.

7 MR. ROVAK: Thank you.

8 MR. JAGGI: Okay. And we do have another
9 individual who would like to speak, Mr. Bob Sears.

10 Give me a second, and I will --

11 CHAIRMAN KISTNER: Okay.

12 MR. JAGGI: -- bring him over as well.

13 Okay, Mr. Sears, you should be able to speak
14 now.

15 VOICE: He's on mute.

16 CHAIRMAN KISTNER: You do -- yeah, you're
17 appearing on mute, Mr. Sears, if you can unmute yourself,
18 and then if you can share on video.

19 MR. BOB SEARS: There we go.

20 CHAIRMAN KISTNER: Thank you.

21 And then --

22 MR. BOB SEARS: Got a terrible background.

23 CHAIRMAN KISTNER: All right.

24 So start by raising your right hand to be sworn
25 in. We're in a public hearing, so you have to be sworn

1 in.

2 (Mr. Bob Sears was sworn in by the court
3 reporter.)

4 MR. BOB SEARS: So I just --

5 CHAIRMAN KISTNER: And if you could then start
6 with your name and business address.

7 MR. BOB SEARS: Okay.

8 CHAIRMAN KISTNER: Or personal address,
9 whatever.

10 MR. BOB SEARS: Yeah. My -- my name is Bob
11 Sears, and I'm at 302 Altus Place in Kirkwood, Missouri.

12 And I am the Bob Sears that was referenced
13 earlier in the introductions.

14 I am so pleased to be now involved with these
15 two brothers, the Gustafson brothers. They are fantastic.

16 And, really, it's more of the concept -- I mean
17 it's more of my relationship that has grown with those two
18 than the concept itself, which I think is wonderful, that
19 drew me into this -- this business.

20 And so I'm really looking forward to doing this.
21 I think it's an asset to any community.

22 Full disclosure, I'm an attorney, and I -- I am
23 on the Kirkwood City Council. So I, you know, it's very
24 interested -- this is my first time speaking in front of
25 one of these groups that I have seen, you know, that I've

1 sat in front of as a council person for so -- so often.

2 And, hi, James. How you doing?

3 So anyway, I just wanted to say that, and just
4 show my face and introduce myself and say, you know,
5 support all of the statements that have been made
6 previously.

7 So thank you very much for your consideration.
8 I appreciate it.

9 CHAIRMAN KISTNER: Thank you.

10 Jason, any others?

11 MR. JAGGI: No, that is it.

12 MR. STREILER: Make a motion --

13 CHAIRMAN KISTNER: Well, hang on. First we have
14 to close the public hearing.

15 So is there any other questions, information
16 that we need to present before closing the public hearing?

17 MR. LUMLEY: Ready for the exhibits?

18 CHAIRMAN KISTNER: If not, Carl.

19 MR. LUMLEY: Thank you.

20 Offer the following exhibits in the record of
21 this public hearing: Documentation in possession of the
22 City Clerk reflecting the public notice that's been
23 provided, the PowerPoint presentation made by the
24 applicant this evening, the City Code of Ordinances and
25 Charter, the City Comprehensive Plan and the public file

1 regarding this application.

2 CHAIRMAN KISTNER: All right. Thank you.

3 With that, the hearing is closed.

4 (The Public Hearing was closed at 7:23 p.m.)

5
6 oOo

7
8 STATE OF MISSOURI)
9) SS
10 COUNTY OF ST. LOUIS)

11 I, Deborah K. McLaughlin, Missouri Certified
12 Court Reporter, Illinois Certified Shorthand Reporter and
13 Kansas Certified Court Reporter, do hereby certify that I
14 reported the Planning and Zoning public hearing
15 stenographically and later reduced to typewriting; and
16 that this is a true and accurate transcript of the public
17 hearing.

18
19
20 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
21 Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR
22
23
24
25



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

Meeting: 05/24/21 07:30 PM
Department: City Council
Category: Ordinance
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

ORDINANCE

Bill No. 5868 - an Ordinance Adopting the Annual Budget of the City of Creve Coeur for Fiscal Year 2022. First Reading

Adopting the Annual Budget of the City of Creve Coeur for Fiscal Year 2022, commencing on July 1, 2021 and appropriating funds pursuant thereto. There were 2 meetings with the Finance Committee and 2 meetings with the City Council to review the preliminary budget. The Finance Committee submitted a letter of recommendation for the adoption of the proposed budget with some comments for the City Council's consideration.

Ordinance

Meeting of May 24, 2021

BILL NO. 5868

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE ANNUAL BUDGET OF THE CITY OF CREVE COEUR
FOR THE FISCAL YEAR 2022 COMMENCING JULY 1, 2021 AND
APPROPRIATING FUNDS PURSUANT THERETO**

WHEREAS, The Annual Budget For The Fiscal Year Commencing On July 1, 2021 Has Been Proposed In Accordance With State Laws And The City Charter, And

WHEREAS, The Finance Committee Reviewed And Recommended Approval Of The Proposed Budget, And

WHEREAS, A Copy Of The Proposed Budget Has Been Available For Public Inspection At The Creve Coeur Government Center And A Public Hearing On The Budget Was Conducted On May 24, 2021, At Which Time All Persons Were Given An Opportunity To Be Heard In Accordance With City Charter Requirements And A Notice Of The Public Hearing And A General Summary Of The Proposed Budget Were Published In The St. Louis Countian On May 4, 2021, And

WHEREAS, A Copy Of This Ordinance Has Been Made Available For Public Inspection Prior To Its Adoption And This Bill Was Read By Title In An Open Meeting Two Times Before Final Passage.

NOW, THEREFORE, Be It Ordained By The City Council Of The City Of Creve Coeur, Missouri As Follows:

SECTION 1: The Annual Budget For The City Of Creve Coeur, Missouri For The Fiscal Year Commencing On July 1, 2021, A Copy Of Which Is Attached Hereto And Made A Part Hereof As If Fully Set Forth Herein Is Hereby Adopted. Pursuant To Charter Section 9.5(D), Adoption Of The Budget Constitutes Appropriation Of The Amounts Specified Therein As Expenditures From The Funds Indicated. Appropriation Shall Be As Specified By Enumerated Budget Line Item. Further Detail Within A Budget Line Item Explains The Intended Use Of Funds As Of The Time Of Budget Development, But Such Uses May Be Changed As Authorized By The City Administrator Within The Limits Of The Budget Line Item.

SECTION 2: As Authorized In Resolution No. 987 (Fund Balance Policy) Council Hereby Approves Assignment Of The Sum Of \$1,750,000 Of Reserve Funds For The Intended Use Of Paying For Public Facilities During Or Subsequent To FYE 2022. In Addition, \$200,000 Remains Assigned For Street Improvements Per Ordinance 5479. Lastly, The Proceeds From The Sale Of Fountain Park (\$749,533) Remains Reserved For The Intended Use Of The Purchase Of Land Or Construction Of Improvements In City Parks Or Other Public Recreational Spaces Or Facilities Per Ordinance No. 5380.

SECTION 3: THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

PASSED THIS 14TH DAY OF JUNE, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 14TH DAY OF JUNE, 2021.

ROBERT HOFFMAN
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



MEMORANDUM

DATE: May 20, 2021

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Adoption of Proposed FY 2022 Budget

On April 19, 2021 the proposed FY 2022 budget was submitted to City Council and the Finance Committee. The proposed budget has been reviewed by the Finance Committee on April 27st and May 11th. City Council work sessions were held on May 10th and will also be held May 24th to discuss the proposed budget. A public hearing is to be held on May 24th, 2021.

Due to discovered errors in the Preliminary Budget document during City Council and Finance Committee review, the following changes have been made to the budget.

- Table of Contents – Changed Parks & Stormwater Sales Tax Fund to Parks & Stormwater Fund
- P10 Public Safety Sales Tax Policy Compliance percentages were updated
- P11 Parks and Stormwater Fund policy was revised due to the original version being too cumbersome when trying to break out the Parks and Stormwater Projects
- P44 – Corrected the spelling of Dielmann Recreation Complex
- P46 – Where the Money Comes From asterisk was moved from Other Revenue to Intergovernmental
- P47-49 – Other Revenues header was changed to Intergovernmental Revenues
- P151 – The chart for the Building Code Enforcement Costs were updated for FY 2021 and FY 2022
- P160 – The missing numbers for Other Agency were entered for FY 2017 – FY 2022 and the graph was updated
- Tab 5 and P256-259 – Parks & Stormwater Sales Tax Fund header was changed to Parks & Stormwater Fund and explanation of Other Agency Funding was added to P257
- P305 – 2019 Population Growth was added
- P307 – Number of City of Creve Coeur Authorized Full Time Employees was changed from 106 to 107 (it increased due to adding the Project Engineer for the Parks & Stormwater Fund)
- P316 – Grade 10 Commercial Building Inspector was changed to Building Inspector since this position now does both residential and commercial inspections
- P328 – Under the Building Department, the Building Inspector was changed from 2 to 3 and the Residential Building Inspector was changed from 2 to 1.

The Finance Committee has submitted a letter of recommendation for adopting the proposed budget with some comments for City Council's consideration, which can be found in the work session agenda.

City staff is recommending adoption of the proposed FY 2022 budget for the City of Creve Coeur with the above proposed changes. The revised budget has been posted on the City website. I would be pleased to respond to any questions.

TABLE OF CONTENTS

	<u>PAGE NO.</u>
PART IV - CAPITAL IMPROVEMENTS FUND (Cont'd)	
Capital Improvement Program - FY 2022-2026	166-235
Impact of Capital Improvements on Operating Expenses	236-242
FY 2022-FY 2026 CIP Spreadsheets	243-255
PART V - PARK & STORMWATER FUND	
Statement of Estimated Revenues and Expenditures for FY 2022 ending June 30, 2022	256
Comparison of FY 2022 Estimated Revenue with FY 2021 Budgeted and Projected and Actual Revenue for FY 2019 and 2020	257
Summary of Capital Outlays by Activity	258
Park & Stormwater Fund - Current Year Projects	259
PART VI - POLICE BUILDING FUND	
Police Building Fund Revenues	260
Police Building Fund Expenditures and Capital Projects	261
PART VII - DEBT SERVICE FUND	
Debt Service Fund Revenues	262
Debt Service Fund Expenditures	263
PART VIII - PUBLIC SAFETY SALES TAX FUND	
Public Safety Sales Tax Revenues, Expenditures and Fund Balance & Chart	264
Public Safety Sales Tax Fund Revenues	265
Public Safety Sales Tax Fund Expenditures and Capital Projects	266-268
PART IX - SEWER LATERAL FUND	
Sewer Lateral Revenues, Expenditures and Fund Balance & Chart	269
Summary of Revenue by Activity for the Fiscal Year Ending June 30, 2022	270
Summary of Operating Expenses by Activity for the Fiscal Year Ending June 30, 2022	271
PART X - MUNICIPAL ENTERPRISE FUND	
Statement of Estimated Revenue and Expenditures for FY 2022	272
Municipal Enterprise Fund Total Revenues FY 2012 - 2022	273-274
<u>SELECTED REVENUES</u>	
Greens Fees	275
Cart Rental Fees	275
Merchandise	276
Alcoholic Beverages	276
Youth Hockey Association	277
Hockey Contract Rentals	277
Instructional Hockey	278
Stick & Puck	278
Admissions	279
Skate Rental	279
Lessons - Private & Group	280
Figure Skating Contracts	280
Freestyle	280
Dielmann West Room Rental	281
Dielmann East Room Rental	281

**Budget and Financial Policies (Continued)**

Debt Policy (Continued)	Performance Against Policy
• Conduit Financing (a) Recognizing that the City is able to issue debt for broad purposes, it may be appropriate to issue on behalf of another party when the City Council after a complete review process, determines that the proposed project will provide a general benefit to City residents. (b) The City will consider issuing conduit financing which will not impair the City's credit rating. Any financing issued through the City shall qualify for an investment grade rating by one or both of the two top rating agencies. (c) All expenses related to conduit financing will be borne by the applicants. The City shall establish review procedures for projects, including public contracting and financial fees. (d) In order to facilitate future economic development within the City, all applicants for conduit financing will pay to the City one percent (1%) of the total conduit-financing amount.	• The City complies with this policy. The City does not have any Conduit Financing.
Public Safety Sales Tax Policy	Performance Against Policy
• The City will allocate the Public Safety Sales Tax revenue based on the following guidelines: a) Police operating costs – 45-55% • Future police compensation increases as may be needed to maintain competitive salaries and benefits. • Training. • Contractual and other expenditures to maintain police service levels. b) Public safety capital expenditures – 15-25% • Police equipment and capital improvements, including technology and communication upgrades, enhanced in-car cameras. • Public safety improvements such as security enhancements at city facilities or parks; or future improvements to the new police station c) Police building maintenance and operating costs – 10-20% d) Reserve for police pension liability – 15-25%	• The City complies with this policy as stated below: a) 47.6% b) 5.5% c) 17.4% d) 19.6%

**Budget and Financial Policies (Continued)**

Parks and Stormwater (P&S) Policy	Performance Against Policy
• In accordance with Missouri law, the Parks and Stormwater (P&S) Sales Tax funds are to be recorded in a separate fund, not to be mixed with other general-purpose revenues. • The City will allocate budgeted P&S Sales Tax revenue based on the following guidelines: a) Capital Improvements (including design, construction, projection management and administration) will remain in the separate P&S Fund – 80% of budgeted annual sales tax funds. b) Maintenance/Operations (including parks maintenance, stormwater maintenance, and recreation programming) will be transferred out to the General Fund – 20% of budgeted annual sales tax funds. c) Dielmann Recreation Complex (DRC) accounts will not be changed by this policy. a. DRC Capital Improvements are allocated under the Capital Fund. b. DRC Operating expenses and revenues are accounted for under the Enterprise Fund.	• The City complies with this policy as stated below: a) \$1,520,000 (80% of \$1,900,000) is budgeted to remain in the P&S Fund for capital improvements – 100% compliance b) \$380,000 (20% of \$1,900,000) is budgeted to be transferred out for maintenance and operations to the General Fund – 100% compliance c) n/a

Municipal Facilities

Government Center
300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: 314-432-6000



Police Department
350 N. New Ballas Road
Creve Coeur, MO 63141
Phone: 314-432-8000

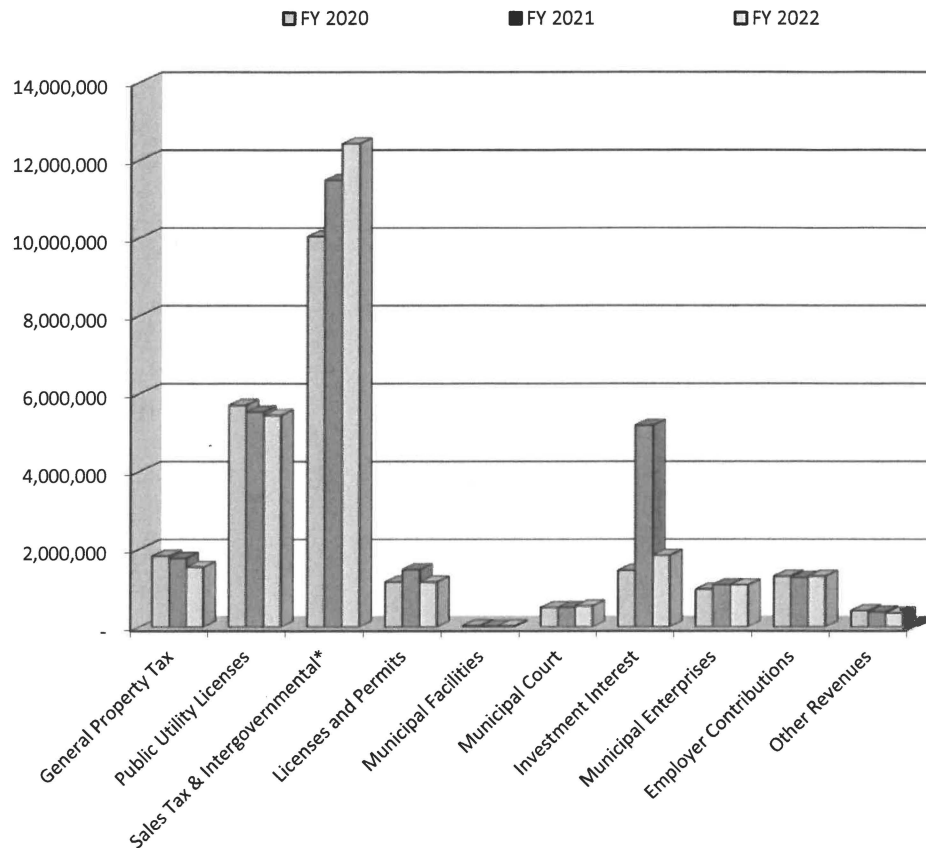
Dielmann Recreation Complex
11400 Olde Cabin Road
Creve Coeur, MO 63141
Phone: 314-432-3960



Public Works Department
996 Rue De La Banque
Creve Coeur, MO 63141
Phone: 314-872-2533



Where the Money Comes From



All Fund Revenues FY 2020 Actual, FY 2021 Projected & FY 2022 Estimated

	FY 2020 Actual	FY 2021 Projected	FY 2022 Estimated
General Property Tax	1,822,654	1,768,340	1,534,789
Public Utility Licenses	5,699,666	5,529,753	5,438,387
Sales Tax & Intergovernmental*	10,032,559	11,476,462	12,415,028
Licenses and Permits	1,157,837	1,475,957	1,158,821
Municipal Facilities	34,997	16,409	29,800
Municipal Court	499,153	499,438	538,800
Investment Interest	1,450,937	5,180,251	1,839,150
Municipal Enterprises	967,322	1,085,800	1,077,159
Employer Contributions	1,303,058	1,271,253	1,305,083
Other Revenues	418,897	386,780	354,774
Total Revenue Sources	\$ 23,387,079	\$ 28,690,442	\$ 25,691,791

*Includes grants seen on the following pages.



Intergovernmental Revenues

Intergovernmental Revenue includes, but is not limited to, grants from federal, state, and other agencies to offset personnel, equipment, or major capital improvement expenses. Below is a brief summary of grants awarded or received in FY2021. Individual grant-related activity and reimbursements may occur over several budget years.

Missouri Department of Transportation – Highway Safety Division

- *Speed-HMV Enforcement Grant (not to exceed \$5,800):* FY2021 for overtime costs to increase speed and hazardous moving violations on state designed routes within city limits. Grant year runs October 1 - September 30. Grant status: open.
- *Click-it or Ticket Grant (not to exceed \$3,000):* FY2021 for reimbursement for police officer overtime costs to conduct the Seat Belt Enforcement Program. Grant year is October 1 - September 30. Grant status: open.
- *Dedicated Impaired Driving Enforcement (not to exceed \$53,570):* FY2021 for no more than 50% of the annual salary and benefits for a traffic safety officer. This officer will be primarily dedicated to the detection and enforcement of impaired drivers, while also focusing on hazardous moving violations. Grant status: open.
- *Blueprint Grant (not to exceed \$5,000):* FY2021 for Occupant Protection, DWI and Hazardous Moving Violation enforcement equipment. Grant year is June 1 - May 31. Grant status: open.

The Bureau of Justice Assistance (BJA) Grant

- The purpose of the BJA Bulletproof Vest Partnership (BVP) Program is to reimburse states, counties, federally recognized tribes, cities, and local jurisdiction up to 50% of the cost of body armor vests purchased for law enforcement officers. This award for \$3,100 will cover 50% of the cost of eight ballistic vests for police officers. Grant status: open.

Parkway School District

- *Three-year agreement (not to exceed \$225,308):* For the period beginning FY2020 through FY2022 to reimburse salary for School Resource Officer (SRO) for Parkway Northwest Middle School. Agreement status: open.

Housing and Urban Development

- *Community Development Block Grant (grant not to exceed \$20,000):* Grant approved in FY2019 for construction in FY2022. The original project meant for these funds involved new curb ramps and pedestrian signal equipment at the intersection of North New Ballas Road at Magna Carta Drive. However, this work has been combined with a larger sidewalk project along the west side of New Ballas. These grant funds will be re-appropriated to fund accessibility improvements for the parking lot at Malcolm Terrace Park, as was originally anticipated for the subsequent grant (see below for additional details). The total project cost is estimated to be \$50,000; City cost \$30,000. Grant status: open.
- *Community Development Block Grant (grant not to exceed \$20,000):* Grant approval anticipated in FY2021 for possible construction in FY2022. The schedule for this grant has been delayed due to funding and staffing issues related to the COVID pandemic. The original intent was to fund a project that involves accessibility and pavement improvements to the parking lot at Malcolm Terrace Park with this grant. Instead, the previous year's CDBG grant will be used for the Malcolm Terrace Park project. This CDBG funding may be appropriated for bus stop accessibility improvements to complement the FY2021 application. Project cost is estimated to be \$20,000; City cost \$0. Grant status: open.



Intergovernmental Revenues (continued)

Municipal Park Grant Commission

- *Municipal Park Grant (grant not to exceed \$440,500).* Grant awarded in FY2021 for improvements to the paved paths at Malcolm Terrace Park and Conway Park. Asphalt paths at both parks have worn out and require replacement. Construction will begin in FY2021 and will be completed in FY2022. Reimbursement is expected in FY2022. The total project cost is estimated to be \$570,500, which would make the City's share \$130,000. Grant status: open.
- *Planning Grant (grant not to exceed \$6,400).* Grant awarded in FY2021 to assist with the cost to investigate the scope and cost of a project to change the refrigerant needed for the system to cool the Creve Coeur Ice Arena. The existing refrigerant is no longer produced. The total cost was \$9,400, the grant funded \$6,400, which made the City's share of the cost \$3,000. Grant status: closed.
- *Planning Grant (grant not to exceed \$6,400).* Grant awarded in FY2021 to help fund a design project to develop a concept plan and construction phasing for the implementation of the Parks and Recreation Master Plan at Millennium Park. The design will begin in late FY2021 and might be complete before FY2022. The total cost is anticipated to be \$17,500, which would make the City's share of the cost \$11,100. Grant status: open.

Federal Highway Administration

- *Surface Transportation Program (grant not to exceed \$444,000):* Grant awarded in FY2017 for the construction of roadway and stormwater improvements to Emerson Road, from De Smet Jesuit High School to Old Ballas Road. Design and easement acquisition were not included in this grant. Construction will begin in spring 2021 and will be complete during summer 2021, so the grant reimbursement will be split between FY2021 and FY2022. Grant status: open.
- *Surface Transportation Program (grant not to exceed \$250,000):* Grant awarded in FY2018 for the construction of roadway improvements to Fernview Drive, from Gallagher Drive to Olive Boulevard. Design was not included in this grant. Construction was completed in FY2021, and the grant funded \$167,212 (77%) of the \$218,492 construction phase. Grant status: closed.
- *Surface Transportation Program (grant not to exceed \$760,000):* Grant awarded in FY2019 for the construction of roadway and sidewalk improvements to Mosley Road, from Olive Boulevard to Tureen Drive, and for the acquisition of right of way and easements needed for these improvements. Design was not included in this grant in order to expedite the process. Design will be completed in FY2020-FY2022, and construction is scheduled for FY2022-FY2023. Grant reimbursement is expected in FY2021-FY2023. Grant status: open.
- *Surface Transportation Program (grant not to exceed \$960,000):* Grant awarded in FY2020 for the construction of roadway and sidewalk improvements to North New Ballas Road, from Olive Boulevard to Craig Road, and for the acquisition of right of way and easements needed for these improvements. Design was not included in this grant. Design will be completed in FY2021-FY2023, and construction is scheduled for FY2023-FY2024. Grant reimbursement is expected in FY2022-FY2024. Grant status: open.
- *Surface Transportation Program (grant not to exceed \$1,164,200):* Grant awarded in FY 2021 for the acquisition of easements, construction, and construction inspection for the reconfiguration and signalization of the intersection of Lindbergh Boulevard at Old Olive Street Road. Design was not included in this grant in order to begin design sooner. Design will begin in FY2021, and construction is planned for FY2023-FY2024. Grant reimbursement will be spread over FY2022-FY2024 as applicable costs are incurred. This grant is paired with the State Cost Share Program grant discussed below. Grant status: open.



Intergovernmental Revenues (continued)

State of Missouri

- *State Cost Share Program (grant not to exceed \$1,005,250)*: Grant awarded in FY2020 for the design, acquisition of easements, construction, and construction inspection of the partial reconstruction of the intersection of Lindbergh Boulevard at Old Olive Street Road and the addition of a signal at this intersection. Design is scheduled to begin in FY2021, and construction is scheduled for FY2023-FY2024. Grant reimbursement is expected FY2021-FY 2024. This grant is paired with the Surface Transportation Program grant discussed above. Grant Status: open.
- *Governor's Transportation Cost-Share Program (grant not to exceed \$575,100)*: Grant awarded in FY2020 for the construction phase of the partial reconstruction and signalization of the intersection of Lindbergh Boulevard at Old Olive Street Road. The grant will be available if construction can occur in FY2022, and grant reimbursement would be expected in FY2023. Grant status: open.

St. Louis Area Insurance Trust (SLAIT)

- *SLAIT Wellness Grant (not to exceed \$5,300)*: Biennial grant awarded for employee health and wellness initiatives. The grant reimburses pre-approved programs and equipment purchases in FY2022. Grant status: open.

St. Louis County Department of Public Health

- *2021 Municipal Waste Reduction Grant (grant not to exceed \$22,492)*: Grant awarded in FY2021 for the second consecutive year and reimburses expenses associated with a temporary part-time Business Sustainability Coordinator salary, mileage, and marketing costs. Program designed to educate, encourage and train businesses in recycling and waste reduction practices through the Creve Coeur Green Business Program. Grant ends June 20, 2021, with final reimbursement in early FY2022. Grant status: open.

St. Louis County Coronavirus Aid, Relief and Economic Security Act (the "CARES Act")

- *CARES Act (\$1,226,393)*: The United States Congress enacted the CARES Act providing a \$2 trillion economic relief package to provide assistance for American workers, families and small businesses; to provide assistance to state and local governments; and to preserve jobs for American industry. The State of Missouri received \$1.9 billion from the CARES Act, where \$173.5 million of these funds were distributed to St. Louis County. St. Louis County then allocated \$47 million to municipalities based on a per capita distribution. The City of Creve Coeur received \$1,226,393 in FY 2021, which was used to reimburse public safety payroll expenses dedicated to mitigation or responding to the COVID-19 public health emergency from March 27, 2020 through December 30, 2020. Grant status: closed.



Value of Residential Building Permits Issued	\$32,267,578	\$30,871,734	\$30,000,000	\$30,000,000
Value of Commercial Building Permits Issued	\$64,714,397	\$73,282,262	\$70,000,000	\$70,000,000

¹Last Triennial Resident Survey conducted in FY 2018; postponed in FY21 and rescheduled for FY22.

²Building Permit/Plan Review turn-a-round service level is the number of working days elapsed between the time a building permit is submitted to the time the Building Division either reviews and approves the documents as submitted or reviews and forwards comments to the design professionals for their revisions.

³Based on ten (10) full-time employees.

Percentage (%) of Recovered Building Code Enforcement Costs

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	5 FY AVG.	Projected FY 2021	Estimated FY 2022
Total Revenue Collected ¹	\$709,073	\$651,221	\$741,332	\$718,894	\$761,230	\$716,350	\$1,051,210	\$723,935
Total Expenditures ²	\$870,391	\$925,009	\$971,349	\$1,040,877	\$1,094,354	\$980,396	\$1,054,462	\$904,087
(Loss)/Gain	(\$161,318)	(\$273,788)	(\$230,017)	(\$321,983)	(\$333,124)	(\$264,046)	(\$3,252)	(\$180,152)
% of Recovered Costs ³	82%	71%	76%	69%	70%	73%	99.7%	80%

¹The sum total of building permit fees, commercial certificate of occupancy fees, sign permit fees, demolition permit fees, fence permit fees and escrow deductions. It does not include any revenue collected by the Apartment Re-Occupancy Program (approximately \$114,000 for FY2020). Dollar amounts are from fiscal year revenue statements.

²Total costs for operating the plan submittal, plan review, permit issuance, field inspection, escrow release and archiving processes that make up the building code enforcement program. It also includes any Total Non-Departmental Overhead and Total Municipal Property Overhead (approximately \$60,000). It does not include any operating costs for the Apartment Re-Occupancy Program (approximately \$106,000 for FY20). Dollar amounts are from fiscal year expenditure statements.

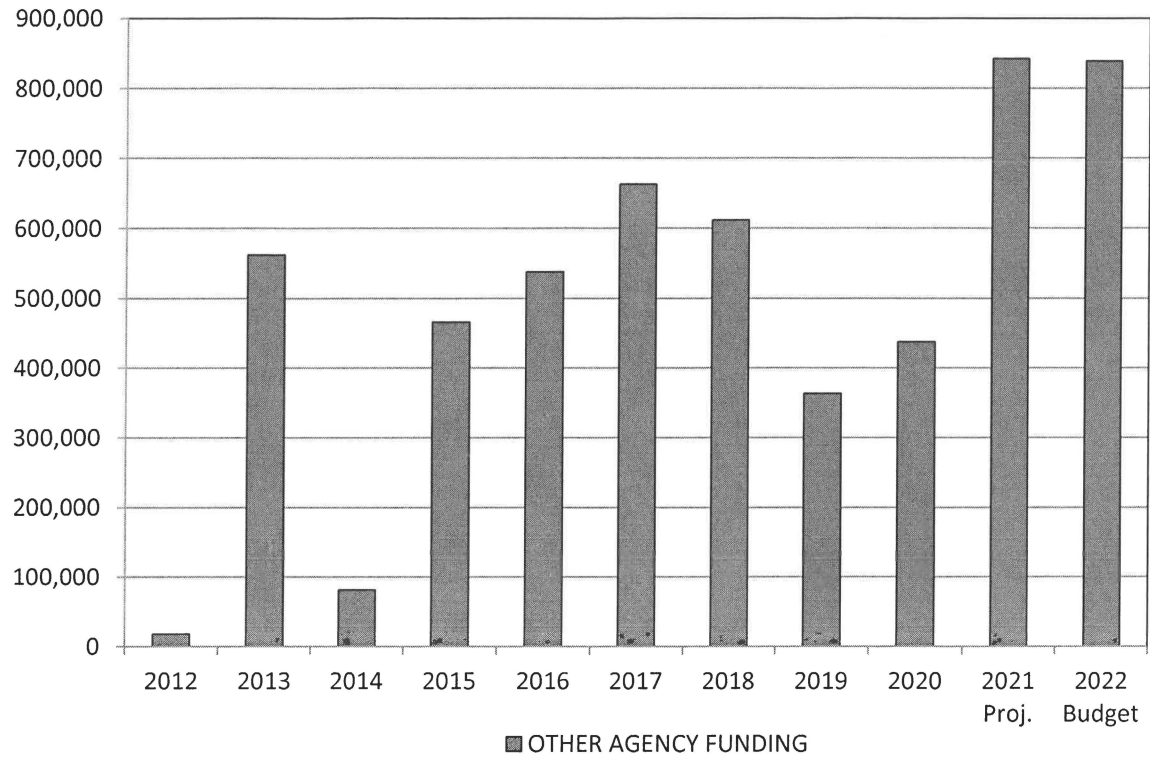
³The city's goal is to recover at least 80% of its building code enforcement costs each fiscal year per Ord. No. 5166 which was approved in 2011.

Service Standards

- Intake and process building permit, demolition permit, certificate of occupancy, fence permit, and excavation permit applications in accordance with department standards and timelines. Applications received are logged into the tracking system within 24 hours.
- Schedule building inspection and apartment re-occupancy requests made by a contractor or apartment manager for a specific day. Inspections that are requested by 4:00 PM are made the next business day. A specific time of day may be requested for inspections that involve concrete pours (piers, footings, and foundations) or the testing of fire alarm systems.
- Complete and initiate building plan review comments within five (5) working days for residential projects and 10 working days for small/medium size commercial projects.
- Process building permit escrows and payment within 30 days (per state statutes) of the final inspection approval and issuance of the final certificate of occupancy.
- Authorize staff overtime upon request by general contractors to assist them with meeting their construction deadlines whenever feasible.
- Update the Building Division pages on the city website with relevant building code and building permit information on a monthly basis.
- Ensure staff attend necessary professional training seminars on a consistent basis in preparation of triennial renewals of International Code Council inspection and plan review certifications.



Other Agency Funding



Other Agency Reimbursement

As per Administrative policy, the City shares with other agencies or third parties the costs associated with completion of projects. FY 2022 revenue is estimated at \$839,000 and involves the following projects and other participating agencies:

New Ballas Improvements Phase I	\$144,000
New Ballas Sidewalk Phase 3	\$4,000
Mosley Road Improvement Project North Phase	\$676,000
Lindbergh-Old Olive Intersection Improvements	\$15,000

Fiscal Year	Other Agency Reimbursement
2012	17,845
2013	562,325
2014	81,361
2015	465,735
2016	537,672
2017	662,851
2018	611,433
2019	363,426
2020	437,297
2021 Proj.	841,943
2022 Budget	839,000



PARKS & STORMWATER FUND

FUND SUMMARY

On November 3, 2020, the City of Creve Coeur voters approved a new one-half cent Parks and Stormwater Sales Tax. This tax is dedicated to only parks and stormwater control. The funds will be used for capital improvements per the City's park master plan and stormwater plan, and maintenance of our parks and stormwater facilities.

For budgetary purposes, the Parks and Stormwater Fund is maintained on a modified accrual basis of accounting with the following exceptions:

- Budget amounts are encumbered when contracts are signed for goods or services. At year-end, amounts which are encumbered but not yet expended are carried over to be paid when the goods or services are received. These amounts are included in budget-basis expenditures for the fiscal year in which they are encumbered, rather than the year in which goods or services are received and a liability incurred. Appropriations that are not spent or encumbered lapse at the end of the fiscal year. Encumbrances are never classified as expenditures under GAAP basis of accounting.
- Compensated absence liabilities are not budgeted, where they are adjusted annually under the basis of accounting.
- Changes in the fair value of investments are not budgeted, where they are treated as an adjustment to revenue under the basis of accounting.



PARKS & STORMWATER FUND
STATEMENT OF ESTIMATED REVENUES AND EXPENDITURES

	Actual FY 2019	Actual FY 2020	Budget FY 2021	Projected FY 2021	Estimated FY 2022	% Change to Projected FY 2021
Revenues:						
Intergovernmental Revenue	-	-	-	468,610	2,495,500	432.53%
Other Revenues	-	-	-	-	100	
Total Operating Revenues	-	-	-	468,610	2,495,600	
Transfers From General Fund	-	-	-	-	-	
Total Revenues	-	-	-	468,610	2,495,600	432.55%
Expenditures:						
Personnel	-	-	-	8,697	104,364	0.00%
Park Development Projects	-	-	-	-	1,810,000	
Storm water Projects	-	-	-	-	200,000	
Capital Equipment	-	-	-	-	-	
Total Expenditures	-	-	-	8,697	2,114,364	24211.39%
Other Financing Uses:						
Transfer Out for P&S Operations and Maint.	-	-	-	-	380,000	
Total Other Financing Uses	-	-	-	-	380,000	
REVENUES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	-	-	-	459,913	1,236	
FUND BALANCE - BEGINNING OF YEAR	-	-	-	-	459,913	
FUND BALANCE - END OF YEAR	-	-	-	459,913	461,149	



PARKS & STORMWATER FUND
COMPARISON OF FISCAL YEAR 2022 ESTIMATED REVENUE WITH 2021 BUDGETED AND PROJECTED
AND ACTUAL REVENUES FOR FISCAL YEARS 2019 AND 2020

	Actual Revenues FY 2019	Actual Revenues FY 2020	Budgeted Revenues FY 2021	Projected Revenues FY 2021	Estimated Revenues FY 2022
INTERGOVERNMENTAL REVENUE:					
4301 City Sales Tax - 1/2 Cent	-	-	-	468,610	1,900,000
4737 Other Agency Funding*	-	-	-	-	595,500
Total Intergovernmental Revenue	-	-	-	468,610	2,495,500
OTHER REVENUES:					
4703 Gain (loss) on investments	-	-	-	-	-
4704 Interest on Investments	-	-	-	-	100
4730 Reimbursements	-	-	-	-	-
4755 Other revenues	-	-	-	-	-
4771 Proceeds-Sales of Fixed Asset	-	-	-	-	-
Total Other Revenues	-	-	-	-	100
Total Current Year's Revenue	-	-	-	468,610	2,495,600
4901 Transfers From Other Funds	-	-	-	-	-
Total Intergovernmental Funding	-	-	-	-	-
TOTAL REVENUES	-	-	-	468,610	2,495,600

*Comprised of Deer Creek OMCI (\$135,000), Municipal Park Grant (\$440,500) and Community Development Block Grant (\$20,000)



**PARKS & STORMWATER FUND
SUMMARY OF CAPITAL OUTLAYS BY ACTIVITY**

	Actual Expenditures FY 2019	Actual Expenditures FY 2020	Budgeted Expenditures FY 2021	Projected Expenditures FY 2021	Estimated Requirements FY 2022
CAPITAL OUTLAY:					
5101 Salaries, Permanent Empl.	-	-	-	5,852	70,224
5103 Overtime	-	-	-	-	-
5109 Provision for Salary Adj.	-	-	-	-	-
5110 Auto Allowance	-	-	-	-	-
5230 Hospital & Medical Insurance	-	-	-	1,389	16,665
5233 Dental Insurance	-	-	-	64	768
5234 Group Life Insurance	-	-	-	20	240
5235 Accidental Death & Dismem.	-	-	-	2	25
5236 Disability Insurance	-	-	-	17	200
5240 Social Security Contribution	-	-	-	448	5,372
5241 Pension Contribution	-	-	-	459	5,510
5243 Worker's Compensation	-	-	-	447	5,360
9506 Parks and Recreational Facilities	-	-	-	-	1,810,000
9509 Stormwater Projects	-	-	-	-	200,000
9516 Capital Equipment	-	-	-	-	-
TOTAL CAPITAL OUTLAYS	-	-	-	8,697	2,114,364

**PARKS & STORMWATER FUND
PROJECTED FY 2022 PROJECTS****9506 Park Development Projects**

Park Preliminary Designs	50,000
Implementation of Park Master Plan	500,000
Historical Building Rehabilitation and Preservation	25,000
Park Restroom Renovations	110,000
Park Path Improvements (Municipal Park Grant)	680,000
Malcolm Terrace Parking Lot Improvements (CDBG Grant)	50,000
Park Identification Signage Master Plan	20,000
Park Parking Lot Improvements/Preservation	50,000
Park Furniture Replacement	80,000
Malcolm Terrace Park Trail Improvements	150,000
Repaint & Restripe Conway Park and Lake School Park Tennis Courts	75,000
Remove Small Playground at Millennium Park	20,000
Total Account 9506	1,810,000

9509 Storm Water Projects

Stormwater Management Plan	15,000
Hibler Roadside Drainage	50,000
Alden Lane Drain Replacement (Deer Creek OMCI)	35,000
Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	75,000
Golf Course Pond Aeration (Deer Creek OMCI)	25,000
Total Account 9509	200,000

9516 Capital Equipment

(Nothing Budgeted)	0
Total Account 9516	0

Administration

Project Manager	104,364
Total Account 9516	104,364

TOTAL CAPITAL IMPROVEMENTS FUND**\$ 2,114,364**



City of Creve Coeur, Missouri
General Information, Map and Statistical Data

Form of Government

The city is located in St. Louis County approximately 15 miles west of downtown St. Louis. It is the home of the world-renowned Monsanto Corporation, Missouri Baptist University, and two of the areas largest medical centers. Initially a farming community, the city has developed into a thriving community in central St. Louis County with beautiful homes, acres of parkland, hundreds of businesses, and a number of high-tech office parks. The city was one of many unincorporated communities that grew along Olive Street Road. Its name, which means broken heart in French, comes from nearby Creve Coeur Lake. Legend has it that an Indian princess fell in love with a French fur trapper, but the love was not returned. According to the story, she then leapt from a ledge overlooking Creve Coeur Lake, the lake then formed itself into a broken heart. When the city was incorporated in December 1949, less than one square mile housed a population of 1,900 citizens. Today, the population of the city is 18,538 spanning 10.27 square miles with approximately 8,756 housing units.

The city was incorporated in December 1949 as a Fourth Class City under state law. On February 10, 1976, the citizens of Creve Coeur adopted a Home Rule Charter and the Council-Administrator form of government. Comprised of four wards, citizens are represented by eight Council Members, two per ward, and a Mayor elected at large. The Creve Coeur Government Center houses the Department of Administrative Services, Finance, Municipal Court, Public Works, Community Development and the Community Center. The Police Department moved into the new building on the government center property in FY 20219.

Regular City Council meetings are generally held on the second and fourth Monday of each month at 7:00 p.m. Planning and Zoning Commission meetings are generally held on the first and third Monday of each month at 7:00 p.m. Municipal Court sessions are held on Wednesday evenings.

Area

Square Miles	10.27
Acres	6,573
Housing Units ¹	8,756
Persons Per Square Mile ¹	1,804
Persons Per Acre	2.83

Population Growth

1945 (Upon Incorporation)	1,878
1960	5,122
1970	8,967
1980	11,757
1990	12,304
2000	16,759
2010	17,833
2019	18,622

**General Information and Statistical Data (Cont'd)****Centerline Miles of Streets:**

Public	78.9
Private	17.3
State Highway	14.8
County Arterials	5.6
Total Miles of Streets	116.6

Police Protection

Commissioned	49
Noncommissioned	4

Parks and Recreation:

Number of Parks	6
Acres of Parks	94
Number of Tennis Courts	8
Indoor Ice Arena (Year-round operations; includes private rentals & programs)	1
9-Hole Golf Course	1

Land Use²

Residential	57%
Commercial	16%
Light Industrial	3%
Institutional	16%

Largest Employers (number of employees)³

Mercy Hospital St. Louis	5,905
Bayer	4,170
Clearent LLC	803
Daugherty Systems, Inc.	639
Refinitiv US LLC	524
SSM Health Care Corporation	467
G45 Secure Solutions USA Inc	417
Centene Corporation	400
Plaza Motor Company	348

Number of City of Creve Coeur Authorized Full-Time Employees	107
--	-----

¹ Per U.S. Census Bureau, Census, 2015-2019² Per Creve Coeur Planning Department, 2020³ Per 2020 Comprehensive Annual Financial Report (Creve Coeur Finance Department 2020 Business Licenses)



**CITY OF CREVE COEUR
FISCAL YEAR 2022
FULL-TIME EMPLOYEE CLASSIFICATION PLAN AND PAY RANGES**

GRADE	POSITION TITLE	DEPARTMENT/DIVISION	MONTHLY PAY RANGE	
			Min	Max
5	Currently Vacant		2,925	4,091
6	Maintenance Worker	Golf Course, Ice Arena, Public Works – Streets	3,099	4,335
7	Accounting Associate	Finance	3,305	4,624
	Administrative Assistant	Community Development - Building and Planning, Finance, Recreation		
	Building Maintenance Technician	Community Services, Ice Arena		
	Maintenance Worker I	Building Maintenance, Golf Course, Public Works – Parks and Streets		
	Records Associate	Police – Administration		
	Recreation Supervisor	Community Services, Ice Arena		
	Support Services Associate	Police – Administration		
8	Apartment Re-Occupancy	Community Development – Building	3,531	4,940
	Inspector/Code Enforcement Officer			
	Court Clerk I	Administrative Services – Municipal Court		
	Executive Assistant to Chief of Police	Police – Administration		
	Maintenance Worker II	Streets, Golf Course, Parks, Building Maintenance		
	Maintenance Worker II/Mechanic	Public Works – Streets		
	Payroll Associate	Finance		
9	Administrative Supervisor	Public Works – Administration, Community Development - Building and Planning	3,853	5,390
	Court Clerk II	Administrative Services – Municipal Court		
	Human Resources Generalist	Administrative Services		
	Police Academy Recruit	Police – Patrol		
	Foreman I	Public Works – Parks, Streets		
	Residential Building Inspector	Community Development – Building		
10	Assistant Recreation Director	Golf Course	4,356	6,095
	Building Inspector	Community Development – Building		
	Foreman II	Public Works – Streets, Parks		
	Golf Maintenance Superintendent	Golf Course		
	Plans Examiner/Building Inspector	Community Development – Building		
	Project Manager-Engineering	Public Works – Administration		
	Public Information Officer & Management Analyst	Administrative Services		
	Senior Accounting Associate	Finance		



**GENERAL FUND
DETAIL OF AUTHORIZED FULL-TIME EQUIVALENTS (FTEs)
BY DEPARTMENT FY 2022**

DEPARTMENT	POSITION TITLE	FY 2021 AUTHORIZED FTEs FY 2021	FY 2022 AUTHORIZED FTEs FY 2022
FULL-TIME POSITIONS			
PUBLIC WORKS - PARKS MAINTENANCE			
	Foreman I - Parks/Arborist	1	1
	Maintenance Worker II	1	1
	Maintenance Worker I	1	2
	⁽²⁾ Parks and Building Maintenance Worker	0.5	0
		<u>3.5</u>	<u>4</u>
FULL-TIME POSITIONS			
PLANNING DEPARTMENT			
	Community Development Director	1	1
	City Planner	1	1
	⁽³⁾ Administrative Supervisor	0.5	0.5
	Administrative Assistant	1	1
		<u>3.5</u>	<u>3.5</u>
FULL-TIME POSITIONS			
BUILDING DEPARTMENT			
	Chief Building Official	1	1
	Senior Plans Examiner	1	1
	Plans Examiner/Building Inspector	1	1
	Building Inspector	2	3
	Residential Building Inspector	2	1
	Apartment Re-Occupancy Inspector/Code Enforcement Officer	1	1
	Administrative Assistant	2	2
		<u>10</u>	<u>10</u>
GENERAL FUND TOTAL FULL-TIME (FTEs)		98.00	98.00
GENERAL FUND TOTAL PART-TIME (FTEs)		2.31	4.25



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

Meeting: 05/24/21 07:30 PM
Department: Planning Division
Category: Report
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5869 - an Ordinance Amending Section 405.640 of the City's Zoning Ordinance, Fences and Walls, to Clarify Same and to Prohibit Spikes at the Top of Metal Fences. First Reading

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted an application for a text amendment to Section 405.640 Fences and Walls to prohibit spikes at the top of decorative metal fences, as well as, other clarifying language. Additional information is available at the Government Center, Planning Division offices or on the City's website. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on May 17, 2021.

Ordinance

Meeting of May 24, 2021

BILL NO. 5869

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 405.640 OF THE CITY'S ZONING ORDINANCE,
FENCES AND WALLS, TO CLARIFY SAME AND TO PROHIBIT SPIKES AT THE TOP OF
METAL FENCES**

WHEREAS, an application was submitted by the City's Department of Community Development for text amendments regarding sections of the City's Zoning Ordinance, Chapter 405, Section 405.640 Fences and Walls, to prohibit metal spikes on the top of residential fences to prevent deer from getting entangled and clarify existing text; 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 implement the goals of the Comprehensive Plan and the purposes the Zoning Ordinance more effectively; 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 May 17, 2021, 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 5-0 recommended approval of the subject amendments at its meeting on May 17, 2021; 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 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. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls are allowed within required yards, subject to the following provisions:

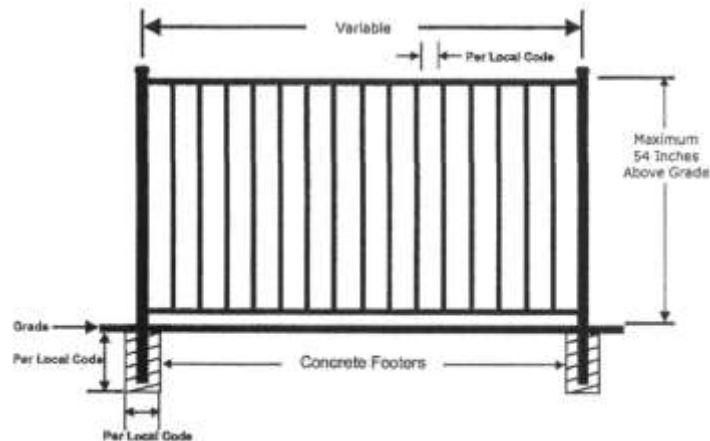
- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (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 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 by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, 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.

D. Fences Surrounding Swimming Pools.

1. 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 at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets 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 Court Fence. 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 fifteen (15) feet from any property line abutting a single-family residence. Approval of permanent lighting standards for Game

BILL NO. 5869

ORDINANCE NO. _____

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.F Fence materials and designs shall be subject to the following standards:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
3. 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.
4. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
5. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

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.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #21-015: TEXT AMENDMENTS TO SECTION 405.640 FENCES AND WALLS OF THE CITY'S ZONING ORDINANCE REGARDING PROHIBITING SPIKES AT THE TOP OF METAL FENCES AND TO CLARIFY LANGUAGE WITHIN THE SECTION

FOR THE MEETING OF: Monday, May 17, 2021, 6:30 P.M.

LOCATION: All Districts within the City

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted an application for a text amendment to Section 405.640 Fences and Walls to prohibit spikes at the top of decorative metal fences, as well as, other clarifying language. Additional information is available at the Government Center, Planning Division offices or on the City's website. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: The City Council recently requested that Staff seek a text amendment to prohibit spikes at the top of decorative metal fences to prevent deer from getting entangled. Staff is recommending that such prohibition should be for residential properties, as this has not been a concern in commercial districts, and where fences are generally reviewed at the Planning and Zoning Commission with a site development plan. Staff is also recommending some clarifying language and a reorganization of Section 405.640 Fences and Walls, and to cross reference with Section 405.930 Yard Regulations, that allow for fences to encroach within the setback.

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: Jason Jaggi, AICP, Director of Community Development;
Whitney Kelly, AICP, City Planner
DATE: 5/12/2021
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

Zoning Code References

- Section 405.630 Yard Regulations
- Section 405.640 Fences and Walls

DISCUSSION

The City Council asked Staff to propose a text amendment to prohibit spikes on top of fences due to the increased number of deer getting gored or entangled. This seems to be more prevalent in the residential districts due to the open greenspaces, and low density development.

In Commercial areas, Staff finds that there may be some cases where such fences are warranted, and generally speaking, fences proposed for new commercial developments are reviewed at the same time as the site development plans at the Planning and Zoning Commission. The recent approval for the new Ameren Substation at 11685 Olive Boulevard and for the Missouri American Water site at 9989 Old Olive Street Road included an 8-foot-tall safety barrier for security purposes, but not yet installed, per the image below:

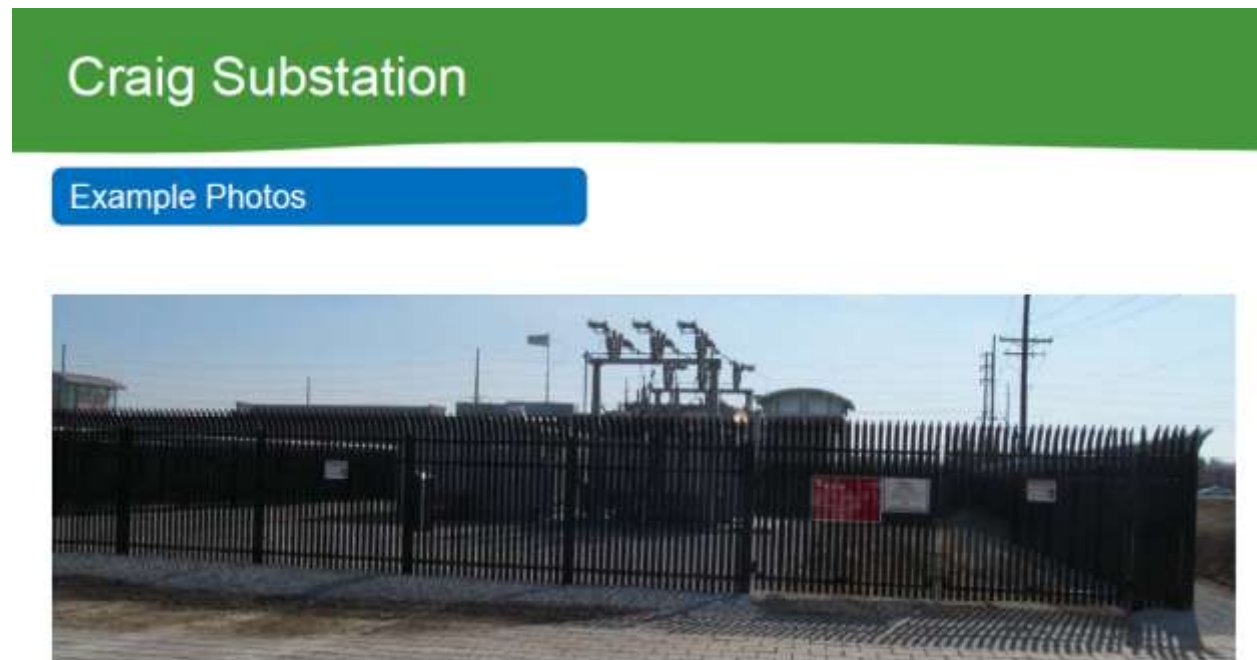


Figure 1: Ameren Fence Detail approved for the substation at 11685 Olive Boulevard.

Therefore, Staff is only proposing the prohibition be applied only to residential districts.

Staff is also including clarifying language, and a reorganization of the design standards into one subsection. Section 405.630 of Yard Regulations allows for fences and walls to encroach within a setback to the property line provided that it complies with Section 405.640 Fences and Walls, per the Section below:

Section 405.630. Yard Regulations.

- A. Yard Encroachments. Every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in this Chapter.
- 9. Fences and walls. Fences and walls are allowed within required yards, subject to the provisions of Section 405.640.

Therefore, Staff thinks that there should also be a cross reference to this section and that all standards for fences can be found within the Fences and Walls section of the zoning regulations. The proposed new language would read as follows:

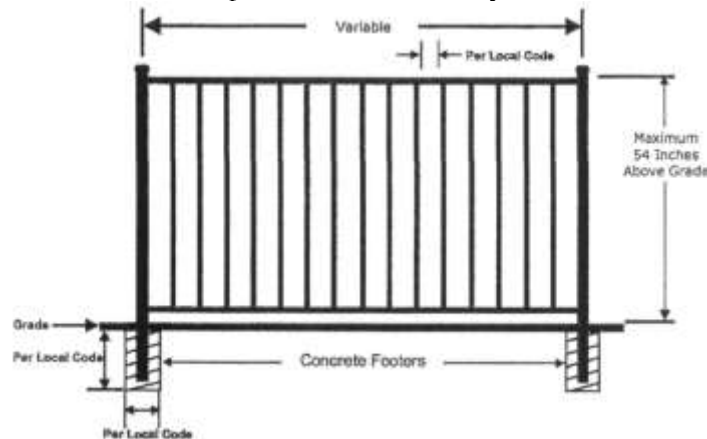
Section 405.640. Fences And Walls. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls are allowed within required yards, subject to the following provisions:

- 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 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 by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, 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.

D. Fences Surrounding Swimming Pools.

- 1. 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 at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets 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 Court Fence. 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 fifteen (15) feet from any property line abutting a single-family residence. 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.F Fence materials and designs shall be subject to the following standards:
1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
 2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
 3. 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.
 4. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
 5. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

At a prior Planning and Zoning Commission meeting, there was discussion of the possibility of revising the language regarding the approval of fences within the front yard setbacks, as we have seen an increase in these applications. However, Staff prefers that the current language remain as is, given each fence location has unique factors that the Commission should review to make the determination for approval. A lot that backs up to a more heavily trafficked road may warrant consideration of varying fences design and styles, or openness, versus the fences in a more private setting. For reference purposes, it was the proliferation of fences along the major residential areas that prompted the review of such requests at the Planning and Zoning Commission, and where the Comprehensive Plan recommends maintaining open views along throughfares and the Design Guideline recommendations that, for highly visible public areas where fencing is needed, decorative fencing is encouraged. Many of the fences that come before the Planning and Zoning Commission are often negotiated and the request is revised based upon the surrounding area, the circumstances for the request, neighboring opposition, etc. For these reasons, staff believes front yard fence applications that do not meet the standards that allow for staff approval, should continue to be reviewed by the Planning and Zoning Commission.

If the Commission would like to review or revise these regulations direction to Staff is needed.

MOTION

Following discussion and direction regarding the fence regulations 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 Section 405.640 Fences and Walls, of the Zoning Ordinance set forth in the draft Ordinance as discussed with Application #201-015 on May 17, 2021.” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

*Planning and Zoning Commission
May 17, 2021*

*Application #21-015: Fence Spikes TA
Page 5*

APPENDIX 2: ZONING CODE

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

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, MAY 17, 2021

5 6:30 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 21-015

9
10 THOSE IN ATTENDANCE:

11 Mr. Gene Rovak, Acting Chairman

12 Ms. Muriel Hall

13 Mr. James Myers

14 Mr. Larry Potashnick

15 Mr. Todd Streiler

16 Mr. Carl Lumley, City Attorney

17 Mr. Jason Jaggi, Director of Community Development

18 Ms. Whitney Kelly, City Planner

19 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

20
21 McLaughlin Court Reporting Services, Inc.

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

23 4772 Gatesbury Drive

24 St. Louis, MO 63128

25 (314) 974-1199

1 ACTING CHAIRMAN ROVAK: Okay. Meeting is called
2 to order for the Planning and Zoning Commission of
3 May 17th, 2021.

4 And I'm Gene Rovak, I'm the Acting Chair and
5 Vice Chair until we find a new full-time chair.

6 So I'll take roll call at this time.

7 Muriel Hall?

8 MS. HALL: Present.

9 ACTING CHAIRMAN ROVAK: Mr. Myers?

10 MR. MYERS: Present.

11 ACTING CHAIRMAN ROVAK: Mr. Potashnick?

12 MR. POTASHNICK: Present.

13 ACTING CHAIRMAN ROVAK: Mr. Streiler?

14 Todd, are you muted? I mean --

15 Todd Streiler?

16 MR. JAGGI: He was with us a minute ago.

17 ACTING CHAIRMAN ROVAK: I saw him.

18 MR. JAGGI: Yeah.

19 ACTING CHAIRMAN ROVAK: His screen is white. I
20 think he's still here. He might be muted.

21 MR. JAGGI: Yeah, he's not showing up as muted
22 on my screen, but he is --

23 ACTING CHAIRMAN ROVAK: No, me either, just a
24 blank screen --

25 MR. JAGGI: Uh-huh.

1 ACTING CHAIRMAN ROVAK: -- but he had a picture
2 there earlier.

3 Well, we'll go on.

4 ACTING CHAIRMAN ROVAK: Carl Lumley, City
5 Attorney?

6 MR. LUMLEY: Present.

7 ACTING CHAIRMAN ROVAK: Jason Jaggi, Director of
8 Community Development?

9 MR. JAGGI: Present.

10 ACTING CHAIRMAN ROVAK: Whitney Kelly, City
11 Planner?

12 MS. KELLY: Present.

13 ACTING CHAIRMAN ROVAK: Jessica Stutte, Planning
14 Assistant/Secretary?

15 MS. STUTTE: Present.

16 ACTING CHAIRMAN ROVAK: Okay. We have,
17 essentially, a full house.

18 If you can hear me, Todd, speak up when
19 you're -- when you've got your Zoom reactivated, and we'll
20 log you in.

21 So we'll go on to New Business.

22 Let me start with the -- the first item is
23 Public Hearing for Application 21-015: Text amendments to
24 Section 405.640, fences and walls of the City's zoning
25 ordinance requiring -- regarding prohibiting spikes at the

1 tops of metal fences and to clarify language within the
2 section.

3 Now that we're on the agenda items, does anybody
4 wish to speak to this?

5 MR. JAGGI: We do need to be sworn in as well.

6 ACTING CHAIRMAN ROVAK: I'm hearing none, is
7 that correct?

8 MR. JAGGI: Right.

9 We do need to be sworn in as this is a public
10 hearing.

11 ACTING CHAIRMAN ROVAK: Go with that.

12 (The speakers were sworn in by the court
13 reporter.)

14 ACTING CHAIRMAN ROVAK: Let the record indicate
15 that Mr. Streiler has -- does now appear in our -- in our
16 meeting.

17 Okay. Mr. Jaggi, are you going to make this
18 presentation then or will it be Ms. Kelly?

19 MR. JAGGI: Yeah, I can present this.

20 Thank you, Mr. Rovak.

21 This is a zoning text amendment to the
22 designs -- primarily for the design standards for the
23 section of the Zoning Code 405.640 that pertains to fences
24 and walls.

25 As I mentioned at prior meetings, the City

1 Council has asked staff to propose an amendment to
2 prohibit spikes on the top of fences due to the increased
3 number of deer in the city that are being entangled with
4 these types of fences.

5 So that's the amendment for your consideration
6 this evening.

7 We also took this opportunity to make a few
8 clarifications to the ordinance to, you know, reorganize
9 it a little bit, and also, of course, to eliminate the
10 allowance for spikes on top of the fences.

11 This ordinance does not, as we have it
12 presented, we are not requesting that the prohibition on
13 the spikes pertain to any fences in commercial districts.
14 And we have an example of one recently approved fence for
15 the Ameren substation on Olive that actually had spikes on
16 it as a security measure.

17 So we do think -- we do feel those are still
18 needed in commercial districts in certain situations, and
19 wouldn't want to prohibit those.

20 The issues that we're hearing about are
21 primarily in residential areas, so we've -- we've held it
22 to just those fences in residential districts.

23 So on the packet, Page No. 9 in your packet, you
24 can see there that we've done a little bit of
25 clarifications. We've cross-referenced another section

1 just for clarity.

2 We have clarified that any fence that does not
3 meet our standards requires a P&Z Commission approval in
4 the form of a site plan, you know, those are primarily for
5 front yard fences as we know.

6 And you can see here on Packet 9 that is an
7 example of a fence that would be allowed that does not
8 have the spikes at the top. It's just a flat rail at the
9 top, so we've referenced that in the language shown on
10 packet Page 10.

11 So we've simplified the fence materials and
12 designs, and we've listed all of those design requirements
13 within the section. We've moved around, you know, the
14 design requirements into one section, which does include
15 the prohibition of the spikes on top just for residential
16 districts.

17 So that really is the extent of the -- the
18 modifications.

19 And I'd be happy to answer any questions.

20 ACTING CHAIRMAN ROVAK: I have one.

21 MR. JAGGI: Okay.

22 ACTING CHAIRMAN ROVAK: On No. 2, change --
23 change Item No. 2 under what is now part, solid
24 sight-proof, white vinyl fences are prohibited. Vinyl --
25 vinyl fencing is permitted providing it maintains a

1 natural wood color. But that second sentence doesn't
2 include the sight group, so got kind of a gap in this
3 definition, so if somebody were to have a green, for
4 instance, or a wood color vinyl fence that was
5 sight-proof, where -- where does that fall in -- in this
6 either allowance or prohibition?

7 MS. KELLY: It would be allowed.

8 MR. JAGGI: Right.

9 MS. KELLY: It's only the white vinyl that we've
10 -- a sight-proof, white vinyl that we've prohibited.

11 ACTING CHAIRMAN ROVAK: Okay. That's fine for
12 my understanding. Just wanted to make sure that wasn't
13 something that was, you know, stated implicitly, but
14 not -- you did -- it means it just like that, which is
15 fine. That's -- that's like the one that was built behind
16 my backyard some years ago.

17 MR. JAGGI: Right, we clarified this section to
18 just to -- to state that what natural colors are, and it's
19 not showing up as a revision, but it actually is here on
20 this staff report, where we had it for the purposes of
21 this section, natural colors shall include tan, gray,
22 brown or beige.

23 ACTING CHAIRMAN ROVAK: Right.

24 MR. JAGGI: We received a lot of question, you
25 know, what exactly is natural, so forth, so we wanted to

1 add that for clarity, but the intent is the same and the
2 revision we did a few years ago --

3 ACTING CHAIRMAN ROVAK: Right.

4 MR. JAGGI: -- just prohibited the solid white,
5 but allowed --

6 ACTING CHAIRMAN ROVAK: Okay.

7 MR. JAGGI: Yes. Yeah.

8 ACTING CHAIRMAN ROVAK: Let me bow out, and you
9 asked for questions, somebody else may have some.

10 MR. JAGGI: Uh-huh.

11 ACTING CHAIRMAN ROVAK: Why don't you continue.
12 I kind of interrupted when you asked for questions there.

13 MR. JAGGI: Yeah, I didn't see any other
14 Commissioners that -- that had some questions.

15 And I would also add, there was discussion, I
16 think after one of the applications we had, if staff could
17 consider, you know, administrative approval for certain
18 types of front yard fences, and our opinion is that we
19 would probably rather have P&Z continue to look at those,
20 because they all seem to have some nuances to them. They
21 all seem to have some requests that isn't standard to the
22 ordinance, and staff feels there's a lot of interest in
23 those for property owners and neighbors, that it's
24 probably best to have all front yard fences come to P&Z
25 too for a resolution. So we did not change anything

1 relative to the staff's ability to approve those types of
2 fences.

3 ACTING CHAIRMAN ROVAK: Okay.

4 At this point, I'll ask for any questions from
5 the public. I don't anticipate any, but I'll ask it, just
6 in case.

7 Is anybody -- any of the two attendees have any
8 comments or questions on this?

9 Apparently not. Okay.

10 MR. JAGGI: No.

11 ACTING CHAIRMAN ROVAK: Jason, do you have
12 anything to add, then, to this discussion or any points
13 that are out there --

14 MR. JAGGI: No --

15 ACTING CHAIRMAN ROVAK: -- (indiscernible) so to
16 speak?

17 MR. JAGGI: No, I think -- I think that
18 concludes our remarks.

19 If you're ready to close the public hearing, we
20 could defer to Mr. Lumley to enter the records into --
21 into the exhibits [sic], if there's no further comments.

22 ACTING CHAIRMAN ROVAK: Okay.

23 We'll go ahead and do that.

24 Mr. Lumley, will you enter the exhibits into the
25 record.

1 MR. LUMLEY: Yes. Thank you.

2 Offer the following exhibits into the record of
3 this public hearing: Documentation in possession of the
4 City Clerk reflecting the public notice that's been
5 provided, the staff report and proposed ordinance, the
6 City Code of Ordinances and Charter, the City
7 Comprehensive Plan and the public file regarding this
8 proposed text amendment.

9 ACTING CHAIRMAN ROVAK: Okay.

10 At that point the public hearing is closed.

11 (The Public Hearing ended at 6:42 p.m.)
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning public hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR



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

Meeting: 05/24/21 07:30 PM
Department: Public Works Department
Category: Resolution
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SCHEDULED

RESOLUTION

Resolution No. 1536 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Supplemental Agreement with Horner & Shifrin, Inc., to Include the Design of a Sidewalk Along New Ballas Road as Addition to the New Ballas Road Phase 1 Design Contract for the Not-To-Exceed Amount of \$59,893.00.

The City was recently notified that the City has been awarded a federal Transportation Alternatives Program grant to add a sidewalk to the west side of New Ballas Road between Magna Carta Drive and Rocky Drive. Public Works staff recommends that the City combine the design of this sidewalk with the New Ballas Phase 1 project design, because Horner & Shifrin, Inc., is involved with both projects and the construction schedule for the two projects align. Staff anticipates that the combination of the two projects will result in lower construction costs for the two projects.

RESOLUTION NO. 1536

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL AGREEMENT WITH HORNER & SHIFRIN, INC., TO INCLUDE THE DESIGN OF A SIDEWALK ALONG NEW BALLAS ROAD AS AN ADDITION TO THE NEW BALLAS ROAD PHASE 1 DESIGN CONTRACT FOR THE NOT-TO-EXCEED AMOUNT OF \$59,893.00.

WHEREAS, the City of Creve Coeur strives to provide safe infrastructure for the use and enjoyment of the public; and

WHEREAS, the City has been awarded a federal Surface Transportation Program grant to assist with the cost of improvements to North New Ballas Road between Olive Boulevard and Craig Road (the Road Project); and

WHEREAS, the City has also been awarded a federal Transportation Alternatives Program grant to assist with the cost to add a sidewalk along the frontage of 425 North New Ballas Road (the Sidewalk Project); and

WHEREAS, the construction schedule for the Road Project and the Sidewalk Project will be the same; and

WHEREAS, the City entered into a contract with Horner & Shifrin, Inc. for the engineering services necessary for the Road Project, which contract was authorized by the City Council through Resolution 1522; and

WHEREAS, the City entered into contracts with Horner & Shifrin, Inc. in 2008 and 2018 to provide concept-level and preliminary designs for the Sidewalk Project, and

WHEREAS, City staff finds that it is in the City's best interest to combine the Roadway Project and the Sidewalk Project, as staff expects that doing so will make the construction phase less expensive and easier to manage; and

WHEREAS, Chapter 140 of the Municipal Code of the City of Creve Coeur requires that change orders in excess of 10% be presented to the City Council of the City of Creve Coeur for approval.

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

Section 1. The Amendment to Owner-Engineer Agreement between **Horner & Shifrin, Inc.**, and the City regarding engineering design services for roadway and sidewalk improvements along North New Ballas Road, attached hereto as "Exhibit A," with a **not-to-exceed contract sum of \$59,893.00**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that supplemental agreement. The Supplemental Agreement as executed shall be in substantially the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to

Resolution

Meeting of May 24, 2021

take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 24th day of May, 2021.

Robert Hoffman
Mayor

Attest:

Deborah Ryan, City Clerk

EXHIBIT A**AMENDMENT TO OWNER-ENGINEER AGREEMENT**

Amendment No. 1

Owner: City of Creve Coeur

Engineer: Horner & Shifrin, Inc.

Project: New Ballas Road Phase 1

Effective Date of Owner-Engineer Agreement: January 12, 2021

Nature of Amendment: (Check those that apply)

- ☒ Additional Services to be performed by Engineer
☐ Modifications to services of Engineer
☐ Modifications to responsibilities of Owner
☒ Modifications of payment to Engineer
☐ Modifications to time(s) for rendering services
☐ Modifications to other terms and conditions of the Agreement

Description of Modifications:

Develop construction plans, specifications, and estimates for New Sidewalks and Pedestrian Signal Modifications at 425 and 331 N New Ballas Road. See attached scope & fee for details.

Agreement Summary: New Ballas Road Phase 1 – Amendment No. 1

Original agreement amount: \$155,411

Net change for prior amendments: \$0

This amendment amount: \$59,893

Adjusted Agreement amount: \$215,304

Change in time for services (days or date, as applicable): N/A

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. The Effective Date of the Amendment is _____.

Owner

City of Creve Coeur

(typed or printed name of organization)

By: _____

(individual's signature)

Date: _____

(date signed)

Name: **Mark Perkins**

(typed or printed)

Title: **City Administrator**

Engineer

Horner & Shifrin, Inc.

(typed or printed name of organization)

By: _____

(individual's signature)

Date: _____

(date signed)

Name: **Jarrett D. Jasper**

(typed or printed)

Title: **Vice President**



10 LAURA K DRIVE, STE. 101 • O'FALLON, MISSOURI 63366-3991
636-329-9296 • FAX 844-339-2910 • www.HornerShifrin.com

May 17, 2021

Mr. Matt Wohlberg, PE
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: **425 N New Ballas Sidewalk Design**
Proposal to Provide Professional Surveying and Engineering Services
H&S Opportunity Number P210049

Dear Matt,

Horner & Shifrin, Inc. is pleased to submit our proposal to provide professional engineering and surveying services for the proposed 425 N New Ballas Sidewalk Project within the properties at 425 and 331 N New Ballas Road in Creve Coeur, Missouri. The City applied for federal Transportation Alternative Program (TAP) funding for a new sidewalk at 425 N New Ballas Road using the preliminary design created by Horner & Shifrin, Inc. East-West Gateway staff have recommended this project for funding, and this proposal includes sidewalk extension from Rocky Drive to the north of 425 N New Ballas to the public bus stop south of 331 N New Ballas (United States Postal Service facility), including pedestrian upgrades at the intersection of Magna Carta Drive.

Scope of Services:

The Engineer understands the project to include the following scope of services:

1. Topographic Survey
 - a. Additional survey for the southern portion of the project at 331 N New Ballas for design purposes will include the location of existing utilities (above ground and below, if located). A utility locate will be requested prior to commencement of fieldwork.
 - b. Topographic survey with elevations will be performed and any existing evidence of boundary corners will be noted. Elevations will be tied to existing survey data already collected for 425 N New Ballas.
2. Preliminary Plans
 - a. Project Management
 - b. Site visit.
 - c. Retrieve available data from City.
 - d. Kickoff meeting with City to discuss project specifics.
 - e. Review previous layout and design.
 - f. Evaluate existing sidewalk for ADA compliance (USPS Property, Rock Drive, etc.)
 - g. Evaluate Existing Utility locations (water, sewer, fiber optic, gas, electric) for necessary changes.
 - h. Update layout/grading for extension through USPS property
 - i. APS layout at New Ballas/Magna Carta intersection (with Sub consultant CBB)
 - j. Preliminary Plans to include:
 - i. Cover Sheet



- ii. Details
 - iii. Site Plans
 - iv. Wall Profiles
 - k. Utility company research and coordination.
 - l. Coordination with the City.
 - m. Coordinate with Internal New Ballas Road Project design team for format/submittals.
 - n. MoDOT Submittal and Coordination.
 - o. NEPA Coordination.
 - p. Coordination meetings (virtual).
 - q. QA/QC.
- 3. Right of Way Plans / Easements
 - a. Easement Exhibits (2 total with legal descriptions)
 - b. Coordination with City.
 - c. Coordinate with Internal New Ballas Road Project design team for format/submittals.
 - d. QA/QC.
- 4. Final Plans
 - a. Project Management.
 - b. Finalize layout and grading.
 - c. Curb ramp design (10 total)
 - d. Construction Drawings to include:
 - i. Cover Sheet
 - ii. General Notes, Legend, and Control Points
 - iii. Site Plans.
 - iv. Curb Ramp Details.
 - v. Cross Sections.
 - vi. APS Facility design (coordination with CBB).
 - vii. Driveway Profiles and Details.
 - viii. Wall Profiles.
 - ix. Water, Sewer relocation plans.
 - x. Details.
 - xi. Erosion Control Plans and Details
 - e. MSD Stormwater Report
 - i. Drainage Area Maps and MSD Calculations.
 - f. Job Special Provisions for inclusion in City's Technical Specifications.
 - g. Utility Coordination.
 - h. Final Construction Cost Estimates.
 - i. Coordination with City.
 - j. Coordination with Internal New Ballas Road Project design team for format/submittals.
 - k. NEPA Documentation.
 - i. EDR Review.
 - ii. MDC Review.
 - l. MoDOT Submittal, Coordination and Revisions.
 - m. MSD Submittal, Coordination and Revisions.
 - n. Virtual team meetings.
 - o. QA/QC.
- 5. Bidding and Construction Support
 - a. Respond to Bidder's questions.

**Exclusions:**

1. Public Utility Design and Relocations outside of sanitary and storm identified above.
2. Permit application and review fees, if applicable.
3. Detention and/or Water Quality design.
4. Landscaping design.
5. Concrete Retaining Wall Design.
6. Bidding Assistance and Construction Phase Services outside of answering bidder's questions.
7. Geotechnical Services.
8. Easement acquisition.
9. Title Searches.
10. Land Disturbance Permit.
11. USACE coordination.

Assumptions:

1. Subdivision plats can be provided by the City.
2. Stormwater Pollution Prevention Plan (SWPPP) not required.
3. City will provide Job Special Provisions for modification for projects. City will prepare front-end documents and Bid Specification/Project Manual.

Additional Services:

Manhour estimates are included for your review. Additional services beyond those specifically included herein can be performed at currently hourly rates. A current 2021 Rate Schedule is attached.

Respectfully Submitted,

April M. Giesmann, PE, CFM
Civil/Site Engineering Practice Leader

Subject	City of Creve Coeur 425 N. New Ballas Rd. Sidewalk											
By: AMG HS Job No.: P210049						5/17/2021						
TASK				Proj Mgr Civil TP2	Tech Manager Civil TM1	Sr. Proj. Engineer Civil TP8		Prof. Land Surveyor Survey SU1	Survey Technician SU4	Env Scientist Transp TES01	Hours Total	Cost Total
				195.00	117.00	120.00		135.00	104.00	170.00		
PRELIMINARY DESIGN / PLANS												
Project Management, Contract Approval, Subcons Agmt, Accounting Setup, Invoicing				8							8	\$ 1,560
Site Visit				3	3						6	\$ 936
Additional Survey								4	24		28	\$ 3,036
Process Survey and Incorporate into Existing Survey					4						4	\$ 468
Review Previous Layout and Design					2						2	\$ 234
Evaluate Existing Sidewalk for ADA compliance (USPS Property and north)					4						4	\$ 468
Evaluate Existing Utility (Water, Sewer, Fiber, elect) locations for necessary changes					4						4	\$ 468
Update Layout/Grading for extension through USPS property					16						16	\$ 1,872
APS Layout at New Ballas/Magna Carta Intersection - Coord w/CBB					2						2	\$ 234
Preliminary Cover Sheet					4						4	\$ 468
Preliminary Details					4						4	\$ 468
Preliminary Site Plans					16						16	\$ 1,872
Preliminary Wall Profiles					4						4	\$ 468
Begin Utility Coordination				1		2					3	\$ 435
Coordinate with City				2							2	\$ 390
Coordinate with Internal Road Project Team for Format/Submittals				4	6						10	\$ 1,482
MODOT Submittal and Coordination				1	2						3	\$ 429
NEPA Documentation				1						8	9	\$ 1,555
Meetings (Virtual)				2							2	\$ 390
QA/QC				4							4	\$ 780
				18	71	2	0	4	24	8	127	\$ 18,013
RIGHT OF WAY PLANS (EASEMENTS)												
Easement Exhibits (2 total with legal descriptions)					2			4	8		14	\$ 1,606
Coordinate with City				1							1	\$ 195
Coordinate with Internal Road Project Team for Format/Submittals				2	2						4	\$ 624
MODOT Submittal (By City), Coordination, and Revisions				1	2			1	1		5	\$ 668
QA/QC				1							1	\$ 195
				5	6	0	0	5	9	0	25	\$ 3,288
FINAL DESIGN / PLANS												
Project Management				6							6	\$ 1,170
Finalize Layout and Grading					8						8	\$ 936
Curb Ramp Design (10 total)					20						20	\$ 2,340
Cover Sheet					2						2	\$ 234
General Notes, Legend, and Control Points					6						6	\$ 702
Site Plans					8						8	\$ 936
Curb Ramp Plans					10						10	\$ 1,170
Cross Sections					12						12	\$ 1,404
APS Facility design coordination with CBB					2						2	\$ 234
Driveway Profiles and Details					12						12	\$ 1,404
Wall Profiles					4						4	\$ 468
Water, Sewer relocation plans					4						4	\$ 468
Details					8						8	\$ 936
Erosion Control Plan and Details					4						4	\$ 468
JSPs for inclusion into City's Technical Specifications				8							8	\$ 1,560
Drainage Area Maps and MSD Calculations					4	4					8	\$ 948
Storm and Sanitary Sewer Profiles for relocated structures					8						8	\$ 936
MSD Stormwater Report				8							8	\$ 1,560
Construction Cost Estimate				1		6					7	\$ 915
Utility Coordination				2		4					6	\$ 870
Coordinate with City				2							2	\$ 390
Coordinate with Internal Road Project Team for Format/Submittals				2	8						10	\$ 1,326
NEPA Documentation				1						4	5	\$ 875
MODOT Submittal, Coordination, and Revisions				2	8						10	\$ 1,326
MSD Submittal, Coordination and Revisions				2	8						10	\$ 1,326
Meetings (Virtual)				2							2	\$ 390
QA/QC				8							8	\$ 1,560
											0	\$ -
											0	\$ -
											0	\$ -
				38	136	14	0	0	0	4	192	\$ 26,852
BIDDING AND CONSTRUCTION SUPPORT												
Respond to Bidders questions				5							5	\$ 975
											0	\$ -
											0	\$ -
											0	\$ -
				5	0	0	0	0	0	0	5	\$ 975

Assumptions

1. Fee does not include geotechnical analysis/services
2. Fee **includes additional survey** through USPS property.
3. Fee does not include detention design, BMP design, or Channel Protection. It is assumed these items will not be required by MSD.
4. H&S shall prepare Job Special Provisions only for Technical Specifications. City shall prepare the Bid Specification/Manual.
5. USPS Entrance may need to be reconstructed to meet ADA requirements, and grate inlet may be modified.
6. **Fee includes NEPA Documentation**, such as EDR and MDC review. No Land Dist permit required, no USACE requirements.
7. Fee excludes Bidding and Construction Support
8. Fee includes (1) permanent and (1) temporary slope easement on the USPS property (331 N New Ballas.)
9. All easement and sidewalk work will be within the property of 425 or 331 N New Ballas. All other work will be within existing City-owned Right-of-Way.

SUMMARY

	Hours	Cost
PRELIMINARY DESIGN / PLANS	127	\$ 18,013
RIGHT OF WAY PLANS (EASEMENTS)	25	\$ 3,288
FINAL DESIGN / PLANS	192	\$ 26,852
BIDDING AND CONSTRUCTION SUPPORT	5	\$ 975
SIGNAL MODIFICATIONS BY CBB	349	\$ 49,128
		\$ 10,765

TOTAL ESTIMATED FEE	\$ 59,893
----------------------------	------------------



Hourly Billing Rates by Classification

Effective: 1/3/21

CLASSIFICATION	RATE	CLASSIFICATION	RATE
AP1 PROFESSIONAL 1	\$ 285	GT4 COORDINATOR	\$ 86
AP2 PROFESSIONAL 2	\$ 147	IP1 AVP - GIS/IT/SURVEY	\$ 196
AT4 CLERICAL 3	\$ 86	IP2 SENIOR GIS/IT PROFESSIONAL	\$ 127
AT6 CLERICAL 6	\$ 63	IT2 GIS/IT ANALYST	\$ 96
BP1 AVP BUILDING SERVICES	\$ 189	IT5 GIS ANALYST	\$ 90
BP3 SR PM BUILDING SERVICES	\$ 184	SP1 VP STRUCTURAL ENGR	\$ 252
BP4 SR PM BUILDING SERVICES	\$ 160	SP2 AVP STRUCTURAL ENGR	\$ 200
BP5 SR PM BUILDING SERVICES	\$ 150	SP3 SR PM STRUCTURAL ENGR	\$ 185
BP7 PM BUILDING SERVICES	\$ 125	SP4 SR PM STRUCTURAL ENGR	\$ 176
BP8 PE BUILDING SERVICES	\$ 123	SP5 SR PM STRUCTURAL ENGR	\$ 165
BP11 DESIGN ENGR BUILDING SERVICES	\$ 99	SP6 PM STRUCTURAL ENGR	\$ 153
BP13 ENGR BUILDING SERVICES	\$ 85	SP7 PM STRUCTURAL ENGR	\$ 138
BTM1 TECH MGR BUILDING SERVICES	\$ 140	SP8 SR PE STRUCTURAL ENGR	\$ 129
BT1 PROF DESIGNER BUILDING SERVICES	\$ 122	SP9 PE STRUCTURAL ENGR	\$ 121
BT2 SR DESIGNER BUILDING SERVICES	\$ 103	SP 10 PE STRUCTURAL ENGR	\$ 113
BT3 DESIGNER BUILDING SERVICES	\$ 87	SP11 DESIGN ENGR STRUCTURAL ENGR	\$ 105
BT4 CAD TECH BUILDING SERVICES	\$ 77	SP12 DESIGN ENGR STRUCTURAL ENGR	\$ 98
BT5 CAD TECH BUILDING SERVICES	\$ 70	SP13 ENGR STRUCTURAL ENGR	\$ 90
CP1 DEPT MGR CONST SVCS	\$ 140	ST3 DESIGNER STRUCTURAL ENGR	\$ 95
CP3 PROJ ENGR CONST SVCS	\$ 115	ST6 CADD TECH STRUCTURAL ENGR	\$ 64
CT1 CONST SVCS TECH 1	\$ 117	SU1 PROFESSIONAL LAND SURVEYOR	\$ 135
CT2 CONST SVCS TECH 2	\$ 112	SU2 PROFESSIONAL LAND SURVEYOR	\$ 122
CT4 CONST SVCS TECH 4	\$ 93	SU3 SURVEY INSTRUMENT TECHNICIAN	\$ 104
CT5 CONST SVCS TECH 5	\$ 83	SU4 SURVEY INSTRUMENT TECHNICIAN	\$ 96
CT6 CONST SVCS TECH 6	\$ 55	TES1 ENV SCIENTIST TRANS CIV ENGR	\$ 170
EP1 VP ENVIRONMENTAL ENGR	\$ 250	TES2 ENV SCIENTIST TRANS CIV ENGR	\$ 155
EP2 AVP ENVIRONMENTAL ENGR	\$ 195	TES3 ENV SCIENTIST TRANS CIV ENGR	\$ 125
EP4 SR PM ENVIRONMENTAL ENGR	\$ 175	TES4 ENV SCIENTIST TRANS CIV ENGR	\$ 95
EP5 SR PM ENVIRONMENTAL ENGR	\$ 165	TES5 ENV SCIENTIST TRANS CIV ENGR	\$ 75
EP7 PM ENVIRONMENTAL ENGR	\$ 150	TP1 VP TRANS CIV ENGR	\$ 240
EP8 SR PE ENVIRONMENTAL ENGR	\$ 124	TP2 AVP TRANS CIV ENGR	\$ 195
EP9 PE ENVIRONMENTAL ENGR	\$ 119	TP3 ENGR MGR TRANS CIV ENGR	\$ 185
EP10 PE ENVIRONMENTAL ENGR	\$ 105	TP4 SR PM TRANS CIV ENGR	\$ 160
EP11 DESIGN ENGR ENVIRONMENTAL ENGR	\$ 101	TP5 SR PM TRANS CIV ENGR	\$ 150
EP12 DESIGN ENGR ENVIRONMENTAL ENGR	\$ 95	TP6 PM TRANS CIV ENGR	\$ 140
ET1 PROF DESIGNER ENVIRONMENTAL ENGR	\$ 116	TP7 PM TRANS CIV ENGR	\$ 130
ET3 DESIGNER ENVIRONMENTAL ENGR	\$ 83	TP8 SR PE TRANS CIV ENGR	\$ 120
ET4 CAD TECH ENVIRONMENTAL ENGR	\$ 66	TP9 PE TRANS CIV ENGR	\$ 115
ET5 CAD TECH ENVIRONMENTAL ENGR	\$ 65	TP10 PE TRANS CIV ENGR	\$ 105
ET6 CAD TECH ENVIRONMENTAL ENGR	\$ 62	TP11 DESIGN ENGR TRANS CIV ENGR	\$ 100
GP2 MANAGER	\$ 166	TP12 DESIGN ENGR TRANS CIV ENGR	\$ 95
GP3 MANAGER	\$ 146	TP13 ENGR TRANS CIV ENGR	\$ 90
GP4 MANAGER	\$ 135	TP14 ENGR TRANS CIV ENGR	\$ 87
		TT1 PROF DESIGNER TRANS CIV ENGR	\$ 107
		TT2 SR DESIGNER TRANS CIV ENGR	\$ 96
		TT3 DESIGNER TRANS CIV ENGR	\$ 85
		TT4 CAD TECH TRANS CIV ENGR	\$ 65
		TTM1 TECH MGR TRANS CIV ENGR	\$ 117

CBB Estimate

Project Title: <u>Ballas Road at Magna Carta/63141 Post Office</u>										
	Description	Sr. Eng V	Sr Eng II	Sr Eng I	CADD III	Field Tech II		Total		
		\$ 195.00	\$ 180.00	\$ 175.00	\$ 95.00	\$ 90.00	ODC	Hours by	Total Cost by Task	Total Cost by Phase
	signal mods for	0	28		60		25	88	\$ 10,765.00	\$ 10,765.00
	pedestrians							0	\$ -	\$ -
								0	\$ -	
								0	\$ -	
								0	\$ -	\$ -
	Total Hours	0	28	0	60	0		88		
	Total Manhour Costs	\$ -	\$ 5,040.00	\$ -	\$ 5,700.00	\$ -	\$ 25		\$ 10,765.00	

88 Total Hours
\$ 10,765.00 Total Fee



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: May 20, 2021

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

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

SUBJECT: Recommendation for Supplemental Design Agreement
North New Ballas Sidewalk Extension Project
North New Ballas Road Phase 1 Project

The Department of Public Works recommends that the City enter into a supplemental agreement with Horner & Shifrin, Inc. to combine into one contract the design services needed for two grant-funded projects along North New Ballas Road. Staff predicts that combining the two projects will result in lower construction costs and easier project management.

Description of Projects

The City has recently been awarded two federal grants for improvements along North New Ballas Road:

1. North New Ballas Road Phase 1. This project involves roadway, sidewalk, and intersection improvements to New Ballas Road between Olive Boulevard and Craig Road. A federal Surface Transportation Program (STP) grant will help fund the acquisition and construction phases of the project.

The City hired Horner & Shifrin, Inc. in late 2020 to design this project. The design is scheduled to be complete in September 2022 so that construction can begin in the spring of 2023.

2. North New Ballas Sidewalk Extension. This project involves the addition of a sidewalk along the west side of North New Ballas Road between Magna Carta Drive and Rocky Drive. A project summary map and the preliminary plans for this project are attached.

The City was recently notified that its application for a federal Transportation Alternatives Program (TAP) grant was successful. This grant will help fund the acquisition and construction phases of the project.

The City hired Horner & Shifrin, Inc. in 2008 to prepare concept-level sidewalk plans along portions of Ladue Road and New Ballas Road, including the area between Magna Carta Drive and Rocky Drive. In 2018, the City entered into a new contract with Horner & Shifrin to advance the concept plans to preliminary design in order to prepare for easement discussions and the grant application.

Similar to the New Ballas Road Phase 1 project, construction of the sidewalk project is scheduled to begin in the spring of 2023.

Figure 1 illustrates the general location of these two projects.



Figure 1 – Relative location of the two projects.

North New Ballas Sidewalk Extension Design Scope and Fee Proposal

The design for the sidewalk extension project will involve an update to the survey, review of the traffic signal at Magna Carta, retaining wall design, utility coordination, preparation of easement documents (if necessary), completion of the design plans, specifications, and cost estimate, and coordination with both the City and the Missouri Department of Transportation (MoDOT) to ensure that all grant-related requirements are met.

Horner & Shifrin has proposed to complete these design tasks for the not-to-exceed fee of \$59,893, which is about 26% of the estimated cost to construct the project. This is relatively

high, considering that most of the City's recent street and sidewalk design contracts are less than 20% of the construction cost. However, this is the shortest grant-funded roadway or sidewalk project that the City has recently undertaken, and the design involves grant coordination, environmental review, traffic signal, utility relocation, and retaining wall elements that tend to increase the design effort. In short, this will be a short and complicated project that involves a lot of coordination. Considering this, the proposed design fee appears to be fair.

Financing

This project is identified in the Capital Improvement Program as being funded by the Capital Fund in FY2021-FY2023.

The Transportation Alternatives Program grant will fund 80% of the acquisition and construction costs of the project, up to \$169,920.

Recommendation

Public Works staff recommends that the City hire Horner & Shifrin to complete the design for the North New Ballas Sidewalk Extension project. This recommendation is made on the basis of the firm's experience with the preliminary phases of the project, the fair design fee proposal, and the firm's history of responsive and high-quality design services for City projects.

The recommendation to hire Horner & Shifrin for the New Ballas Sidewalk Extension project is offered independent of the North New Ballas Road Phase 1 project design. However, because Horner & Shifrin is working on the North New Ballas Road Phase 1 design, and because the sidewalk extension and phase 1 projects are relatively close to each other along New Ballas Road, staff recommends that these designs be combined into one effort. Further, the Missouri Department of Transportation – the coordinating authority for grant-funded project implementation – has endorsed this combination.

Staff expects that the City will find significant savings with respect to the construction cost of the New Ballas Road Sidewalk Extension project due to the combination of these projects into one.

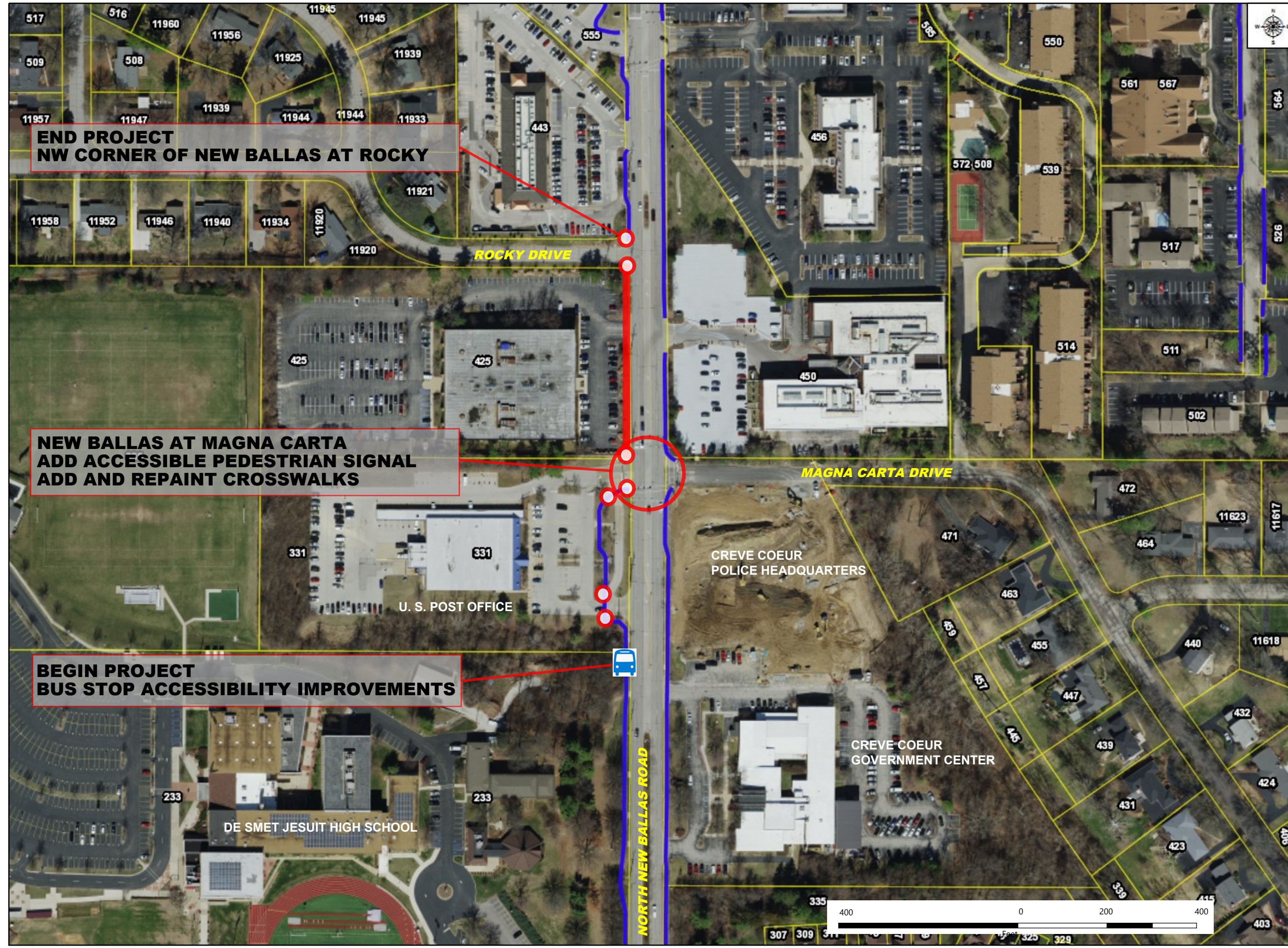
Attachments: New Ballas Sidewalk Extension Project Proposed Improvements Map
New Ballas Sidewalk Extension Preliminary Plans

NEW BALLAS SIDEWALK EXTENSION

PROPOSED
IMPROVEMENTS

LEGEND

- Existing Sidewalk
- Proposed Sidewalk
- Proposed Curb Ramp
- Bus Stop



**END PROJECT
NW CORNER OF NEW BALLAS AT ROCKY**

**NEW BALLAS AT MAGNA CARTA
ADD ACCESSIBLE PEDESTRIAN SIGNAL
ADD AND REPAINT CROSSWALKS**

**BEGIN PROJECT
BUS STOP ACCESSIBILITY IMPROVEMENTS**



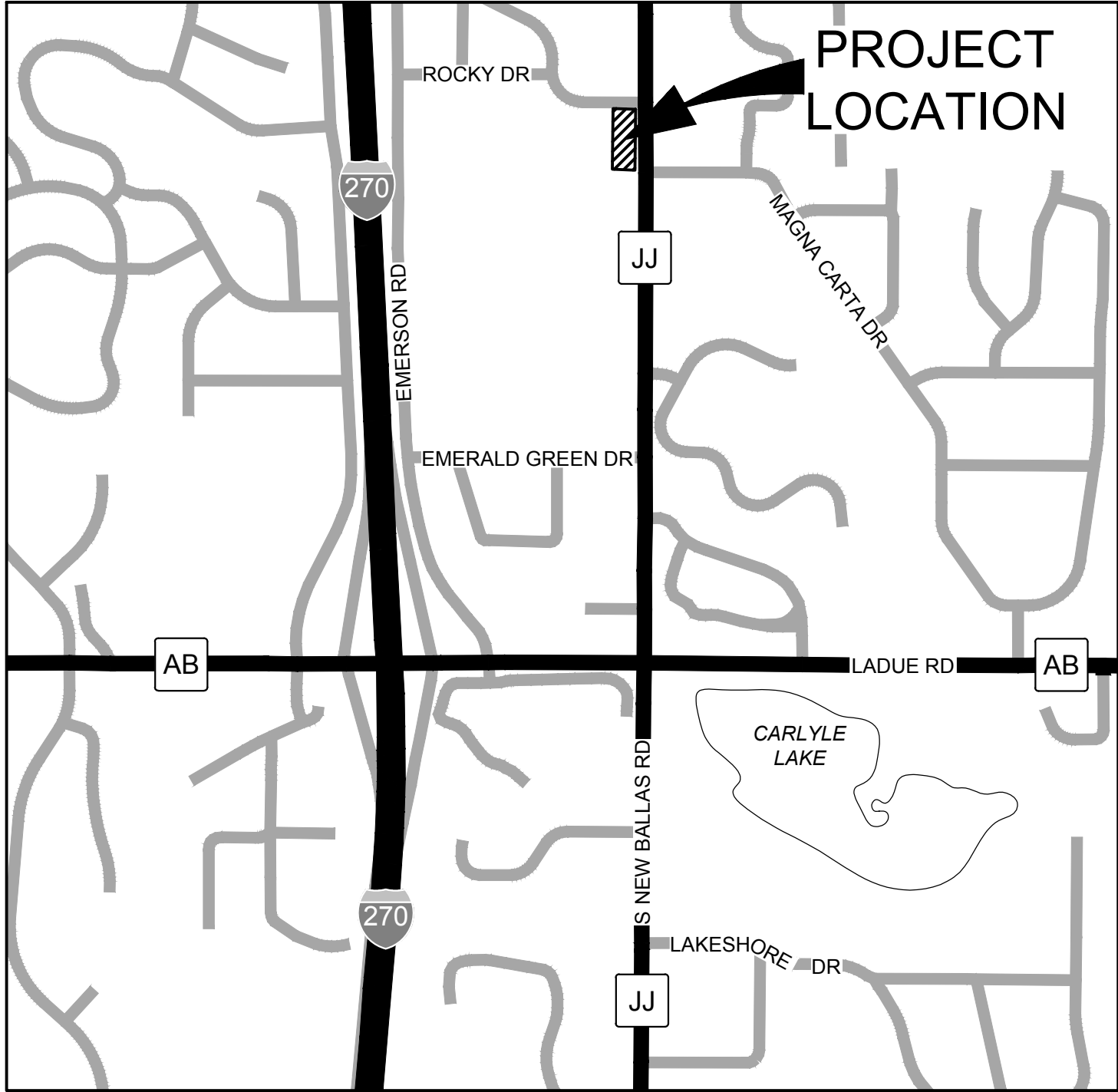
May 20, 2021

CITY OF CREVE COEUR

#425 N NEW BALLAS ROAD SIDEWALK EXTENSION

#425 N NEW BALLAS ROAD, CREVE COEUR, MISSOURI 63141

CONCEPT PLANS



LOCATION MAP
(NOT TO SCALE)

NOTE:

These plans were developed to determine the extent of work necessary along the frontage of 425 North New Ballas Road. The proposed New Ballas Sidewalk Extension project includes improvements (such as sidewalk and curb ramp replacement, accessible pedestrian signal, and bus stop improvements) that are not shown on these plans.

CIVIL INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C0-01	COVER
C0-02	TYPICAL SECTIONS
C1-01	PAVING PLAN
C2-01	GRADING PLAN

ABBREVIATIONS USED THROUGHOUT CIVIL PLANS

ACRE	AC	LEFT	L OR LT
ADJUST TO GRADE	(ATG)	LENGTH OF VERTICAL CURVE	LVC
ADJUST TO GRADE BY OTHERS	(ATGBO)	LIGHT POLE	LP
ARBORIST TREE PROTECTION	(ATP)	MAILBOX	MB
AHEAD	AH	MANHOLE	MH
AREA INLET	AI	MATCH EXISTING	ME
ASPHALT	ASPH	NOT TO SCALE	NTS
BACK	BK	POINT OF CURVATURE	PC
BEGINNING VERTICAL CURVE ELEVATION	BVCE	POINT OF INTERSECTION	PI
BEGINNING VERTICAL CURVE STATION	BVCS	POINT OF TANGENCY	PT
BENCHMARK	BM	POINT OF VERTICAL INTERSECTION	PVI
BOTTOM OF CURB	BC	PORTLAND CEMENT CONCRETE	PCC
CONCRETE	CONC	POWER POLE	PP
CORRUGATED METAL PIPE	CMP	RADIUS	R
CROSSWALK PAINT	CW	REINFORCED CONCRETE PIPE	RCP
CURB INLET	CI	REMOVE	(R)
CURB AND GUTTER	C&G	REMOVE AND REPLACE	(R&R)
DO NOT DISTURB	DND	RIGHT	R OR RT
DOUBLE CURB INLET	DCI	RIGHT-OF-WAY	ROW
DOUBLE SOLID YELLOW PAINT	DY	SHOULDER	SHLD
DRIVEWAY	DRV	STATION	STA
EACH	EA	SOLID WHITE PAINT	SW
EDGE OF PAVEMENT	EOP	SOLID YELLOW PAINT	SY
ELEVATION	ELEV	STOP BAR	SB
END VERTICAL CURVE ELEVATION	EVCE	TELEPHONE BOX	TB
END VERTICAL CURVE STATION	EVCS	TOP OF CURB	TC
EXISTING	EX	TELEPHONE	TELE
FLARED END SECTION	FES	TOP OF WALL	TW
FLAT BOTTOM DITCH	FBD	TO BE ABANDONED	(TBA)
GUTTER	G	TO BE ABANDONED AND FILLED	(TBA&F)
GAS METER	G.M.	TO BE REMOVED BY OTHERS	(TBRBO)
GAS VALVE	G.V.	TO BE REMOVED AND REPLACED BY OTHERS	(TBR&R)
GRATE INLET	GI	TYPICAL	TYP
INTERMITTENT WHITE PAINT	IW	VERTICAL CURVE	VC
INTERMITTENT YELLOW PAINT	IY	VITRIFIED CLAY PIPE	VCP
INVERT	INV	USE IN PLACE	(UIP)
IRON PIN OR PIPE	IP	WATER METER	W.M.
		WATER VALVE	W.V.

LEGEND

<u>DESCRIPTION</u>	<u>EXISTING</u>	<u>NEW</u>	<u>DESCRIPTION</u>	<u>EXISTING</u>	<u>NEW</u>
SITE PROPERTY LINE			SANITARY SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)		
ADJACENT PROPERTY LINE			STORM SEWER DESIGNATION		
TREE (SIZE SPECIFIED)			SANITARY SEWER DESIGNATION		
BUSH			DOWNSPOUT		
STREET SIGN			STORM SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)		
FLAGPOLE			STREET OR AREA INLET		
MAILBOX			MANHOLE		
COMMUNICATIONS CONDUIT OR CABLE (ABOVE/BELOW GRADE)			FLAIED END SECTION		
ELECTRIC CONDUIT OR CABLE (ABOVE/BELOW GRADE)			CHAIN LINK FENCE		
FIBER OPTIC LINE			GUARDRAIL		
FIRE WATER LINE			DRAINAGE V-DITCH		
SANITARY FORCE MAIN			DRAINAGE FLAT BOTTOM DITCH		
GAS LINE			LIMITS OF DISTURBANCE		
WATER LINE			ASPHALT PAVEMENT		
UTILITY POLE			CONCRETE PAVEMENT		
GUY WIRE					
UTILITY METER (TYPE SPECIFIED)					
UTILITY VALVE (TYPE SPECIFIED)					
UTILITY MANHOLE (TYPE SPECIFIED)					
STREET LIGHT					
FIRE HYDRANT					



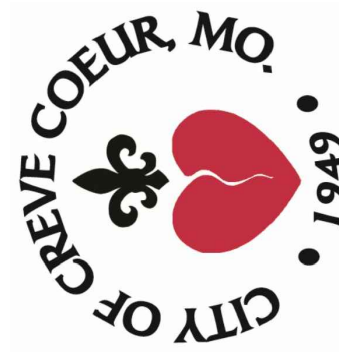
SPECIAL NOTE TO CONTRACTORS:
EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATIONS. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE 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 THE 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 EXISTING FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

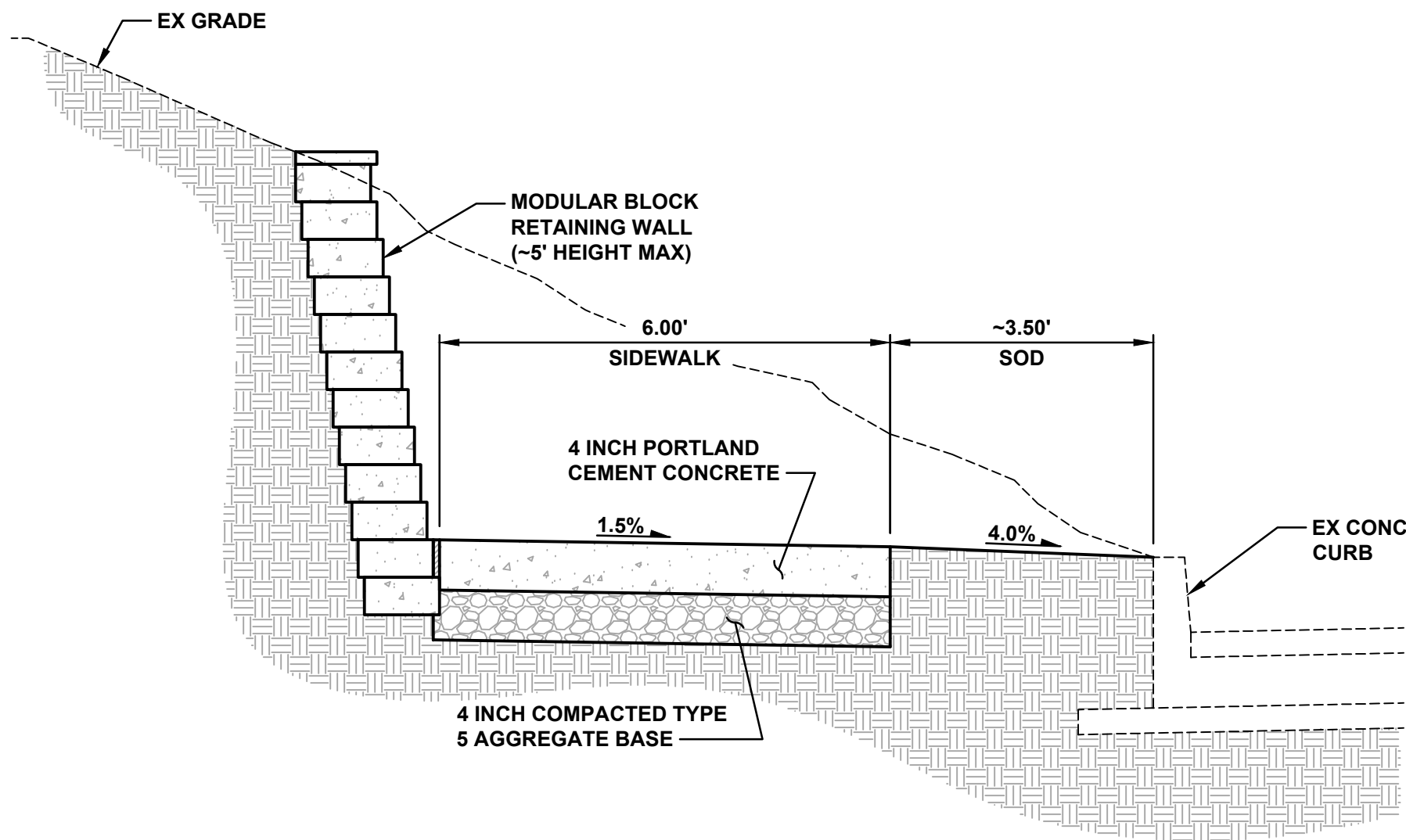
101 LAURA K DRIVE, STE. 101 OTTAWA, MO 63366-3991
636-329-5296 • FAX 844-339-2910 • WWW.HORNORSHIFFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2019

Name: APRIL M. GIESMANN
Title: CIVIL ENGINEER
License No.: E-200104592
Expiration Date: 12-31-2019

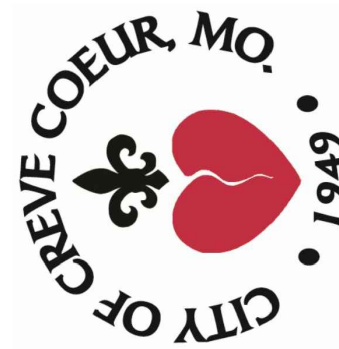
CITY OF CREVE COEUR
#425 N NEW BALLAS
ROAD SIDEWALK
EXTENTION
CONCEPT PLANS
COVER



DATE:	12/09/2019
DESIGNED:	AMG/JMU
DRAWN:	JMU
CHECKED:	AMG
JOB NO.	1823501
SHEET	1 OF 4
C0-01	



**SIDEWALK
TYPICAL SECTION**
(NO SCALE)



CITY OF CREVE COEUR
#425 N NEW BALLAS
ROAD SIDEWALK
EXTENSION
CONCEPT PLANS
TYPICAL SECTIONS

DATE:	12/09/2019
DESIGNED:	AMG/JMU
DRAWN:	JMU
CHECKED:	AMG
JOB NO.	1823501
SHEET	2 OF 4
C0-02	



**HORNER
SHIFRIN**
101 LAURA K DRIVE, STE. 101 OF FALLON, MO 63366-3991
636-329-5296 • FAX 844-338-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 0007159
EXPIRATION DATE: DECEMBER 31, 2019

**PRELIMINARY
NOT FOR
CONSTRUCTION**

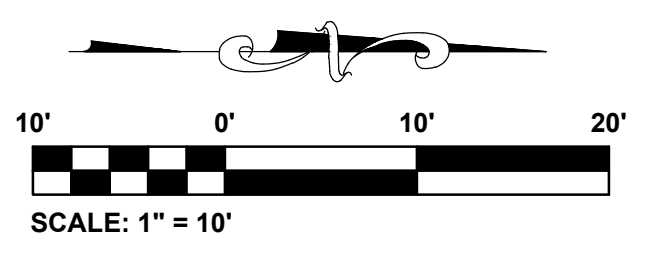
Name: APRIL M. GIESMANN
Title: CIVIL ENGINEER
License No.: E-2010104592
Expiration Date: 12-31-2019

THIS DOCUMENT IS THE PROPERTY OF HORNER SHIFRIN & ASSOCIATES, INC. (HSA). IT IS TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFICALLY IDENTIFIED IN THE PROJECT DESCRIPTION. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF HSA.

NO.	DATE	REVISION



CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE OR 811
www.mo1call.com

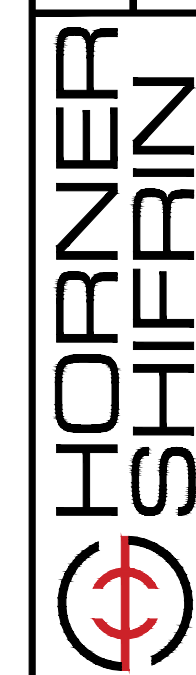


- NOTES:**
- SEE SHEET C0-01 ADDITIONAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
 - UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
 - DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AT ALL TIMES.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DRAWING IS THE PROPERTY OF HORNERSHIFRIN. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HORNERSHIFRIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Name: APRIL M. GIESMANN
Company: HORNERSHIFRIN
License No.: E-2010104592
Expiration Date: 12-31-2019



HORNERSHIFRIN

101 LAURA K DRIVE, STE. 101 OTTAWA, MO 65366-3991
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 0007139
EXPIRATION DATE: DECEMBER 31, 2019

CITY OF CREVE COEUR

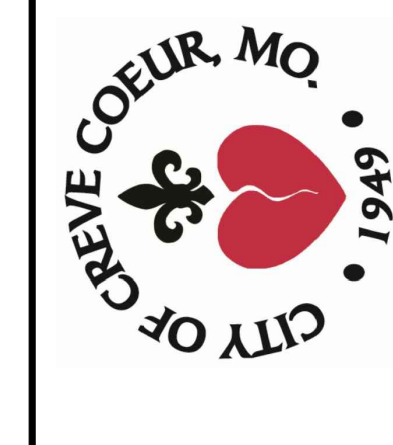
#425 N NEW BALLAS

ROAD SIDEWALK

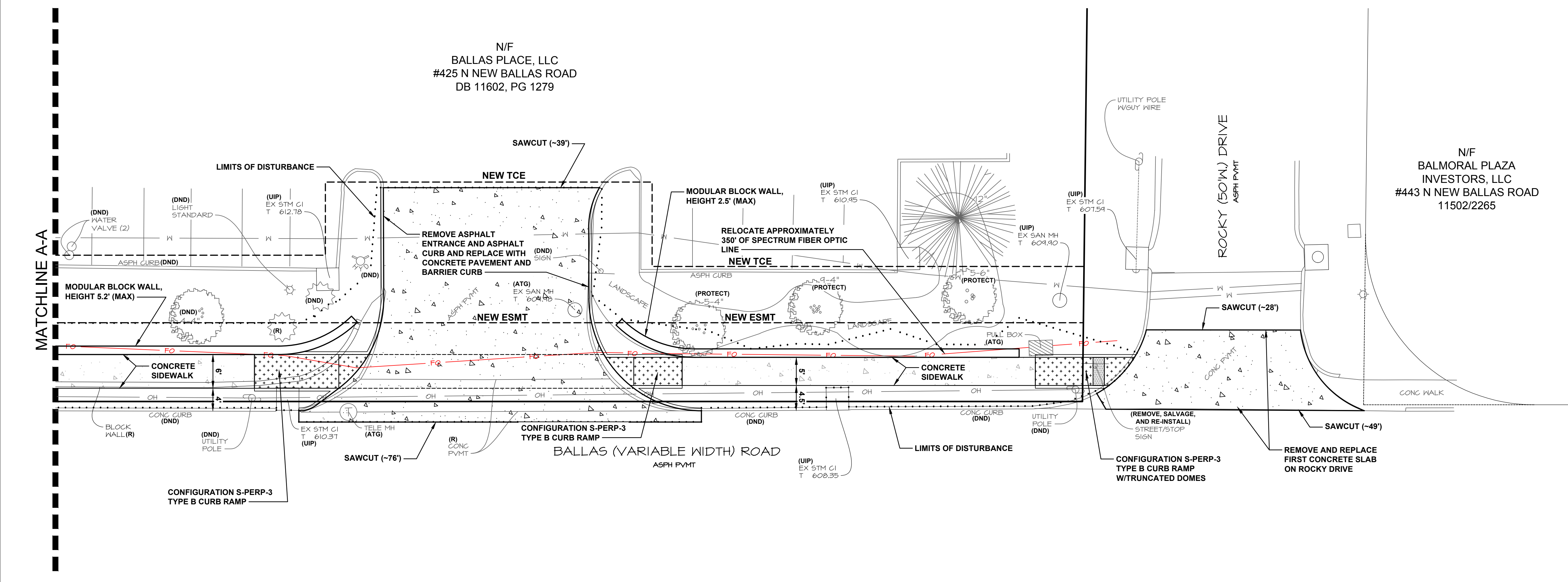
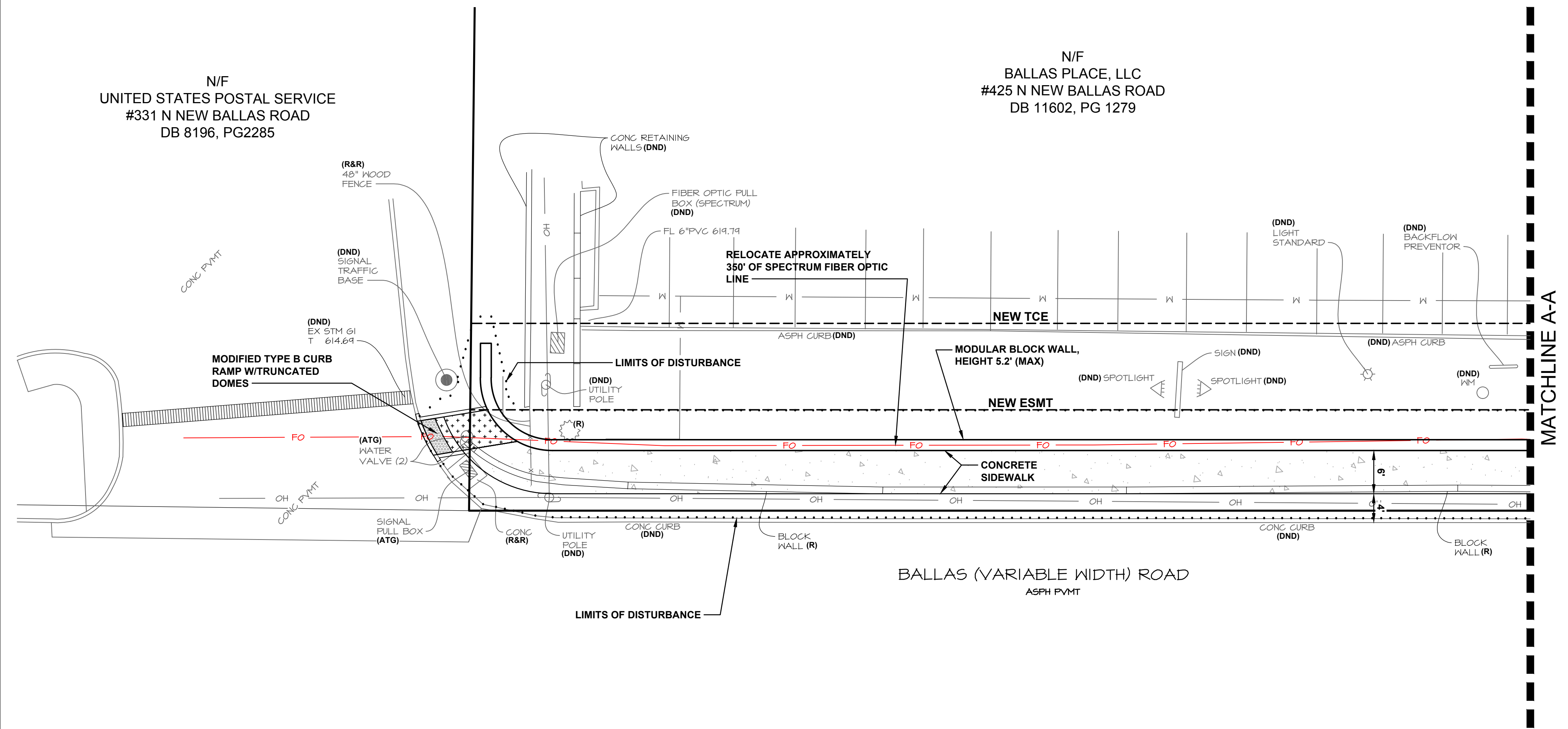
EXTENSION

CONCEPT PLANS

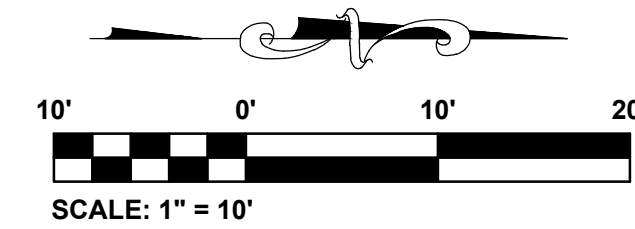
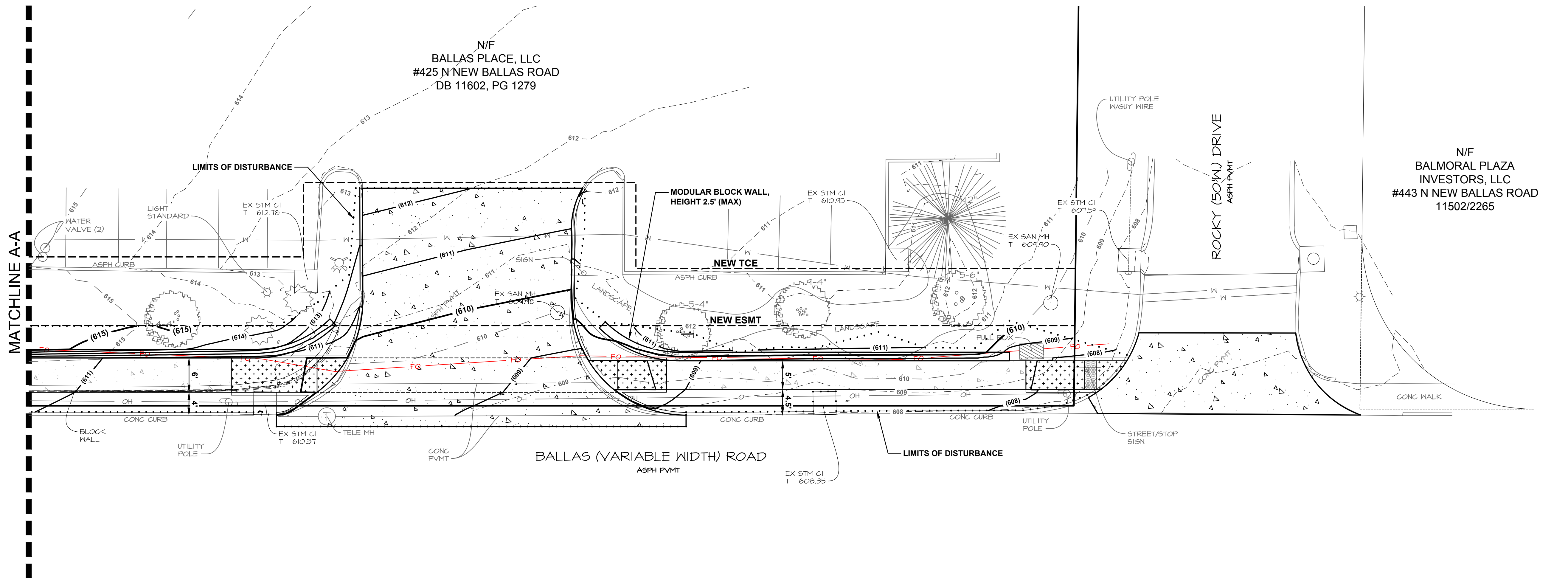
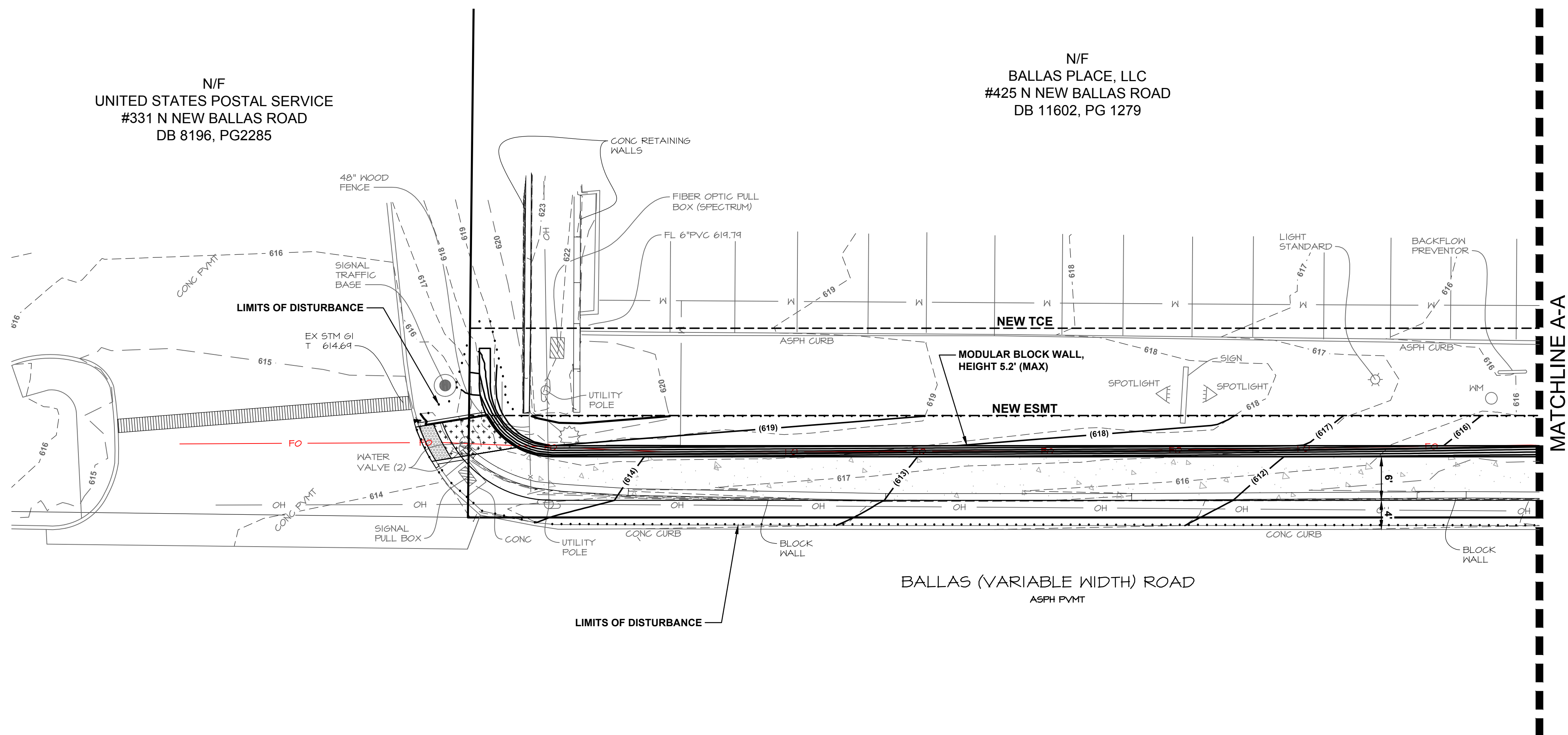
PAVING PLAN



DATE:	12/09/2019
DESIGNED:	AMG/JMU
DRAWN:	JMU
CHECKED:	AMG
JOB NO.	1823501
SHEET	3 OF 4
C1-01	



DWG: C:\p\proj\hornsifrin_munirena\cdms02\1823501 - PLAN.dwg
CTB: Trans-std.ctb
PLOT DATE: 12/29/2019 1:42:21 PM
PAGE SETUP NAME: ...
SAVE DATE: 12/29/2019 1:02:22 PM
OPERATOR: MUNIRENER

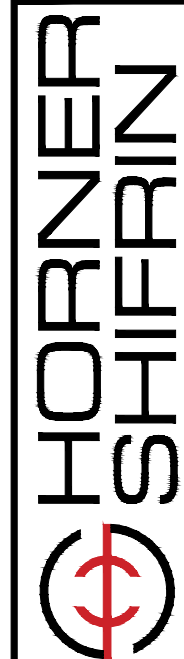


NOTES:

1. SEE SHEET C0-01 ADDITIONAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
2. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
3. DO NOT SCALE DRAWINGS, USE DIMENSIONS SHOWN. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AT ALL TIMES.

PRELIMINARY
NOT FOR
CONSTRUCTION

Name: APRIL M. GIESMANN
Discipline: CIVIL ENGINEER
License No. E-2001004592
Expiration Date: 12-31-2019



101 LAURA K DRIVE, STE. 101 OFALLON, MO 63366-3991
636-329-9296 • FAX 844-339-2910 • WWW.HORNSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2019

**CITY OF CREVE COEUR
#425 N NEW BALLAS
ROAD SIDEWALK
EXTENSION
CONCEPT PLANS**



DATE: 12/09/2019

DESIGNED: AMG/JMU
DRAWN: JMU
CHECKED: AMG

JOB NO. 1823501

SHEET 4 OF 4

C2-01



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

Meeting: 05/24/21 07:30 PM
Department: Public Works Department
Category: Purchase
Prepared By: Jim Heines
Department Head: Jim Heines

SCHEDULED

RESOLUTION

Resolution No. 1537 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Purchase of a New 2021 Diesel Powered 20 Cubic Yard Monster Vac Leaf Vacuum from Scott's Power Equipment for \$84,655.00

Public works is seeking approval to proceed with the purchase of a 2021 20 Cubic Yard Diesel Powered Leaf Vacuum

Resolution

Meeting of May 24, 2021

RESOLUTION NO. 1537

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE PURCHASE OF A NEW 2021 DIESEL POWERED 20 CUBIC YARD MONSTER VAC LEAF VACUUM FROM SCOTT'S POWER EQUIPMENT FOR \$84,655.00

WHEREAS, the City Council of the City of Creve Coeur recognizes a need to provide quality equipment to city employees; and

WHEREAS, the City Council of the City of Creve Coeur recognizes a need to provide leaf collection service to the residents in the city; and

WHEREAS, Public Works staff has competitively bid this equipment as required by the City of Creve Coeur Code of Ordinances

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

Section 1: The purchase of a new 2021 Diesel Powered 20 CY Monster Vac leaf vacuum from **Scott's Power Equipment 11200 St. Charles Rock Road, Bridgeton, MO 63044** for an amount of \$84,655.00, is hereby approved. The purchase order shall be consistent with the provisions and intent of this Resolution with provisions as may be necessary, desirable, convenient, or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the purchase order.

Adopted this 24th day of May, 2021

Robert Hoffman
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk

Bid Opening Tuesday, May 18, 2021 at 2:00 p.m.

14 CY Model	<u>MPE-MPE-TM-14CUYD 74JD</u>	\$ <u>72,380.00</u>
20 CY Model	<u>MPE-MPE-TM-20CUYD 74JD</u>	\$ <u>84,655.00</u>
25 CY Model	<u>MPE-MPE-TM-25CUYD 74JD</u>	\$ <u>86,105.00</u>

a. Mount for Back-Up Camera	\$ <u>N/C</u>
b. Spare 16" x 12' Heavey Duty Blue Urethane Hose	\$ <u>895.26</u>
c. 45 Degree Intake Flange	\$ <u>315.00</u>
d. Fluid Coupler PTO	\$ <u>4,245.00</u>
e. Parts and Technical Manual	\$ <u>N/C</u>

a. Cost to upgrade to a 85 HP John Deere Turbo-Diesel Tier 4 motor \$ 15,625.00

b. Cost to upgrade to a 99 HP John Deere Turbo-Diesel Tier 4 motor \$ 18,125.00

Does your company offer a one man unit? No

Brochure enclosed?

Price range? \$

Meets Specifications: Yes ☒ No ☐

Brochure Attached: Yes ☒ No ☐ Delivery Date _____

Warranty: 12 MONTH MUNICIPAL WARRANTY / 90 DAY RENTAL WARRANTY

SCOTT'S POWER EQUIPMENT
Company

11200 ST. CHARLES ROCK RD
Address

314-429-3600 314-429-3602
Phone No. Fax No.

By: TODD JUNE / MANAGER
Name/Title

BRIDGTON MO 63044
City State Zip

TODDJ@SCOTSPOWER.COM
Email Contact



St. Louis-Arnold-Wentzville-Metro East
866.610.3600

CITY OF CREVE COEUR
 BID FORM
 14, 20 & 25 CY DUAL- AXLE LEAF VAC Model 2021

<u>OVERVIEW</u>	<u>PRICE</u>
14 CY Model – MPE-MPE-TM-14CUYD 74JD	\$72,380.00
20 CY Model – MPE-MPE-TM-20CUYD 74JD	\$84,655.00
25 CY Model – MPE-MPE-TM-25CUYD 74JD	\$86,105.00

OPTIONS

None

Monster will guarantee pricing until 11/1/2021

BID AWARD ACCEPTANCE

City of Creve Coeur

Scott's Power Equipment



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: May 19, 2021

TO: Mark C. Perkins, City Administrator,

FROM: Jim Heines, Director of Public Works

SUBJECT: FY 2021 Leaf Vacuum Purchase Recommendation

Creve Coeur Public Works received five responses to our bid document for the purchase of a 2021 Diesel Powered self-contained trailer mounted leaf vacuum. Pricing for 14 CY, 20 CY & 25CY leaf debris collection boxes were bid by the different vendors as required by the city's purchasing policy. Each proposal was thoroughly reviewed by staff prior to making a recommendation. The attached bid tab reflects the results of the bids received.

Fleet History

The city currently has a fleet of 9 diesel powered leaf vacuums to service the residents during the fall and spring leaf collection programs. At our peak season we typically have 8 vacuums on the street with one spare available in case of breakdowns.

The purchase of this leaf vacuum will replace a 2010 model year 20 cubic yard diesel powered Giant Vac leaf vacuum. Due to its age and level of dependability, the 2010 leaf vacuum has been moved to our back up vacuum position in the fleet

If the purchase of a new vacuum is approved, staff will typically post our replaced equipment on Purple Wave online auction site. Past auctions have raised up to \$8,000 for used vacuums. The city uses Purple Wave auction site to sell our trucks and other used equipment. The auction site reaches out to over 8 million customers and we feel that this is our best opportunity to receive the best price for our old equipment.

Industry Trends

The last leaf vacuum purchased by the city was in 2018 and the cost was slightly under \$60,000 for a 20 CY Diesel powered Extreme Vac unit. Over the past three-years pricing for these vacuums has increased significantly. Staff had been tipped off by local product distributors to expect significant price increases. The cause of these increases was directly related to the cost of steel and the increased environmental regulations on the Tier 4 Diesel engines.

You will notice on the bid tab that staff requested information and price ranges for alternative equipment (One-man Vacuums) which potentially could help reduce the cost of leaf vacuum operations. Typically, we use a three-man crew to pick up leaves, one

man drives the truck, the second man operates the vacuum hose and the third man rakes up the remaining debris and pushes large piles of leaves into the operating range of the vacuum hose.

There were two types of “One-man” vacuums available for the vendors:

Type 1

The first type of “One-man” vacuum unit is mounted onto the chassis of a two-ton dump truck rather than mounted on a trailer. The driver of the truck also has the responsibility to operate the vacuum hose via a joystick control while driving the truck forward. This operation will still require a rake man to clean up the remaining leaves or push big piles into the range of the vacuum hose.

This type of operation will reduce the crew size by one person by combining the responsibilities of a truck driver and the hose operator into one person. However, it raises safety concerns that the driver’s ability to pay close attention to driving is reduced while he is also watching/operating the vacuum hose from the truck cab.



Type 2

The second type of “One-man” vacuum unit is a trailer mounted unit similar to our current fleet of vacuums, except that the person operating the vacuum hose sits on a jump seat on the vac trailer and operates the hose with a joystick. This operation will also require a rake man to clean up the remaining leaves or push big piles into the range of the vacuum hose.

This trailer mounted equipment will not reduce the crew size, it will merely change the hose person from manually operating the hose to a mechanical operation using a joystick.



After reviewing the literature provided by the vendors and watching promotional videos, the term “One-man” vacuum seems misleading. Due to little or no savings on crew sizes, potential safety issues, as well as pricing of the equipment we determined that this was not a viable option at this time. However, staff will continue to search for alternatives to help reduce the cost of the leaf collection program.

Recommendation

Public Works staff recommends purchasing a new 2021 Monster Vac 20 Cubic Yard Leaf Vacuum painted red from **Scott's Power Equipment 11200 St. Charles Rock Road, Bridgeton, MO 63044** for an amount of \$84,655.00. Although there is only \$106,200 identified in the FY2021 Capital Equipment account # 02-61-71-9516 for the purchase of two leaf vacuums, due to the cost increases, staff is recommending the purchase of only one leaf vacuum in FY 2021. This will result in a surplus of \$21,545.00 which will be returned to the CIP for future equipment purchases.

2021 Leaf Vacuum Purchase Bid Tab
18-May-21

	Vendor Vac Brand	Tymetal Tarco	Brown Equipment American Road	Scott's Power Equipment Monster	Armor Equipment Extreme Vac	Key Equipment Titan *
1	<u>Base Leaf Vac</u>					
	1a. 14 CY Model	\$ 96,511.00	\$ 77,475.00	\$ 72,380.00	\$ 84,100.00	\$ 81,775.00
	1b. 20 CY Model	\$ 98,785.00	\$ 77,975.00	\$ 84,655.00	\$ 87,233.00	\$ 83,325.00
	1c. 25 CY Model	\$ 103,601.00	\$ 80,685.00	\$ 86,105.00	\$ 92,588.00	\$ 86,735.00
2	<u>Options:</u>					
	2a. Backup Camera Mount	N/A	N/A	Included	\$ 100.00	\$ 415.00
	2b. Spare 16" x 12' HD Hose	\$ 890.23	\$ 1,395.63	\$ 895.26	\$ 1,001.00	\$ 715.00
	2c. 45 Degree Intake Flange	Included	Included	\$ 315.00	\$ 285.67	N/A
	2d. Fluid Coupler PTO	\$ 2,326.00	\$ 4,750.00	\$ 4,245.00	\$ 5,836.23	\$ 3,400.00
	2e. Parts and Tech Manual	Included	Included	Included	Online/Included	Included
3	<u>Engine Upgrade</u>					
	3a. 85HP John Deere Tier 4 Turbo Diesel	N/A	N/A	\$ 15,625.00	N/A	N/A
	3b. 99 HP John Deere Tier 4 Turbo Diesel	N/A	N/A	\$ 18,125.00	N/A	N/A
4	<u>One-Man Vac</u>					
	4a. Available	Yes	Yes	No	Yes	Yes
	4b. Price Range	\$100K-\$148K plus truck chasis and freight	\$91K-\$100K plus truck chasis		\$170K-\$230K	\$95,757-\$100,135 Has Operator Seat on Vacuum Trailer
	<u>MEET SPECIFICATIONS</u>	NO	NO	Yes	Yes	NO

* Titan has 15 CY model in place of 14 CY unit model



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

Meeting: 05/24/21 07:30 PM
Department: City Administrator
Category: Discussion
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

Planning & Zoning Update

Staff will provide an update on planning and zoning matters.



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

Meeting: 05/24/21 07:30 PM
Department: City Administrator
Category: Discussion
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

In-Person Council Meetings

Discussion of guidelines for returning to in-person City Council meetings.



**CITY OF CREVE COEUR
COVID-19 EMPLOYEE SAFE WORKPLACE
POLICY UPDATE AS OF MAY 19, 2021**

The Creve Coeur leadership team is committed to minimizing health risks to employees and the public we serve. There has been some recent guidance from the CDC and the St. Louis County Health Department regarding activities for fully vaccinated and non-vaccinated individuals. Below are changes to the City's original COVID-19 Employee Safe Workplace Policy dated May 20, 2020.

Personal Protective Equipment (PPE)

1. Masks are required to be worn by employees at all times **unless** you have been fully vaccinated with a COVID-19 vaccine. (According to the CDC, people are considered fully vaccinated for COVID-19 two weeks AFTER they have received a single-dose vaccine or two weeks AFTER they have received the second doses in a 2-dose series). If you are fully vaccinated and want to work without a mask, please provide a scanned copy of your vaccination record to your Department Director. This copy will be placed in your medical file located in the Administration Department. Masks will continue to be required in public areas of Government facilities as outlined below.
2. As a courtesy when having direct contact with the the Public, employees should wear a mask regardless if they are vaccinated. Examples would be for walk-ups to the counters, meeting someone in the lobby area to answer questions or have a discussion and leading them to a conference room. Once in a conference room, a vaccinated employee can disclose they are vaccinated if they so choose and invite any fully vaccinated guest to remove their masks if they feel comfortable doing so.
3. More specific guidance will be provided by your Director for positions that require public contact.
4. Masks, cleaning supplies and hand sanitizer will continue to be provided to each Department.

Self-Monitoring Requirement

1. Employees should continue self-monitoring of your health and be familiar with the symptoms of the COVID-19 virus on the [CDC website](https://www.cdc.gov). Please stay home and call your supervisor if you:
 - feel sick
 - are experiencing flu-like symptoms
 - are experiencing shortness of breath or are having difficulty breathing
 - are experiencing a new cough, or a cough that has lasted more than a month and has worsened in frequency, severity, intensity or in any other way
 - have been directly exposed to someone experiencing symptoms of COVID-19 or diagnosed with COVID-19 or other contagious diseases
 - have been told by a medical professional to quarantine

Daily Temperature Checks

1. Daily Temperature Checks are no longer required of employees or the public when entering the building; however, thermometers will remain available at the same entrances until further notice for those individuals choosing to voluntarily self-monitor.
2. Employees may enter through any entrance; however, a mask is required if:
 - a. You are NOT fully vaccinated
 - b. Entering in through a Public Area (Main Lobby-Gov't Center; Main Lobby-Courts; Main Lobby PD; Main Lobby for Recreation & Golf)

Guidelines for the Public/Vendors

1. Signs will be posted on all public entrances stating masks are recommended for any guest who is not fully vaccinated with a COVID-19 vaccine for the health and safety of all guests and employees.
2. Masks and hand sanitizer will still be made available in the Main Lobby's for our guests.
3. Visitors are not required to sign in for contact tracing.
4. Social distancing will still be encouraged for our Visitors until further notice.

All employees are required to comply with the policy. If you have any questions or concerns, please contact your Supervisor/Department Head directly or the Office of the City Administrator at ext. 2511 or hr@crevecoeurmo.gov.

Protocol for In-Person City Council Meetings During the COVID-19 Pandemic

May 19, 2021

All Attendees and Participant to Meetings

- Social distancing and masks are recommended for any attendees who have not been fully vaccinated.
- Hand sanitizers will continue to be stationed in the lobby and inside the Council Chambers or meeting room.
- Magnetometer screening will continue to be required of all attendees before entering the council chambers.

Public Admittance to Council Chambers

- Chairs for visitors will be placed 6 ft. apart, allowing for approximately 36 attendees. However, fully vaccinated citizens may pull chairs closer together.
- Visitors will be rotated into the Chambers so all have an opportunity to participate in the Council meeting or specific items of interest.
- Visitors will generally be allowed to enter on a 1st come 1st serve basis, although advanced registration may be required for agenda items or public hearings which are anticipated to attract a large crowd.

Meeting Audio and Video

City Council meetings will continue to be broadcast via Zoom, and public officials as well as citizens will be able to continue to participate in City Council meetings virtually.

Boards, Committees, Commissions and Task Forces

The City's citizen boards, committees, commissions and task forces may return to in-person meetings as desired by a majority of the members, following the guidelines contained herein.

Meetings may continue via zoom, but technological limitations preclude a combination of in-person and zoom (with the exception of the Planning & Zoning Commission). For in-person meetings, members may also participate via conference call to the extent practical.



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

Meeting: 05/24/21 07:30 PM
Department: Parks and Recreation Department
Category: Discussion
Prepared By: Jason Valvero
Department Head: Jason Valvero

SCHEDULED

STAFF REPORT

R-22 Ice Plant Assessment Report

Staff will discuss the results of the ice plant system assessment and evaluation by the current facility maintenance vendor. The report provides the following; evaluation of the current refrigeration system, evaluation of equipment condition and life expectancy standards and refrigeration plant replacement costs.

CITY OF CREVE COEUR

**MEMORANDUM**

Date: May 18, 2021
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC:
Subject: Ice Rink R-22 Switchover Project

The current system that cools the ice at the Creve Coeur Ice Arena was installed in 2003 and operates using R-22 (Freon), a product that is now illegal to import into or produce in the United States. This project would include transitioning the current cooling system, through retrofit or replacement of the existing equipment, to an alternative coolant such as Ammonia or CO2.

The equipment in the system was assessed and evaluated by Murphy Company, the current ice plant maintenance vendor, in the early part of 2021. This assessment was performed to provide the following:

- Evaluation of the current refrigeration system
- Evaluation of equipment condition and life expectancy standards
- Refrigeration plant replacement

The city did receive a planning grant from the Municipal Park Grant Commission to help offset \$6,400 of the total fee of \$9,400.

Existing Conditions

The existing equipment is currently operational, but the aging system has required frequent maintenance. Even small repairs to the system can result in a loss of coolant and, therefore, require a system “charge” or refill. Vendors who do these repairs are responsible for disposing of lost Freon, and the City often incurs service charges associated with these disposals. This project directly affects operational efficiency. Under the U.S. Clean Air Act & the Montreal Protocol on Substances that Deplete the Ozone Layer, use of R-22 refrigerant has been phased out of use because of the damage these types of substances can cause to the earth’s ozone layer. Effective January 1, 2020, the U.S. no longer allows the production or import of R-22 refrigerant.

Operating Budget Impact

Once the switch over occurs, the cost of maintaining the system will be included in the building’s preventive maintenance contract. The real savings will be seen when the system moves away from the expensive R-22 cost, simply due to the lack of supply for R-22 coolant. In addition, the new system will be more energy efficient.

Next Steps

Further design is proposed in FY2022 to better determine the City’s options and potential costs. Estimates for the cost of this project is \$1.5 million, with an additional cost of \$952,000 to replace the rink floor if needed.



1233 North Price Road
 St. Louis, MO 63132-2303
 phone 314-997-6600
 fax 314-997-4536
 www.murphynet.com

February 15, 2021

Mr. Jason Valero
 Director of Recreation
 11400 Olde Cabin Road
 Creve Coeur, MO 63141

RE: Creve Coeur Ice Arena Evaluation Report

Dear Mr. Valero,

As per your request we have evaluated your ice facility in Creve Coeur and have created the enclosed report of the Ice Rink systems.

This report is made up of four (4) parts as you have outlined in your request:

- I. Evaluation of refrigerant system for replacement refrigeration system and components**
- II. Existing equipment condition and life expectancy standards**
- III. Ice floor information**
- IV. Refrigeration plant replacement**
 - I. System changes for replacement refrigerants**
Evaluation report with estimated budget pricing for the required changes to allow the existing system to operate with one of the new refrigerants.
 - a. The existing rink refrigeration system utilizes refrigerant R-22 in the mechanical cooling system that refrigerates a glycol solution pumped through a series of piping in the rink floor. This refrigerant, (R-22) due to its environmental effects to the ozone is regulated by the EPA and no longer produced as new refrigerant. Replacement refrigerant is only available of recycled refrigerant and is becoming more costly due to the availability. The system refrigerant charge is estimated at over 1,000 Lbs. Today over the



counter price is near \$23.00 per lb. Total charge replacement cost if major leak occurred \$23,000 per occurrence for material only.

- b. The system consists of three Carlyle model 5H120 refrigeration compressors. Carlyle recommends operating the compressors utilizing the following tested refrigerants, R-507, 404a, R-134a, or R-22.
Refrigerants R-507 and 404a are both blends which have a large glide and are not recommended to be used in a system with flooded evaporators due to the chemical breakdown. Furthermore, the refrigerant is not fully vaporized in a flooded evaporator, and the composition would consequently change for a refrigerant with glide which, occurs in refrigerant blends such as R-507 and 404a. Therefore, R-134a and R-22 are the two options for refrigerant recommended by the manufacturer in a system with a flooded evaporator such as this existing refrigeration system.

- c. Exhibit (A) and exhibit (B) are two charts from the manufacture for the 5H120 Carlyle compressors showing the manufacture rated capacity in tons of refrigeration at a saturated suction temperature of zero degrees for R-134a and R-22. Notice the compressor capacity utilizing R-22 is 40.5 tons and the capacity when utilizing R-134a is 21.4 tons (at 120-degree Saturated Discharge Temperature). This shows the total actual tonnage of the three compressors of the refrigeration rink components operating with R-22 at a 0-degree saturated suction temperature is 121.5 tons of refrigeration. Two of the three compressors are designed for the total load 95% of operation the third compressor is used for redundancy or back up.
If the system were to be converted to R-134a the capacity or actual tonnage of the three 5h120 compressors would drop to 64.2 tons or 53% of the original design. To maintain the current capacity utilizing R-134a three additional compressors would need to be added to the system. In conclusion, converting the system to R-134a is not a cost-effective option. In addition to the R-134a and R-22 charts on the following page, a table has been inserted to reference when comparing capacities between the two refrigerants.



Exhibit A

Compressor	Make	Model	Nominal		Capacity at 0° SST	
			HP	Tons	R-22	R-134a
Compressor #1	Carlyle	5H120-A219	125	119	40.5	21.4
Compressor #2	Carlyle	5H120-A219	125	119	40.5	21.4
Compressor #3	Carlyle	5H120-A219	125	119	40.5	21.4
Total					121.5	64.2

Exhibit B

R-134a

COMPRESSOR		5F20		5F30		5F40		5F60		5H40		5H46		5H60		5H66		5H80		5H86		5H120	
SST	SDT	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp
0	80	2.4	3.4	3.5	5.0	4.7	6.5	7.1	9.8	11.1	15.6	13.8	20.3	16.7	23.0	20.7	30.0	22.2	30.5	27.5	39.7	33.4	45.3
	90	2.1	3.5	3.2	5.2	4.3	6.9	6.4	10.2	10.1	16.4	12.5	21.4	15.1	24.3	18.8	31.6	20.2	32.1	25.0	41.8	30.3	47.7
	100	1.9	3.6	2.9	5.4	3.9	7.1	5.5	10.5	9.0	17.0	11.2	22.2	13.6	25.2	17.0	32.8	15.1	33.3	22.5	43.3	27.3	49.5
	105	1.8	3.7	2.7	5.4	3.7	7.2	5.5	10.6	8.5	17.3	10.6	22.4	12.9	25.5	16.0	33.2	17.1	33.7	21.3	43.8	25.8	50.2
	110	1.7	3.7	2.6	5.5	3.4	7.2	5.2	10.7	8.0	17.4	10.0	22.6	12.1	25.7	15.1	33.5	16.2	34.0	20.1	44.2	24.3	50.6
	120	1.5	3.7	2.3	5.5	3.0	7.2	4.6	10.7	7.0	17.5	8.7	22.8	10.7	25.9	13.3	33.8	14.2	34.2	17.7	44.5	21.4	51.0
	130	1.3	3.6	2.0	5.4	2.6	7.1	3.9	10.5	6.1	17.3	7.5	22.6	9.3	25.7	11.6	33.5	12.4	33.9	15.4	44.2	18.5	50.5
	140	1.1	3.5	1.7	5.2	2.2	6.9	3.4	10.2	5.1	16.8	6.4	21.9	7.9	25.1	9.9	32.7	10.6	33.1	13.2	43.1	15.8	49.3
	145	1.0	3.4	1.5	5.1	2.0	6.7	3.1	10.0	4.7	16.5	5.8	21.5	7.3	24.7	9.1	32.1	9.7	32.5	12.2	42.3	14.5	48.3

R-22

COMPRESSOR		5F20		5F30		5F40		5F60		5H40		5H46		5H60		5H66		5H80		5H86		5H120	
SST	SDT	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp	Cap.	Bhp
-40	80	1.0	2.6	1.5	4.0	2.1	5.3	3.0	7.9	5.0	12.8	6.2	16.7	7.6	18.7	9.4	24.4	10.2	24.9	12.7	32.5	15.2	36.9
	90	1.5	3.4	2.3	5.1	3.1	6.7	4.6	10.0	7.5	15.9	9.3	20.6	11.4	23.3	14.1	30.4	15.2	31.0	18.9	40.3	22.8	46.1
	100	1.3	3.3	2.0	5.0	2.7	6.7	4.1	10.0	6.6	15.7	8.3	20.5	10.0	23.2	12.5	30.2	13.5	30.8	16.8	40.1	20.1	45.7
-20	80	2.2	4.1	3.3	6.1	4.4	8.0	6.6	12.1	10.7	18.9	13.3	24.6	16.1	28.0	20.0	36.4	21.5	37.1	26.8	48.3	32.3	55.3
	90	1.9	4.2	3.0	6.2	4.0	8.3	6.0	12.4	9.7	19.2	12.0	24.9	14.5	28.4	18.1	36.9	19.4	37.6	24.1	49.0	29.1	56.1
	100	1.7	4.2	2.6	6.3	3.5	8.4	5.3	12.4	8.6	19.2	10.7	24.9	13.0	28.4	16.1	37.0	17.3	37.7	21.6	49.1	26.0	56.1
	105	1.6	4.2	2.5	6.2	3.3	8.4	4.9	12.4	8.1	19.1	10.0	24.8	12.2	28.3	15.2	36.9	16.3	37.6	20.3	48.9	24.4	55.9
	110	1.5	4.1	2.3	6.2	3.1	8.4	4.6	12.3	7.5	18.9	9.4	24.6	11.4	28.1	14.2	36.6	15.3	37.3	19.1	48.6	22.9	55.5
-10	80	3.0	4.7	4.6	7.1	6.1	9.3	9.2	14.1	14.7	21.9	18.1	28.5	22.0	32.4	27.3	42.2	29.3	43.0	36.5	56.0	44.0	64.2
	90	2.7	4.9	4.2	7.4	5.5	9.6	8.3	14.7	13.4	22.6	16.5	29.4	20.1	33.5	25.0	43.6	26.8	44.4	33.3	57.5	40.2	66.3
	100	2.5	5.1	3.6	7.6	5.0	10.1	7.5	15.1	12.1	23.0	15.0	29.9	18.2	34.2	22.6	44.5	24.3	45.4	30.2	59.0	36.5	67.7
	105	2.3	5.1	3.5	7.6	4.7	10.3	7.1	15.2	11.5	23.2	14.2	30.1	17.3	34.4	21.5	44.8	23.1	45.6	28.7	59.4	34.6	68.1
	110	2.2	5.1	3.3	7.7	4.5	10.4	6.7	15.3	10.9	23.2	13.5	30.2	16.4	34.5	20.3	45.0	21.9	45.8	27.2	59.6	32.8	68.3
0	80	4.0	5.3	6.1	7.9	8.1	10.4	12.2	15.8	19.5	24.6	24.1	32.0	29.2	36.5	36.2	47.5	38.9	48.5	48.3	63.0	58.4	72.4
	90	3.7	5.6	5.6	8.4	7.5	11.1	11.2	16.8	18.0	25.8	22.2	33.6	26.9	38.4	33.4	49.9	35.9	50.9	44.6	66.2	53.8	76.1
	100	3.4	5.9	5.1	8.8	6.8	11.7	10.2	17.6	16.4	26.8	20.3	34.8	24.7	39.9	30.6	51.9	32.9	52.9	40.9	68.8	49.3	79.0
	105	3.2	6.0	4.9	9.0	6.5	12.0	9.7	17.9	15.7	27.2	19.4	35.3	23.5	40.4	29.2	52.6	31.4	53.6	39.0	68.6	47.1	80.1
	110	3.0	6.1	4.6	9.1	6.2	12.2	9.3	18.1	14.9	27.5	18.5	35.7	22.4	40.9	27.9	53.3	29.9	54.3	37.2	70.6	44.9	81.0
	120	2.7	6.3	4.2	9.3	5.5	12.6	8.3	18.5	13.5	27.9	16.7	36.2	20.2	41.6	25.2	54.1	27.0	55.1	33.6	71.7	40.5	82.3



II. Existing equipment condition and life expectancy

Evaluation report on the condition and present budget pricing for the replacement of the individual components assuming the rink will continue the usage of R-22.

a. Compressors:

Expected equipment service life 20 years per standard ASHRAE recommendations.

Current years in is service since compressor remanufactured rebuild:

Compressor one (1) = 2 years

Compressor two (2) = 4 years

Compressor three (3) = 13 years

Budget estimate to replace one compressor with remanufactured compressor = \$29,500 each.

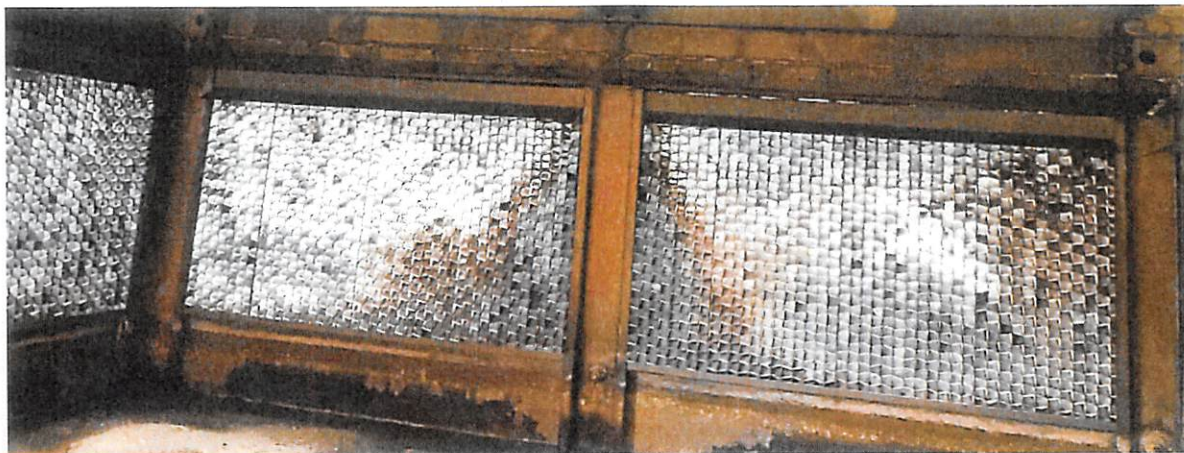
b. Evaporative Condenser:

Standard evaporative condenser equipment service life expectancy 20 years.

Current years in service = 13

Budget to replace = \$126,000.00

Issues noted: Fill on tower is in poor condition and will require replacement within two years or less (see picture). Steel supporting tower is compromised, very rusted. We recommend addressing rust and painting to preserve the steel supports (see picture). Condenser life has been compromised by over chemical treatment not maintained properly in the early life of condenser.



c. **Pumps**

Underfloor Circ. Pump 5HP

Expected equipment service life: 20 years.

Current years in service = 4 years

Budget to replace = \$7,800 labor and material

Ice Floor Circ. Pump #1 - 15 HP

Expected equipment service life: 20 years.



Current years in service = Unable to determine, name plate not available.
 The manufacturer attempted referencing the identifying numbers off the bearings but, was unable to confirm age of equipment. Manufacturer Armstrong estimated that the pump was at least 20 years old as that is how far their database goes back.

Budget to replace = \$11,600 labor and material

Ice Floor Circ. Pump #2 - 20 HP

Expected equipment service life: 20 years.

Current years in service = same as ice floor pump #1

Budget to replace = \$12,100 labor and material

d. Dehumidification System

Dehumidification Unit - Indoor

Expected equipment service life: 20 years.

Current years in service = 16 years

Budget to replace = \$265,000 labor and material

e. Air Cooled Condensing Unit - Outdoor

Expected equipment service life: 20 years.

Current years in service = 21 years

Budget to replace = \$81,000 labor and material

f. Control System

CIMCO Control System

Expected equipment service life: 16 years.

Current years in service = 17 years

Control system is beyond the expected service life and is obsolete.

CIMCO is a proprietary system and this version is obsolete in hardware

g. Refrigerant R-22 cost today:

R-22 is currently \$23 per pound which, will continue to rise as no production or import of R-22 is allowed in 2020. Only recovered recycled refrigerant is available today. Below is the U.S. schedule for meeting the Montreal Protocol phaseout requirements, as the supply of R22 drops the price will increase significantly.



Year to Be Implemented	Implementation of HCFC Phaseout through Clean Air Act Regulations	Year to Be Implemented	Percent Reduction in HCFC Consumption and Production from Baseline
2003	No production or import of HCFC-141b	2004	35.0%
2010	No production or import of HCFC-142b and HCFC-22, except for use in equipment manufactured before January 1, 2010	2010	75.0%
2015	No production or import of any other HCFCs, except as refrigerants in equipment manufactured before January 1, 2020	2015	90.0%
2020	No production or import of HCFC-142b and HCFC-22	2020	99.5%
2030	No production or import of any HCFCs	2030	100.0%



ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment.
For additional info about ASHRAE the website is www.ashrae.org.

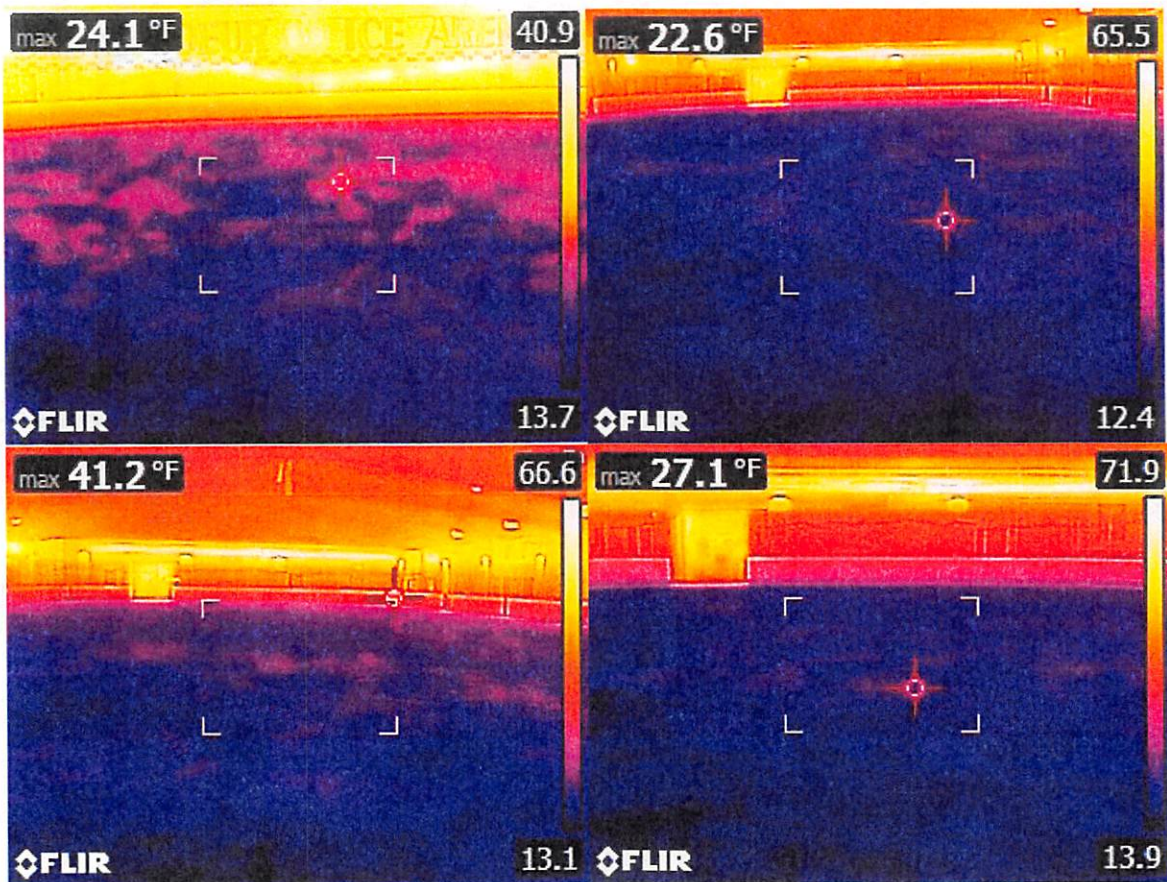
Equipment Item	Median Years	Equipment Item	Median Years	Equipment Item	Median Years
Air conditioners		Air terminals		Air-cooled condensers	20
Window unit	10	Diffusers, grilles, and registers	27	Evaporative condensers	20
Residential single or Split Package	15	Induction and fan coil units	20	Insulation	
Commercial through-the wall	15	VAV and double-duct boxes	20	Molded Blanket	20
Water-cooled package	15	Air washers	17		24
Heat Pumps		Ductwork	30	Pumps	
Residential air-to-air	15	Dampers	20	Base-mounted	20
Commercial air-to-air	15	Fans		Pipe-mounted	10
Commercial water-to-air	19	Centrifugal	25	Sump and well	10
Roof-top air conditioners		Axial	20	Condensate 15	
Single-zone	15	Propeller	15	Reciprocating engines	20
Multi-zone	15	Ventilating roof-mounted	20	Steam turbines	30
Boilers, hot water (steam)		Coils		Electric motors	18
Steel water-tube	24 (30)	DX, water, or steam	20	Motor starters	17
Steel fire-tube	25 (25)	Electric	15	Electric transformers	30
Cast iron	35 (30)	Heat Exchangers		Controls	
Electric	15	Shell-and-tube	24	Pneumatic	20
Burners	21	Reciprocating compressors	20	Electric	16
Furnaces		Packaged chillers		Electronic	15
Gas- or oil-fired	18	Reciprocating	20	Valve actuators	
Unit heaters		Centrifugal	23	Hydraulic	15
Gas or electric	13	Absorption	23	Pneumatic	20
Hot water or steam	20	Cooling towers		Self-contained	10
Radiant Heaters		Galvanized metal	20		
Electric	10	Wood	20		
Hot water or steam	25	Ceramic	34		



III. Ice floor report

Evaluation report on the condition and present budget pricing for the status of the ice and floor heat systems to replace or repair.

- a. To determine the condition of the ice loop and floor heat systems Murphy company captured thermal images of the ice, floor heat, and the starter panel. When viewing the thermal images of the ice and floor heat we were looking for large difference of temperature change which would indicate a possible leak, no large swings of temperature were identified at this time.





- b. When viewing the thermal image of the compressor two panel (below) we were looking for hot spots in the panel which would indicate a loose connection or components that may fail soon. After reviewing the thermal image of the panel, we would recommend scheduling an Electrician to tighten and inspect all the connections and the transformer. Areas of concern are circled in the thermal image below in white.

Compressor Two Panel





- c. In addition to thermal imaging Murphy Company obtained fluid samples of the sub floor and cold loop glycol/water samples which, were sent to a lab for analysis. The goal of the analysis is to identify the glycol concentration and solution type.

The results of the identification of glycols analysis indicate that the cold loop and sub floor samples contain ethylene and propylene glycols in a 40/60 ratio. The identification of glycols in samples results are in the chart below. Additionally, the results of the glycol concentration analysis report can be found in a chart below as well. A summary of both reports are located at the end of this report.

Results from identification of glycols in samples.

Sample	Ethylene Glycol	Propylene Glycol
Cold Loop	40.8%	59.2%
Subfloor	40.0%	60.0%

Results from glycol concentration analysis.

RESULTS:

ANALYTE	SUB FLOOR	COLD LOOP	DATE OF ANALYSIS
Water Content	79.4	65.2	01/27/2021
Glycol Content	20.6	34.8	01/27/2021

After review of the information obtained from the two-analysis performed, under normal conditions we can determine the freeze points of the glycol solution of the sub floor and cold loop at the time that the samples of the glycol samples were taken by referencing a glycol freeze protection chart. However, since the ethylene and propylene are mixed at a 40/60 ratio confirming the freeze point to ensure that your system is properly freeze protected cannot be confirmed. Manufactures



recommend propylene and ethylene glycol should not be mixed. Mixing of glycols can often result in clogged filters or gelling. We recommend that a thorough flush and clean of the system is performed and new glycol mixture put back into the system.

Budget Price flush and replace glycol: \$22,500.00

- d. Currently, there is no evidence that we have found to suggest that the floor needs to be replaced at this time or has any evidence of major mechanical issues. We are aware of a heaving situation of the floor near 10 years ago that after the heat loop on the floor was placed in full heat the heaving has not been noticed.

Our experience replacing rink floors and associated piping we provide the budget below to replace.

Budget to replace the floor only, including the pumps, concrete and floor pipe is \$952,000. This does NOT include removal and reinstallation of the boards or painting the ice afterwards. Price excludes refrigeration, for refrigeration replacement budget see section 4.



IV. Refrigeration plant replacement

- a. To present budget pricing and scope to replace the existing refrigeration plant with ammonia and a non-ammonia system.

Replace existing refrigeration plant system with ammonia system.

Budget to replace the entire R-22 refrigeration system with an ammonia system while maintaining the existing floor budget price of, \$1,491,000.00

Replace existing refrigeration plant system with non-ammonia system.

Budget to replace the entire R-22 refrigeration system, based on system utilizing R-507, a non- ammonia system, while maintaining the existing floor would be. \$1,520,000.00
Excludes modifications required to accommodate dimensions of equipment in existing mechanical room. We believe this existing mechanical room would be adequate but would need to verify with system detail to confirm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Bob Eichelberger'.

Bob Eichelberger

Cc: Mark Bengard

Cc: Frank Houston



2810 Clark Avenue • St. Louis, MO 63103-2574 • (314) 531-8080 • FAX (314) 531-8085

Chemical, Metallurgical, Mechanical, Nondestructive, Environmental Testing, Analyses and Field Service

MURPHY COMPANY
1233 North Price Rd.
St. Louis, MO 63132

February 11, 2021
Lab No. 20C-0193
Invoice No. INSTL4195
Page 1 of 8

Attention: Frank Houston

REPORT OF ANALYSIS

MATERIAL: Bottles labeled Cold Loop and Subfloor
SUBJECT: Identification of glycols in Samples
TEST METHODS: ASTM D3452-06(2017) – Standard Practice for Rubber – Identification by Pyrolysis-Gas Chromatography (Py-GC/MS) - Modified

CONCLUSION:

These analyses indicate that the Cold Loop and Subfloor samples both contain ethylene and propylene glycols in a 40/60 ratio.

RESULTS:

The as-received appearances of the samples are illustrated in the enclosed Figure 1.

The samples were analyzed using Pyrolysis/Gas-Chromatography. Pyrolysis is the thermal decomposition of materials in an inert atmosphere. The sample is dropped directly into a micro-furnace with capabilities from 40°C to 1050°C. In pyrolysis, large molecules cleave at their weakest points and produce smaller, more volatile fragments. These fragments can be separated by gas chromatography. Pyrolysis chromatograms are typically complex because a wide range of different decomposition products is formed. The data can either be used as a fingerprint to prove material identity, or the GC/MS data is used to identify individual fragments to obtain structural information.

GC/MS analyses of the samples indicated that they both consist of a mixture of ethylene and propylene glycol. See enclosed Chromatograms 1 and 2 and Mass Spectra 1 through 4.

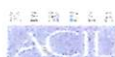
Peaks areas were measured to semi-quantitatively determine the ratio of ethylene glycol to propylene glycol. See Table 1.

Sample	Ethylene Glycol	Propylene Glycol
Cold Loop	40.8%	59.2%
Subfloor	40.0%	60.0%

Table 1 – Comparison of Glycol Ratios

JWL/ala

Jacob W. Long, Manager
Chemical Testing



ANALYTICAL REPORTS ARE NOT VALID UNLESS THEY ARE SIGNED BY THE LABORATORY ON REQUEST
NOT OFFICIAL WITHOUT THE PAPER SEAL OF ST. LOUIS TESTING LABORATORIES, INC.
SEE REVERSE FOR CONDITIONS



2810 Clark Avenue • St. Louis, MO 63103-2574 • (314) 531-8080 • FAX (314) 531-8085

Chemical, Metallurgical, Mechanical, Nondestructive, Environmental Testing, Analyses and Field Service

MURPHY COMPANY
1233 North Price Rd.
St. Louis, MO 63132

January 28, 2021
Lab No. 21E-0091
Page 1 of 1

Attention: Scott Kelly

REPORT OF ANALYSIS

MATERIAL: 2 Ea. Water/Glycol Solution, Submitted 01/22/2021
Sub Floor
Cold Loop

SUBJECT: Glycol Concentration

METHOD: Water Content - Karl Fischer Coulometric Titration
Glycol Concentration by Difference

UNITS: Percent by Volume (% w/w)

RESULTS:

ANALYTE	SUB FLOOR	COLD LOOP	DATE OF ANALYSIS
Water Content	79.4	65.2	01/27/2021
Glycol Content	20.6	34.8	01/27/2021

SR/edn

Steve Root, Manager
Environmental Testing



ACIL is a member of the American Chemical Society (ACS) and the American Society for Testing and Materials (ASTM). ACIL is a leader in the field of environmental testing and analysis, providing a wide range of services to its clients. ACIL is committed to providing the highest quality of service and to maintaining the highest standards of accuracy and reliability.

Richard M. Kutta

24 Colonial Hills Parkway

Creve Coeur MO 63141

richardkutta@earthlink.net

March 31, 2021

Mr Matt Wohlberg, PE
City Engineer
City of Creve Coeur
Creve Coeur MO 63141

Re: Decision Analysis & Recommendation
Ice Arena Refrigeration System Replacement

Dear Matt:

This comments on the present Ice Arena refrigeration system, identifies decision factors, and recommends a decision process. The Murphy Mechanical (MMI) report dated February 15, 2021 assesses the condition of the ice arena refrigeration plant and estimates costs to change refrigerant from present HCFC-22 (R-22 Freon), which is being phased out as it is an ozone-depleting chemical. Murphy's report is thorough and addresses many of the needs. The analysis depends heavily on the MMI evaluation of the mechanical refrigeration system equipment complemented with my personal observations and experience with commercial refrigeration system engineering and construction. The focus of my review is to suggest a decision process. To this end I visited the ice rink mechanical equipment room with you and Recreation Director Jason Valvero on March 29th.

My general impression is:

- the primary refrigeration equipment is approaching the end of its expected economical service life;
- replacing the equipment is expected to incur a cost of over 50% of the value, which customarily requires upgrading the system to satisfy current mechanical, electrical, and occupational safety codes applicable to an industrial refrigeration system;
- changing to a new refrigerant requires replacing the compressors and associated components to have materials and physical properties compatible with the replacement refrigerant;
- the system controls are obsolete, which severely limits opportunities to employ energy cost reduction control strategies;

- the mechanical equipment room is compact and generally crowded with equipment, piping and electrical switchgear, leaving very limited equipment access;
- the system was constructed in place, piece by piece, and then piped and powered accordingly;
- replacing refrigeration equipment requires system shutdown for the duration of the work, which is likely to require 3-4 months and associated lost revenue;

The preceding entails a much more complex project than simply replacing the three Carlyle model 5H120 / 125 HP refrigeration compressors and replacing the R-22 with new refrigerant. The project can be viewed as two phases that are equally costly:

1. Ice. Flush, clean, test and confirm suitability of underfloor cold and hot piping and make repairs as required; and
2. Equipment. Remove, replace, pipe and wire new refrigeration mechanical and electrical equipment. Replace all electrical power and controls with new items in enclosures rated for refrigeration plant service.

Each phase is expected to incur a cost of \$1 million +/- 25%. A preliminary cost estimate is attached, based on MMI plus additional items noted RMK. Some RMK items may overlap with items in the MMI estimate. Before commencing final engineering, City needs a market research study to determine whether hockey ice remains in sufficient demand to justify the preceding expenditures.

If the underfloor piping system does not clean well or fails a static pressure test, ice floor replacement cost is likely to exceed \$1 million due to the cost of remove and replace the concrete floor and embedded piping. If underfloor piping is suitable for continued use, a decision can be made to proceed with component #2, starting with detailed equipment engineering.

Equipment engineering consists of the following steps:

1. Retain an experienced industrial refrigeration engineer to determine the refrigerant, define the equipment list and obtain budgetary prices. Interview full-service design-construct-commissioning engineers that can execute via either field construction and skidded modules.
2. Compare alternatives such as fan-cooled condenser (dry cooling) versus evaporative condenser (wet cooling) and prepiped/prewired skidded modules vs field set and piped equipment. Prepiped/prewired skidded modules require only interconnecting piping and wiring and will minimize rink down time. Dry cooling consumes more electric energy but is less operationally demanding than wet cooling. Skids can be performance tested off-site by the manufacturer, resulting in shorter rink outage.
3. Develop mechanical equipment general arrangement drawings for all indoor items in the mechanical room and outdoor equipment such as the refrigerant condenser.

4. Prepare a definitive cost estimate that includes all purchased equipment and work items for go/no go decision by City. Also prepare an operating cost estimate. New refrigeration compressors with advanced controls could reduce electrical costs by over \$100,000/year.

If the definitive cost estimate is approved, proceed with final mechanical and electrical engineering, which consists of detailed equipment-setting arrangements and pads, structural modifications, mechanical, piping, electrical and controls drawings and construction specifications.

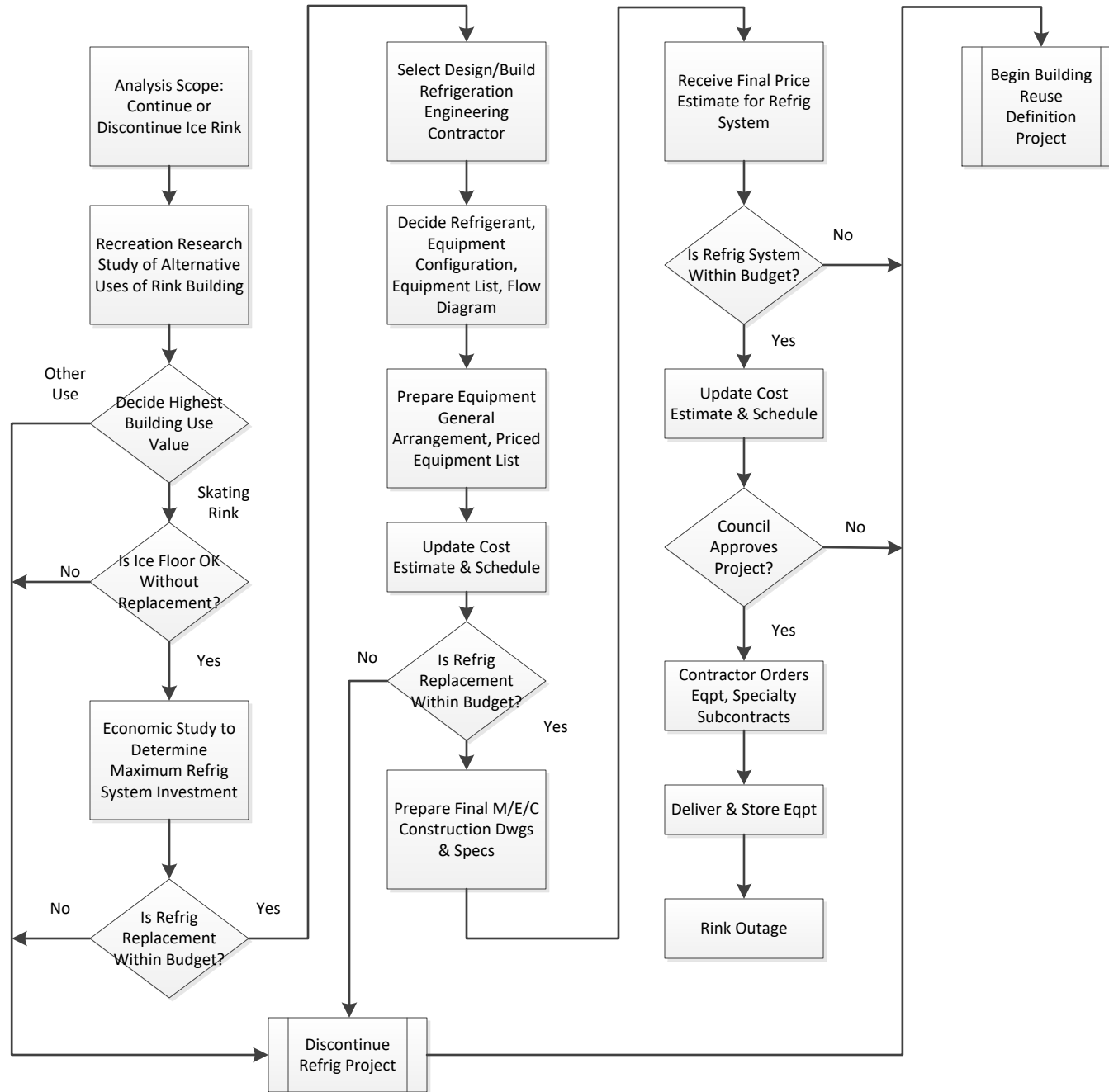
While actual demand for ice was known during 2018-2020, new ice has been developed that competes with the city facility. The first task might be to conduct market research, analyze rink economic feasibility and simultaneously study alternative recreational uses. If City elects to forego refrigerant system replacement, the project becomes an adaptive reuse architectural project that requires market and resident research and an architectural study to explore and select alternative uses for the skating rink building.

Regards,

Richard Kutta, PE
Mobile 314-518-7244

Copy: Jason Valvero
Attach: Conceptual Cost Summary
Decision Analysis

Decision Analysis for Ice Arena Refrigeration System



Replace Ice Rink

Class	Item	Description	Cost Source	Estd Cost/each	Qty	Extension	Class Cost	Refrig Sys Only Cost	Ice Only Cost
Ice	Ice Floor Warm Loop Pump	Remove / Replace	MMI	7800	1	7800			7800
Ice	Ice floor Cold Loop Pump 1	Remove / Replace	MMI	11600	1	11600			11600
Ice	Ice floor Cold Loop Pump 2	Remove / Replace	MMI	12100	1	12100			12100
Ice	Cold Loop (Glycol mixture)	Remove/dispose/f lush	RMK	17500	1	17500		17500	
Ice	Chiller loop brine system installation	Test & fill, mix brine	RMK	7500	1	7500		7500	
Ice	Floor heat loop	Fill, test	RMK	5000	1	5000		5000	
							<u>61500</u>		
Refrig	Refrigeration Compressor	Remove / Replace	MMI	29500	3	88500		88500	
Refrig	Evaporative Condensor	Remove / Replace	MMI	126000	1	126000		126000	
Refrig	Cold Loop Chiller Heat Exchanger	Remove / Replace	RMK	15000	1	15000		15000	
Refrig	Refrigeration System Control System	Remove / Replace	RMK	25000	1	25000		25000	
Refrig	Refrigerant Removal (R-22)	Remove/reclaim	RMK	15000	1	15000		15000	
Refrig	MV Power MCC & wiring, switchgear/protectives	Remove / Replace / Install	RMK	75000	1	75000		75000	

Class	Item	Description	Cost Source	Estd Cost/each	Qty	Extension	Class Cost	Refrig Sys Only Cost	Ice Only Cost
Refrig	LV Power switchgear & wiring	Remove / Replace / Install	RMK	15000	1	15000		15000	
Refrig	Refrigerant leak monitoring, alarm and evacuation system	Remove / Replace	RMK	25000	1	25000		25000	
Refrig	X-ray test refrigerant receiver	X-ray test shell thickness	RMK	7500	1	7500		7500	
Refrig	All refrigerant stop, safety, control valves	Install new	RMK	5000	12	60000		60000	
Refrig	All refrigerant field sensors	Install new	RMK	2000	20	40000		40000	
Refrig	Refrigerant charge	Install new	RMK	10000	1	10000		10000	
Refrig	Evaporative condensor cooling water system	Install new	RMK	8000	1	8000		8000	
Refrig	Evaporative condenser cooling water treatment system	Install new	RMK	7500	1	7500		7500	
Refrig	All refrigerant & condensing water piping, insulation, supports.	Install new	RMK	50000	1	50000		50000	
Refrig	Refrigerant receiver	Remove / Replace	RMK	20000	1	20000			20000
							<u>587500</u>		
Rink	Rink Dehumidification System	Remove / Replace	MMI	265000	1	265000		265000	

Class	Item	Description	Cost Source	Estd Cost/each	Qty	Extension	Class Cost	Refrig Sys Only Cost	Ice Only Cost
Rink	Air Cooled Condenser (Humidity Control)	Remove / Replace	MMI	81000	1	81000		81000	
							<u>346000</u>		
Ice	Alt #1 Scanning thermal sensor - detect leaks in ice	Scanning thermal sensor	RMK	10000	1	10000		10000	
Ice	Alt #2 Floor chilling and heating loops	Remove & replace loops & floor slab	RMK	50000	1	950000			950000
							<u>960000</u>	<u>953500</u>	<u>1001500</u>
							<u>\$ 1,955,000</u>	<u>\$ 953,500</u>	<u>\$ 1,001,500</u>
	General Costs:								
	Consulting Engineer		7.50%				\$ 146,625		
	Demolition & Disposal						\$ 25,000		