



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

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, August 22, 2022- 7:00 PM-Future Public Hearing for the Setting of the 2022 Property Tax Rate.

Summary: A public hearing will be held regarding the setting of the 2022 Property Tax Rate. This public hearing will be held at the beginning of the City Council meeting, which is scheduled to begin at 7:00 p.m. on Monday, August 22, 2022.

CONSENT AGENDA

1. Approval of July 25, 2022 City Council Regular Meeting Minutes

2. Documents for Destruction

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

BILLS PAYABLE REPORT

For Information Only

3. Bills Payable Report

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 20, 2022 through August 2, 2022 in the amount of \$200,258.41.



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UNFINISHED BUSINESS

- 4. Bill No. 6020- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,049 Square-Foot Eating and Drinking Establishment, for Timothy's the Restaurant, Located at 12710 Olive Boulevard, Within the Bellerive Plaza Complex. Final Reading and Passage.**

Summary: Steven Manns, of Timothy's restaurant, has submitted an application for a Conditional Use Permit for Timothy's at 12710 Olive Boulevard within Bellerive Plaza in the "GC" General Commercial Zoning District. Timothy's has 72 indoor seats and 22 outdoor seats and is a conditional use per NAICS 722511 Full-Service Restaurants. The applicant is also seeking approval to install an awning with removable wall panels to enclose the outdoor seating in the colder months resulting in 94 indoor seats. Timothy's is a currently operating full-service restaurant that is able to operate without a conditional use permit under Zoning Code Section 405.210 *Regulation of Uses* due to its restaurant use at the time of incorporation in 1995. Once a change to the use is proposed, a conditional use permit is required. NAICS 722511 Full-Service Restaurants 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 of the proposal on July 18, 2022.

- 5. Bill No. 6021- an Ordinance Approving a Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard. Final Reading and Passage.**

Summary: WooYoung Kim, with Lamar Johnson Collaborative, on behalf of Jason Gray, First Bank, property owner at 11901 Olive Boulevard, has submitted a Text Amendment application to revise Section 405.370.E.4.a(1) of the Zoning Code to modify the front yard setback requirements for parcels located within the "CB"-Core Business District, north of Olive Boulevard. Currently, the maximum front yard setback is 15 feet for all properties located within the "CB" District for streets other than frontage on Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way. The proposed text amendment would establish a minimum front yard setback of 10-feet for parcels in the "CB" District, located north of Olive Boulevard. The maximum setback requirement of 80-feet for Olive Boulevard frontage would not be affected by this proposed amendment. The Planning and Zoning Commission reviewed and recommended approval at its meeting on July 18, 2022.

NEW BUSINESS



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- 6. Bill No. 6022- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,196 Square-Foot Commercial Banking Establishment, for First Bank, Located at 11947 Olive Boulevard, Within the Creve Coeur Shopping Center. First Reading.**

Summary: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit for a First Bank location at 11947 Olive Boulevard within the Creve Coeur Shopping Center in the "CB" Core Business Zoning District. No modifications to exterior elevations or landscaping are proposed. No exterior ATM construction or drive through services are proposed. All banking activity will be conducted inside the location. The location will include traditional banking, ATM and safety deposit services with anticipated hours to be Monday to Friday from 9am to 5pm and Saturdays from 9am to 12pm. NAICS 522110 Commercial Banking is permitted as a conditional use with review in the CB zoning district and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommend approval of the application at the August 1, 2022 meeting.

- 7. Bill No. 6023- an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and Amending Related Ordinances. First Reading.**

Summary: Staff will present a proposed minor change to the Personnel Policy and Procedures Manual, specifically Section 8.5.1.

- 8. Bill No. 6024- an Ordinance Revising the Definition of Emergency Vehicle in Section 300.010 of the City Code of Ordinances. First Reading.**

Summary: A minor change to the ordinance is necessary due to recent changes in state law.

- 9. Bill No. 6025- an Ordinance Revising Section 160.010.14 of the City Code of Ordinances Regarding Closed Records. First Reading.**

Summary: The proposed amendment will provide consistency with recent changes in state law which have added additional categories of protected records.

- 10. Bill No. 6026- an Ordinance Revising the City Code of Ordinances Regarding Sexual Offenses. First Reading.**

Summary: Recent amendments to state laws regarding sexual offenses necessitate changes in City ordinances.



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- 11. Resolution No. 1602- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Change Order to the Grounds Maintenance Services Contract with the Greenwood Group, LLC, to Trim Trees and Bushes Along I-270 at the Olive Overpass for a Sum of \$14,725.00.**

Summary: A change order to enable tree trimming at the Olive I-270 overpass.

BUSINESS FROM MAYOR AND CITY COUNCIL

12. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

13. Ice Arena Update

Summary: Staff will provide an update on the process for replacement of the ice arena refrigeration system.

14. 2022 Property Tax Rate

Summary: Staff will discuss the property tax rate for 2022 and specifically an option to make pre-payments on the city's debt service. A public hearing on the tax rate is scheduled for Monday, August 22.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 08/4/2022
Kellie Henke
City Clerk