



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
OCTOBER 10, 2022
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC (Speakers will be limited to 3 minutes)

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*

CONSENT AGENDA

- 1. Approval of September 28, 2022 City Council Regular Meeting Minutes**
- 2. Appointment of Local Government Employees Retirement System (LAGERS) Employer Delegate to Annual Conference October 27-28, 2022.**
Summary: LAGERS holds an annual conference in which an employee and employer delegate are invited to attend from each community. City Council approval of Mark Perkins, City Administrator, as the Employer Delegate to the Annual Conference is requested, to participate in voting matters including the LAGERS Board of Trustee election.

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing Report 9/21/22-10/4/22

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from September 21, 2022 through October 4, 2022 in the amount of \$540,753.21.

UNFINISHED BUSINESS

- 3. Substitute Bill No. 6018A - An Ordinance amending section 405.470, conditional uses of the Creve Coeur Zoning Ordinance to amend the conditional use standards for food services and drinking places which**



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include drive-through services and section 405.820 off-street parking spaces requirement related to these uses. Final Reading And Passage.

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The Planning and Zoning Commission reviewed and recommended approval. The City Council reviewed the proposed ordinance at work sessions on August 8 and September 12, 2022. This legislation received first reading on July 11, 2022, and a substitute bill was introduced on September 12, 2022 and final approval was deferred on September 26, 2022. Substitute Bill 6018A primarily addresses changes to the city's drive through regulations abutting non-single family uses.

4. Substitute Bill 6018B - An Ordinance amending section 405.470, conditional uses of the Creve Coeur Zoning Ordinance to amend the conditional use standards for food services and drinking places which include drive through services and abut certain residential uses. Final Reading and Passage.

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The Planning and Zoning Commission reviewed and recommended approval. The City Council reviewed the proposed ordinance at work sessions on August 8 and September 12, 2022. This legislation received first reading on July 11, 2022, and a substitute bill was introduced on September 12, 2022 and final approval was deferred on September 26, 2022. Substitute Bill 6018B amends the existing zoning ordinance pertaining to drive-through restaurants abutting certain residential uses.

NEW BUSINESS



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5. **Bill No. 6034- An Ordinance for the holding of a General Election in the City of Creve Coeur, Missouri, on the 4th day of April, 2023, for the election of one Council Member from the First Ward for a full two-year term, one Council Member from the Second Ward for a full two-year term, one Council Member from the Third Ward for a full two-year term, and one Council Member from the Fourth Ward for a full two-year term, for the conduct of said election by the Board of Elections of St. Louis County, Missouri, and for other matters relating and pertaining to such election. First Reading.**

Summary: Ordinance setting the 2023 council election and prescribing the forms regarding nominations.

6. **Bill No. 6035- An Ordinance creating a new section 405.560 titled residential tree protection and replacment requirements and amending section 410.320 tree conservation and sections 405.120 and 410.590 definition of terms. First Reading.**

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for a text amendment to create a new Section 405.560 *Residential Tree Protection and Replacement Requirements* and associated amendments to Sections 410.320 *Tree Conservation*, Section 405.120 *Definition of Terms* and Section 410.590 *Definitions*. The text amendment would provide tree protection and replacement requirements for existing single-family lots with construction activities that involve a new home or any increase in impervious area of fifty percent or more, including additions, on an existing residential lot which is subject to a demolition permit, building permit, residential development permit, or land disturbance/ site improvement permit. The existing tree conservation section for subdivisions would be amended to allow for less removal of existing trees. The Planning and Zoning Commission recommended approval at the October 3, 2022 Meeting.

7. **Bill No. 6036- An Ordinance amending section 405.450.a of the Zoning Ordinance of the City of Creve Coeur regarding home occupations. First Reading.**

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for text amendments to Section 405.450.A of the Zoning Ordinance which regulates home occupations. Recent changes in state law have occurred as a result of House Bill 1662 (2022) which requires updates to the City's zoning regulations for home-based



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businesses. The amendment allows for less regulation of home-based businesses while preserving the residential appearance, preventing adverse impacts on the character of the surrounding neighborhood, and protecting public health and safety. The Planning and Zoning Commission recommended approval at the October 3, 2022 meeting.

- 8. Bill No. 6037- An Ordinance authorizing the appropriation of not to exceed \$700,000 for the purpose of defeasing a portion of the city's outstanding general obligation bonds and paying certain costs of such defeasance and authorizing certain other actions in connection therewith. First Reading.**

Summary: Staff recommends approval to defease a portion of the Series 2017 Bonds maturing on March 1, 2037. The defeasance will allow the City to pay off the bonds early.

- 9. Bill No. 6038- An Ordinance approving an agreement with Missouri-American Water Company regarding the reconnection of water facility in conway park and containing an emergency clause. First Reading, Final Reading and Passage.**

Summary: The proposed legislation authorizes an agreement between the City of Creve Coeur and Missouri American Water for the repair of the water main in Conway Park.

- 10. Resolution No. 1609- A Resolution authorizing the execution of an agreement with OneAmerica to provide group life, accidental death and dismemberment, and long-term disability insurance for City employees.**

Summary: Staff recommends contracting with OneAmerica at an annualized cost to the City of \$51,301 for a 2-year contract. This cost reflects a 7% increase over the current contract.

- 11. Resolution No. 1610- A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the execution of an agreement with Joe Machens Ford Lincoln for the purchase of a 2023 Ford F-250 crew cab four-wheel drive pick-up truck with a snowplow for the amount of \$58,620.00.**

Summary: Purchase of a Ford F-250 Crew Cab 4x4 Pickup Truck with a Snow Plow 2023 Ford F-250 Crew Cab, 4 x 4 through the Missouri Department of Transportation (MoDOT) Cooperative Purchase Program.



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BUSINESS FROM MAYOR AND CITY COUNCIL

12. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

ADJOURNMENT

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 by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.