



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N. New Ballas Road on Monday, December 8, 2014 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mayor Glantz	
Mr. Kreuter	Council Member Ward I
Ms. Kramer	Council Member Ward I
Mrs. Lawrence	Council Member Ward II
Mr. Wang	Council Member Ward II
Mrs. D'Alfonso	Council Member Ward III
Mr. Hoffman	Council Member Ward III
Mr. Saunders	Council Member Ward IV

* - Absent – Council Member Kent – Ward IV

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

Mel Klearman resident of 739 Burgerac Drive stated he is concerned with the construction of a structure at 853 Mason Road as that property is located in the newly identified flood plain.

ACCEPTANCE OF THE AGENDA

Council Member Hoffman moved, seconded by Council Member Saunders to accept the agenda as presented, with the vote upon such motion, as follows:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye
Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

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



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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

Council Member Hoffman moved, seconded by Council Member Kramer to approve the Consent Agenda as presented:

- 1. Council Minutes Date November 24, 2014**
- 2. Acceptance of Donation from Renewal by Andersen for 2015 Events in the Amount of \$5,500**

Mayor Glantz called the question to approve the consent agenda as presented, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye

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

BILLS PAYABLE REPORT

For Information Only

- 3. A Report of Bills Payable Dated December 1, 2014 in the Amount of \$180,430.74 Has Been Provided for Council Review. No Vote is required. Summary:** A report of bills payable dated December 1, 2014 in the amount of \$180,430.74 has been provided for Council review. No vote was required



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UNFINISHED BUSINESS

4. Bill No. 5512 - an Ordinance Authorizing the Execution of a Permanent Drainage Easement and a Storm Water Maintenance Agreement with the Metropolitan St. Louis Sewer District Related to Repairs to the Lake and Dam at the Creve Coeur Golf Course. Final Reading and Passage

City Clerk read Bill No. 5512 for the final time.

Council Member Wang moved, seconded by Council Member Kramer to approve Bill No. 5512.

Mark Perkins stated both of the agreements are part of an ordinance that the Council read once in a previous Council meeting. These agreements are necessary for us to continue to take our next steps relative to the golf course and Executive Office Park dam and siltation project. By having the agreements in place, staff will be able to move forward for final approvals on the project.

Mayor Glantz called the question for the approval of Bill No. 5512, with the vote upon such motion, as follows:

Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5512 becomes Ordinance No. 5405.

5. Bill No. 5527 - an Ordinance Approving the Annexation of the Western Portion of the Properties Known and Numbered as 910 and 912 Woodshire Lane into the City of Creve Coeur. Final Reading and Passage

City Clerk read Bill No. 5527 for the final time.

Council Member Kreuter moved, seconded by Council Member Kramer to approve Bill No. 5527 for the final time, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer- Aye



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The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5527 becomes Ordinance No. 5406.

6. Bill No. 5528 - an Ordinance Amending Article XIII, Sections 210.610 to 210.670, of the Code of Ordinances of the City of Creve Coeur Regarding Tobacco Products, Alternative Nicotine Products, Vapor Products and Rolling Papers. Final Reading and Passage

City Clerk read Bill No. 5528 for the final time.

Council Member Hoffman moved, seconded by Council Member Lawrence to approve Bill No. 5528, with the vote upon such motion, as follows:

Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5528 becomes Ordinance No. 5407.

7. Bill No. 5529 - an Ordinance Authorizing the Exchange of Land in Malcolm Terrace Park. Final Reading and Passage

City Clerk read Bill No. 5529 for the final time.

Council Member Saunders moved, seconded by Council Member Wang to approve Bill No. 5529, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5529 becomes Ordinance No. 5408.

NEW BUSINESS

8. Bill No. 5530 - an Ordinance Amending Ordinance Number 5402 Authorizing a Conditional Use Permit and Site Development Plan for a 32-Bed, 38,000 Square Foot Hospice Facility on the Property Addressed as 970 North Mason Road. First Reading



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City Clerk read Bill No. 5530 for the first time.

Council Member Saunders stated for full disclosure, he sees patients at Barnes in the Central West End, but works for Washington University and does not receive financial gain from the facility.

Council Member Hoffman stated he also sees patients at Barnes Jewish facilities but does not receive financial gain from them.

George Stock of Stock and Associates made a presentation regarding this application.

9. Bill No. 5531 - An Ordinance Adopting Revised Flood Hazard Control Regulations in Order for the City to Remain a Participant in the National Flood Insurance Program. First Reading

City Clerk read Bill No. 5531 for the first time.

Matt Wohlberg made a presentation regarding this application.

Council Member Saunders stated some education of the public regarding this issue may be necessary.

Adam Shulenburger resident of 12759 Ladue Road stated it might be a good idea to send additional letters to the residents in the area that are being affected by this new change.

10. Resolution No. 1144 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the City Administrator to Execute the Necessary Documents for Forwarding the Project Proposal Application and Later Execute an Agreement for a Grant-In-Aid from the Municipal Parks Grant Commission.

City Clerk read Resolution No. 1144.

Mark Perkins stated the Regional Parks Grant provides the possibility for assessments to determine specific areas that need attention. Staff intends to concentrate on the golf course for this application.

Council Member Hoffman moved, seconded by Council Member Saunders to approve Resolution No. 1144, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye

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



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11. Resolution No. 1145 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing Execution of an Agreement with International Truck & Engine Corp. for the Purchase of a 2015 International Diesel Powered Two-Ton Truck with a Knapheide 24 Cubic Yard Chipper Box Dump Bed for an Amount of \$75,832.

City Clerk read Resolution No. 1145. Jim Heines provided an explanation.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Resolution No. 1145, with the vote upon such motion, as follows:

Council Member Kramer – Aye
Council Member Lawrence- Aye
Council Member Hoffman- Aye
Council Member D’Alfonso – Aye
Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

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

12. Resolution No. 1146 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Purchase of a New 20 Cubic Yard Extreme Vac Leaf Vacuum from Old Dominion Brush Company, Inc. for \$43,315.95.

City Clerk read Resolution No. 1146. Jim Heines presented an explanation.

Council Member Kreuter moved, seconded by Council Member Hoffman to approve Resolution No. 1146, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye
Council Member D’Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer- Aye

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

BUSINESS FROM MAYOR AND CITY COUNCIL

13. Council Liaison Reports

Council Member Hoffman reminded everyone that Tuesday, December 9th at 2 p.m. is the Police recognition ceremony in the lobby, followed by the Police/Safety Committee meeting.

Council Member Wang stated the Arts Committee meets tomorrow.



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Council Member Lawrence stated Storm Water Committee meets Wednesday, December 10 and she is subbing for Council Member Kent as he is out of town.

14. Subdivision Street Lighting Program

Council Member D'Alfonso stated some of the subdivisions in Ward 3 have been discussing participation in the light program and some of the smaller subdivisions were concerned with the cost of the program.

Jim Heines stated the resolution and policy was established in 1995 and the intent was for the city to provide maintenance and power costs once lights are in place. Ameren will install the cobra heads and the poles at no cost to the city but to run the conduit, there is a cost. The city would like to see more lighting for security reasons. Since the implementation of the original policy there are some alternative lighting solutions available that cost less to operate but cost more on the front end. The city could offer an assistance program for the purchase of the alternative lighting for the residents/subdivisions.

Carl Lumley informed council of pending litigation regarding the Ameren street light tariffs.

Council stated they are interested in more information. Staff will research and report back.

BUSINESS FROM CITY ADMINISTRATOR

15. Finance Committee Recommendation for Audit Committee

Dan Smith stated the Finance Committee is recommending the creation of an Audit Committee. This committee would be responsible for coordinating the annual audit process by soliciting, selecting and recommending an audit firm. Recommending the Audit Committee be made up of three Council Member and two Finance Committee members. This would eliminate the duplication of review and improve the audit process. Dan Smith stated the GFOA also recommends a formal committee for audit and that it be established by legal means by ordinance or Charter.

Adam Shulenburger, Vice Chair of the Finance Committee stated the Finance Committee feels that a robust audit committee is simply best practices for the community. Since Creve Coeur has done so well in the past with their finances, it would be a good thing to establish a committee that can make decisions.

Council Member D'Alfonso asked if the audit committee could really make decisions or would they still be a recommending board.

Dan Smith stated there are two different authorities. The Audit Committee would have the authority to initially select the auditors; however, during the time appropriations would be to require to enter into an agreement then City Council would have to approve.

Council Member D'Alfonso asked how much time and how many meetings would be required of the proposed Audit Committee.



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Dan Smith stated proposing two meetings per year in the years the committee wouldn't be selecting an audit firm. In the years the committee would select an auditor there would have to be more meetings since the candidates would need to be interviewed.

Council Member Lawrence asked how does staff and the Finance Committee see the Audit Committee and Finance Committee interacting.

Adam Shulenburg stated Finance Committee is suggesting that the audit not be part of the Finance Committees responsibility.

Council Member Kramer asked about the challenges the Finance Committee has recently had.

Dan Smith stated part of the problem is that the city sends out six or eight proposals a year and the bigger firms aren't interested in Creve Coeur as we don't pay enough audit fees to interest them. Typically the city has had at least two but this time we only received one proposal. The issue is that it takes a lot of time to go through a proposal.

Council Member Kreuter stated if the Finance Committee and GFOA recommend this as a guideline this will be a good addition.

Carl Lumley stated the structure that is proposed is fine but we would have to amend the ordinance that was just passed moving the audit responsibility to the Audit Committee from the Finance Committee.

Mark Perkins stated staff will draft an ordinance for council consideration at the first meeting in January.

16. Comprehensive Plan Update Discussion

Paul Langdon stated in February 2013 Planning and Zoning began reviewing the 2002 Comprehensive Plan but then many different issues happened and the review has not gone as quickly as originally planned. With these continuing realities in mind, it is apparent that the City should consider contracting with a planning consultant to complete the Comprehensive Plan update. In addition to the ability to dedicate resources to the project, a consultant brings a fresh perspective to both the existing plan and the conditions in the field. This isn't something that we budgeted for; however, a fresh perspective, combined with the intimate knowledge of the city provided by the Planning Commission and residents, is most likely to result in an effective plan. This approach will require an amendment to the budget as a specific expenditure for this purpose is not in the current Fiscal Year 2015 budget. It is anticipated that the total cost could be between \$50,000 and \$75,000 based upon past consulting costs. The staff proposes to issue a Request for Proposal (RFP) for a scope of work which includes the editing of the existing plan, the addition of a specific area plan for the east section of Olive Boulevard and specific plan guidance for the area north of the plant science research developments. The Council is asked to review the scope of work within the proposed RFP and a similar request was made of the Planning and Zoning Commission on December 1st.

Assuming no significant changes in direction, the following schedule is offered:

- RFP provided to several area consulting firms before December 22nd
- Proposals due to the City by February 1st, 2015.



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- Interviews of selected firms completed by March 15th, 2015.
- Final Consultant Selection by March 31st, 2015.
- Contract for services signed by April 15th, 2015.
- Final draft updated plan submitted to Planning and Zoning Commission by October 15th, 2015.

A more detailed schedule of public meetings and interim delivery dates will be determined in concert with the selected consultant prior to signing of the contract.

Council Member Hoffman stated he feels this is a good approach and that it will get completed.

Council Member Kramer stated she is concerned and asked what kind of teeth will the updated document have once it is completed.

Paul Langdon stated it is important in the effort to be working with the property owners first and we have some sense of what they want to see accomplished. The document is based on some reality of what people out there are expecting. After that point, it becomes the foundation for rezoning and CUP's.

Council Member Lawrence asked what would P & Z's role be in interacting with the consultant.

Paul Langdon stated there is always a scoping effort at the beginning of the process and would like for it to be both staff and P & Z effort. Then the consultant would work and bring back to P & Z in a public setting and report back to discuss where they are going. There will have to be several opportunities for the public to hear and address the consultant as well as the city.

Council Member Kramer stated it would be helpful if the realtor groups and the Chamber were involved in the process also.

Paul Langdon stated yes, because this is being driven in part by the market and what business is doing.

Council Member Kreuter asked if this is a consultant that P & Z would choose.

Paul Langdon stated yes, P & Z and staff will form a selection committee to interview and make a recommendation to P & Z.

Mark Perkins stated P & Z can select and recommend but it will still be up to the Council to authorize funding.

Executive Session

Council Member Hoffman moved, seconded by Council Member Kramer to go into Executive Session pursuant to Sections 610.021 and 610.022 to discuss real estate and attorney-client matters at 9:12 p.m., with the vote upon such motion being as follows:

- Council Member Hoffman – Aye
- Council Member Kramer – Aye
- Council Member Kreuter – Aye
- Council Member Wang – Aye
- Council Member Lawrence – Aye



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Council Member D'Alfonso - Aye
Council Member Saunders – Aye

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

Council Member Hoffman moved, seconded by Council Member Lawrence to adjourn Executive Session at 9:38 p.m., with the vote upon such motion being as follows:

Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Lawrence - Aye
Council Member Kramer - Aye
Council Member Wang - Aye
Council Member Hoffman – Aye
Council Member Kreuter- Aye

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

Council Member Hoffman moved, seconded by Council Member D'Alfonso to adjourn at 9:41 p.m., with the vote upon such motion begin as follows:

Council Member Kreuter – Aye
Council Member Hoffman – Aye
Council Member Wang – Aye
Council Member Saunders - Aye
Council Member D'Alfonso - Aye
Council Member Lawrence – Aye
Council Member Kramer - Aye

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

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor