



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MARCH 23, 2015
7:30 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Council Mayor Glantz at the Creve Coeur Government Center, 300 N. New Ballas Road on Monday, March 23, 2015 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave an 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
Mr. Kent	Council Member Ward IV

COMMENTS FROM THE GENERAL PUBLIC

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

No one requested to speak.

ACCEPTANCE OF THE AGENDA

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

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Kent – 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 8 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*

PUBLIC HEARING - Capital Improvement Program Fiscal Years 2016 through 2020

A presentation was made by Sharon Stott, Assistant to the City Administrator; Mark Perkins, City Administrator and Dan Smith, Finance Director regarding the Capital Improvement Program FY 2016 – 2020.

Council Member Saunders submitted resident emails for the record.

There being no further comments, the City Attorney presented exhibits for the record and the public hearing was closed.

CONSENT AGENDA

Council Member Kreuter moved, seconded by Council Member Kramer to accept the consent agenda as presented.

1. Council Minutes Dated March 9, 2015

Mayor Glantz called the question for the approval of the consent agenda as presented, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 8 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

***For Information Only
Bills Payable Listing***

Summary: A report of bills payable dated March 17, 2015 in the amount of \$99,601.66 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

None



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NEW BUSINESS

2. Bill No. 5542 - an Ordinance Amending the Residential Code for One- and Two-Family Dwellings of the City of Creve Coeur. First Reading

City Clerk read Bill No. 5542 for the first time.

Steve Unser, Chief Building Official made a presentation regarding this Bill and discussed the proposed changes to the current code.

Council Member Hoffman asked if heat detectors are required to be hard wired the same as smoke detectors.

Steve Unser stated that is not required.

Council Member D'Alfonso asked if a home has some hard wired smoke detectors and some battery, will the home owner be required to hard wire all of them.

Steve Unser stated no, there can be a mix.

3. Bill No. 5543 - an Ordinance Amending the Plumbing Code of the City of Creve Coeur, Missouri. First Reading

City Clerk read Bill No. 5543 for the first time.

Steve Unser, Chief Building Official made a presentation regarding this Bill and discussed the proposed changes to the current code.

Council Member Kent asked if the County is going to honor the updates and if staff has spoken with them.

Steve Unser stated yes, staff has been in contact with County during the planning process.

4. Resolution No. 1156 - a Resolution to Adopt the Capital Improvement Plan for the City of Creve Coeur for the Period FY 2016 through FY 2020.

City Clerk read Resolution No. 1156.

Council Member Hoffman moved, seconded by Council Member Kramer to approve Resolution No. 1156, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 8 ayes and 0 nays, motion carried.



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5. Resolution No. 1157 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Roadsafe Traffic Systems, Inc., for Restriping Related to the Annual Pavement Maintenance Program for the 2015 Fiscal Year for \$60,049.80.

City Clerk read Resolution No. 1157.

Council Member Saunders moved, seconded by Council Member Kramer to approve Resolution No. 1157.

Council Member Kent asked if this includes all streets or just streets that are our responsibility.

Matt Wohlberg stated yes, all streets.

Mayor Glantz called the question to approve Resolution No. 1157, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 8 ayes and 0 nays, motion carried.

6. Resolution No. 1158 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with N. B. West Contracting Company for a Thin Asphalt Overlay in the Belle Coeur Neighborhood as Part of the Street Repair Program for the 2015 Fiscal Year for \$98,920.00.

City Clerk read Resolution No. 1158.

Council Member Hoffman moved, seconded by Council Member Kramer to approve Resolution No. 1158.

Matt Wohlberg stated city staff proposed a project to apply a thin overlay to the Belle Coeur subdivision.

Council Member D'Alfonso asked since Chassell has more traffic than the surrounding streets, will that cause that road to deteriorate more quickly.

Matt Wohlberg stated not necessarily.

Council Member Kent asked what is the PCI of these streets that are being proposed to have an overlay.



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Matt Wohlberg stated he didn't know.

Council Member Kent stated there were a number of micro finish street candidates for 2015 and asked if they have all been completed.

Matt Wohlberg stated no.

Council Member Kent stated \$3.00 for microsurfacing and \$9.35 for the UBoss and asked if the city will get three times the life out of that product over microsurfacing.

Matt Wohlberg stated it will be approximately twice the life and the surface won't wear off and have the granular mess.

Council Member Kent asked if this is the first application of this product for the city.

Matt Wohlberg stated yes.

Council Member Kent stated he would like to see the whole picture of every street in the city along with the PCI for the Capital Street Program. Council Member Kent stated he would like to see funds in the budget for a consultant to take care of analyzing every street in the city.

Mark Perkins stated he understands Council Member Kent's point as it would be useful to have a consultant review the streets if we can contract at a reasonable price, but we do have an up to date PCI list. Staff absolutely does have that completed and it is reviewed on an ongoing basis. A quarter of the streets are reviewed each year so there is an up to date list. The PCI for this particular street will be provided at the next meeting. What staff is trying to do is look at other options for the street program, microsurfacing has received some complaints, we are not ready to abandon, it but do want to look at other alternative applications as well.

Ryan Madden resident of 324 Laduemont and representative of Ladue Conway Estates residents/trustees requested the city improve the streets in the neighborhood (Laduemont Drive, Oak Stone Court, Greenville, Fishel Court). The streets in the neighborhood are in disrepair and nothing has been addressed since 2008. Water is going under the concrete slabs and eroding the subgrade causing rapid decline to the concrete surface. To hear that Belle Coeur is getting yet another \$100,000 spent on street repair and Ladue Conway Estates is not on the list, is absolutely disheartening. Mr. Madden and the residents of Ladue Conway Estates are respectfully requesting Council to table the vote on Belle Coeur until Ladue Conway Estates streets have been thoroughly evaluated by city staff and elected officials.

George Andrea resident of 12802 Oak Stone Lane stated he loves living in the city of Creve Coeur with only one complaint, street maintenance and he has sent in several requests for maintenance. Mr. Andrea submitted for the record several pictures of the deteriorating streets. (Exhibit)A

Tim Madden resident of 324 Laduemont stated repairing slabs, mud jacking and slab work doesn't work anymore because the subgrade has deteriorated so much. Mr. Madden stated he wasn't going to come to Council to voice his concerns until after he was off of P & Z in June but when he saw the city was going to spend yet another \$100,000 on Belle Coeur he felt compelled to come and speak.



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Council Member Hoffman moved, seconded by Council Member Saunders to table Resolution No. 1158.

Council Member Lawrence asked if this project would be qualified for a matching grant.

Matt Wohlberg stated no.

Council Member Kent stated he wants to see a full cycle plan and will continue to press this issue until it is created.

Council Member D'Alfonso stated she wants to see the cost of both asphalt and concrete.

Matt Wohlberg stated conditions of Belle Coeur range from 82 – 92 on the PCI.

Mayor Glantz called the question to table Resolution No. 1158 until staff has had a chance to meet with trustees of Ladue Conway Estates, with the vote upon such motion as follows, to-wit:

Council Member Saunders – Aye
Council Member Kent – 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 8 ayes and 0 nays, motion carried.

7. Resolution No. 1159 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Ranieri Construction, Inc. to Replace Damaged Wood and to Paint the Tappmeyer House for an Amount of \$88,239.13.

City Clerk read Resolution No. 1159.

Council Member Kreuter moved, seconded by Council Member Hoffman to approve Resolution No. 1159.

Jim Heines stated staff bid two options for the Tappmeyer House: one was concrete siding/wood replacement/painting and the other option was wood replacement and painting. Discussed long term cost for both products.

Council Member Kent stated he received many emails regarding this issue and will submit for the record. Council Member Kent stated the object of this house is preservation. Mr. Kevin Rejent has volunteered to prepare the application to have this house identified as a historical site/landmark. Council Member Kent asked that city staff work with the Tappmeyer Foundation Treasurer Ray Dobinski to establish adjunct financial statements to report to the City Council and Foundation on a regular basis so everyone can get a better picture of trying to meet the objectives of the house. Council Member Kent stated painting and repairing the wood on the



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house would preserve its historic exterior and recommends approval of Resolution No. 1159.
(Exhibit) B

Council Member D'Alfonso stated she has received several emails regarding this issue mainly from the Parks and Historic Committee members along with member of the Tappmeyer Foundation as well as emails from residents who questioned if the city even wanted to continue with the historic house considering the cost. Council Member D'Alfonso stated she is unsure of the answer to those questions but does know if the city is going to have a historic house then it needs to be made historic and just go with the painting to maintain the historic value.

Council Member Kramer stated she is in favor of historic but some of her concerns that need to be addressed; what is being done to fundraise and what has being done to sustain the house. Council Member Kramer stated in the last two years has any money been raised by the Foundation and why weren't there any attempts to put this on the registry in the past.

Council Member Kent stated he can't say what happened in the past but does have a program for the future and accountability moving forward.

Council Member Kramer stated that wasn't the question.

George Dirkers Parks and Historic Committee Member stated he is in support of replacing the damaged wood and repainting. Mr. Dirkers showed a series of pictures of activities that have taken place at the house over the past couple of years.

Clair Chosid read and presented a statement for the record. (Exhibit) C

Carol Levin Parks and Historic Committee Member requested that Council save the house and historic value for the city.

Ted Ruzicka Parks and Historic Committee Member stated he was recently asked to assist in fund raising for the Tappmeyer House. Creve Coeur is the third largest as far as corporate real estate. This is an opportunity for us to reach out to the community to get them engaged. Mr. Ruzicka stated he is here to help out.

Council Member D'Alfonso asked if either Levin or Ruzicka were on the Tappemeyer Foundation.

Carol Levin and Ted Ruzicka both indicated they were not.

Laura Dierberg-Ayres Tappmeyer Foundation and resident of Ballwin stated in 2003 when the house was moved and there was a grand opening at that time which fulfilled the commitment of \$100,000 towards the move of the house. The Foundation recommended the city receive the \$50,000 pass through insurance settlement that Sanson Group received for a total of \$150,000. The city received over \$200,000 from the shopping center owner so that the land was vacated at an earlier time. The Foundation also paid for the renovation of the house in 2008 at a cost of over \$530,000 to over \$630,000 has come through the Tappmeyer Foundation coffers. Approximately eight or nine years ago the Foundation paid for the painting of the house and at that time the entire inside of the house had been renovated for the first floor and lower level, became ADA accessible, with new meeting room space on lower level. At that time the



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Foundation turned the house over to the city. In the last three years there has been a significant decline on the exterior of the house. The house has been open on a regular basis and special events have taken place at the house. Laura Dierberg-Ayres stated the Foundation is aging and needs new people. In the past the Mayor and Council President have sat on the Foundation and that isn't the case any longer and the Foundation is in need of new members.

Council Member Kramer stated she agrees with the thought process and the passion to keep the house historic and asked why hasn't anyone gone after grants or started the process for the historical site/house application.

Laura Dierberg-Ayres stated the city owns the house and the city would have to file the application.

Council Member D'Alfonso stated the committee members need to go through the City Administrator for fund soliciting guidelines.

Mark Perkins stated coordination is necessary.

Carl Lumley stated the solicitation ordinance does require pre-approval of any significant fundraising in the name of the city, so it isn't just the coordination but also the Council has to approve it. The Foundation is a separate organization and they are accountable to their Board.

Mayor Glantz called the question to approve Resolution No. 1159, with the vote upon such motion as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang- Aye
Council Member Kent – 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 8 ayes and 0 nays, motion carried.

8. Resolution No. 1160 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Roofing & Exterior Renovation to Replace Wood Siding with Concrete Siding on Three Sides of the Tappmeyer House and Replace Damaged Wood and Repaint the Front of the Tappmeyer House for an Amount of \$131,500.00.

City Clerk read Resolution No. 1160.

Council Member Saunders moved, seconded by Council Member Kramer to table Resolution No. 1160 permanently, with the vote upon such motion as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye



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Council Member Kent – 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 8 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

9 Council Liaison Reports

Council Member Wang stated the Arts Commission has selected a winner for the eastern artistic bus shelter.

Council Member Hoffman stated the Police Committee meeting with Police recognition will begin at 2:00 p.m. on Tuesday, March 31, 2015 in the main lobby.

BUSINESS FROM CITY ADMINISTRATOR

Council Member Saunders moved, seconded by Council Member Kramer to adjourn at 9:53 p.m., with the vote upon such motion begin 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 Kent – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Submitted by:

Deborah Ryan
City Clerk

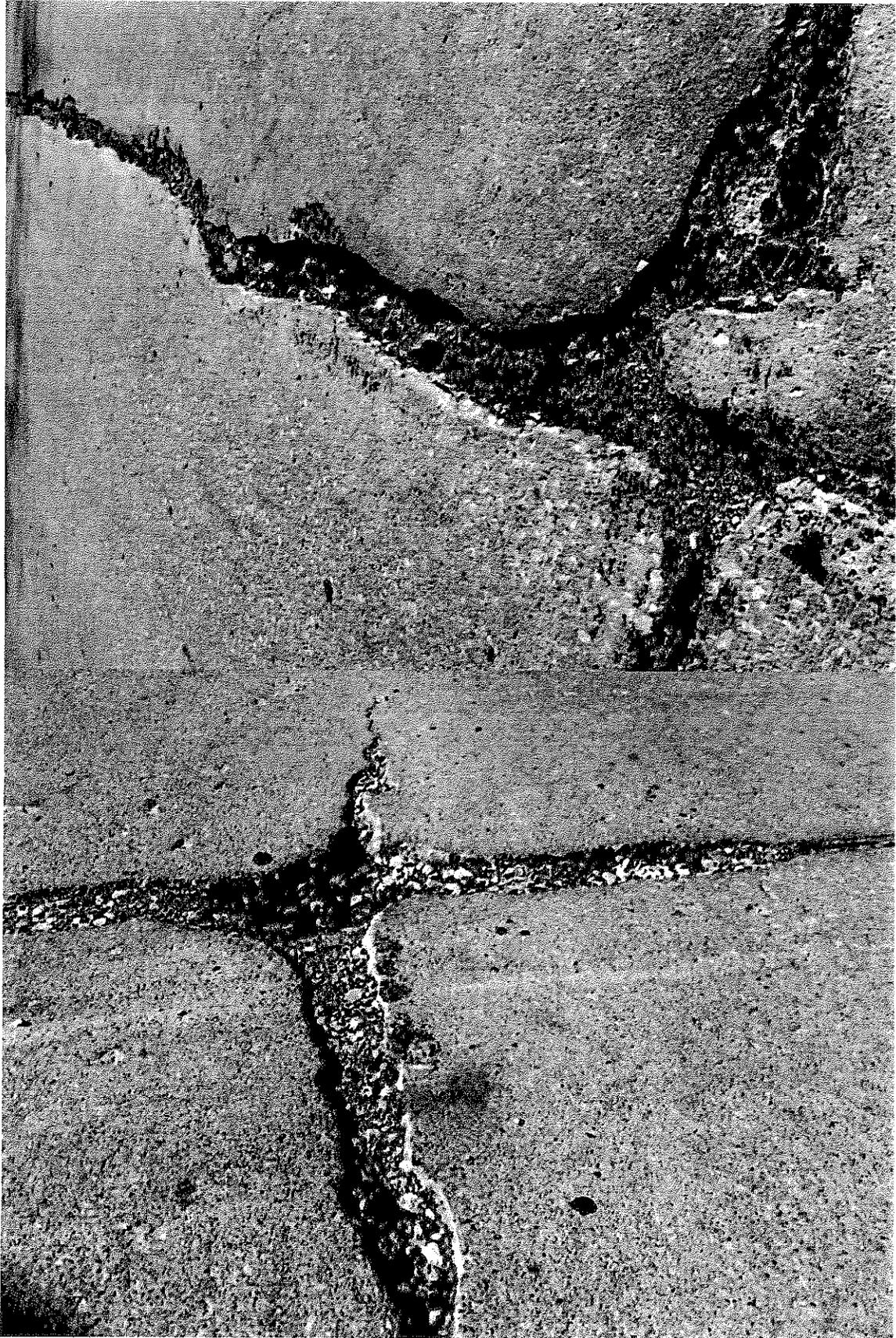
Barry Glantz
Mayor

Handwritten signature or scribble.

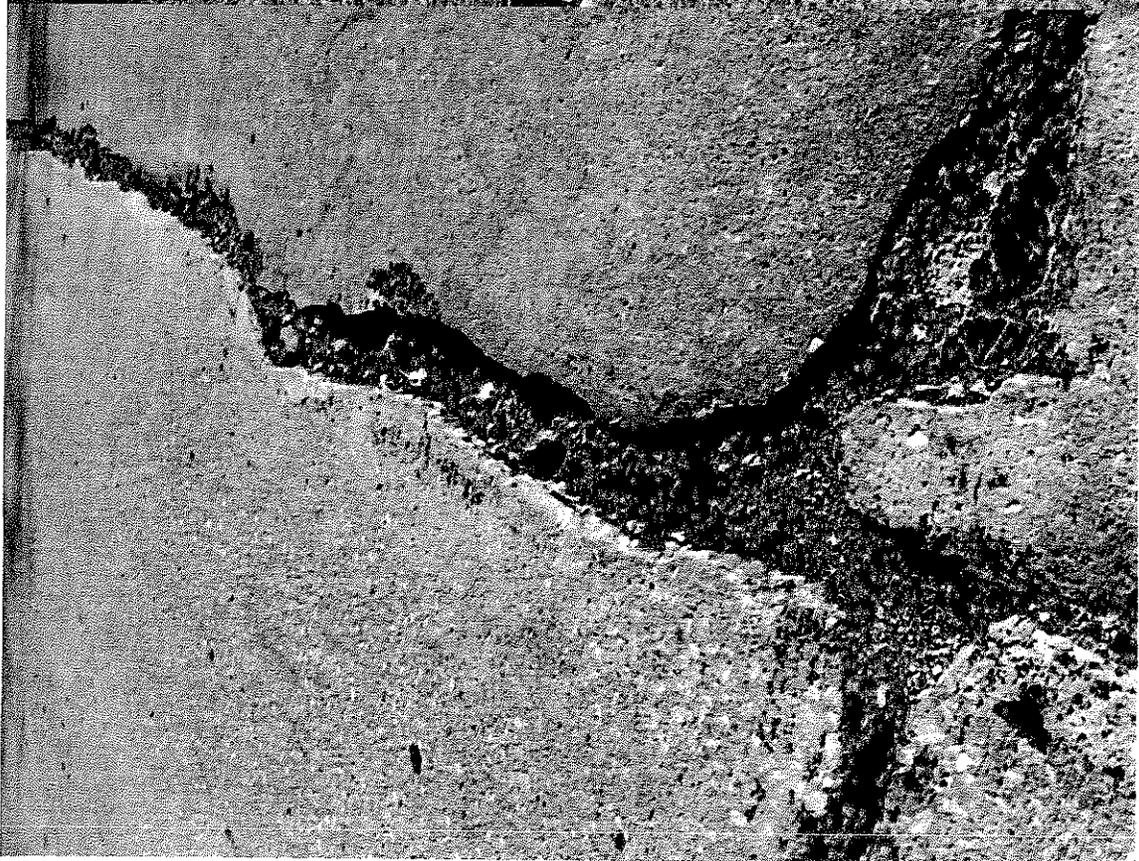
LADUEMONT DRIVE, CREVE COEUR



Exhibit A
8/23/15









Re: Feedback

scott.saunders4@yahoo.com

"David McCoy" <dmc831@gmail.com>

"kentivcouncil@charter.net" <kentivcouncil@charter.net>

Friday March 20 2015 9:00:00AM

Attachments

Print

Dave

Thanks for sharing your thoughts. You may wish to pass them on to the rest of the Council as well?

Scott

Sent from my iPhone

> On Mar 20, 2015, at 12:27 AM, David McCoy <dmc831@gmail.com> wrote:

>

> I sent this to George Seifried in regard to the Tappmeyer House....

>

> George,

> I realize I am a little late with my feedback today since I have been out of town all week. In short I think there is more merit in refinishing the original wooden siding than replacing it with cement board. Based on the calculations there isn't enough difference in the price to justify removing the original wood and losing the historic value of that, as well as the increased risk associated with going with the cement board. I think there is an underestimation of the maintenance required for the cement board, and an overestimation of the recurring abatement work. The original structure is much less risk since it has been there 130 years and during a period when much less care would have been taken. I don't agree with the pro-con assessment it is obviously bias towards the cement board. I am really surprised that the high end perception was a pro for the cement board when the historical value and look is associated with the original wood. If the city is looking for the lowest cost option then the Hardie board may be it but if the city is also trying to preserve the historic value of the Tappmeyer house then there is only one option.

>

> I also read the updated strategic plan and really struggled trying to tie together the goals and the actions and even the metrics. I think there should be some stretch goals identified otherwise it seems to me to be very mundane. I also think the metrics need to be realistic and I didn't see any safety metrics related to shootings which are very hard to prevent but more serious. From a P&R perspective I didn't see anything that addressed the feedback from the survey related to trails, it doesn't seem that we are focused on that. It's also confusing in the plan when it says "City of Creve Coeur" and in one case it is referring to the government and in another case the community. There are so many issues in the way the plan is written it doesn't provide the clarity we need as a city to move forward effectively. The progress in the strategic plan needs to be reported quarterly.

>

> Dave

8/23/15
Exhibit B

Thanks,

Nancy Meyer

p.s. We have Hardiboard siding on our house. It's painted and still looks good as new after 5 years. Having cement siding seems to eliminate some problems with moisture damaging the paint job.

@mac.com>@earthlink.net>@chosid.us>

Tappmeyer House

"Ray Dobinsky" <raydobinsky@gmail.com>

rkent@ci.creve-coeur.mo.us

Wednesday March 18 2015 12:46:37PM

Attachments

Print

Thank you for your willingness to present the argument for Historic Preservation....Siding may be cost effective but once it is applied the Tappmeyer House becomes a reproduction just as it would if we were to put plastic coverings on the log cabins in Creve Coeur parks. The House has been allowed to deteriorate to the point of becoming an embarrassment in lovely Millineum Park so whatever you can do to rectify the pitiful state of the Tappmeyer House will be greatly appreciated.

Ray

Feedback

"David McCoy" <dmc831@gmail.com>

"kentivcouncil@charter.net" <kentivcouncil@charter.net>, "Scott Saunders"
<scott.saunders4@yahoo.com>

Friday March 20 2015 12:27:24AM

Attachments

Print

I sent this to George Seifried in regard to the Tappmeyer House....

George,

I realize I am a little late with my feedback today since I have been out of town all week. In short I think there is more merit in refinishing the original wooden siding than replacing it with cement board. Based on the calculations there isn't enough difference in the price to justify removing the original wood and loosing the historic value of that, as well as the increased risk associated with going with the cement board. I think there is an underestimation of the maintenance required for the cement board, and an overestimation of the recurring abatement work. The original structure is much less risk since it has been there 130 years and during a period when much less care would have been taken. I don't agree with the pro-con assessment it is obviously bias towards the cement board. I am really surprised that the high end perception was a pro for the cement board when the historical value and look is associated with the original wood. If the city is looking for the lowest cost option then the Hardie board may be it but if the city is also trying to preserve the historic value of the Tappmeyer house then there is only one option.

I also read the updated strategic plan and really struggled trying to tie together the goals and the actions and even the metrics. I think there should be some stretch goals identified otherwise it seems to me to be very mundane. I also think the metrics need to be realistic and I didn't see any safety metrics related to shootings which are very hard to prevent but more serious. From a P&R perspective I didn't see anything that addressed the feedback from the survey related to trails, it doesn't seem that we are focused on that. It's also confusing in the plan when it says "City of Creve Coeur" and in one case it is referring to the government and in another case the community. There are so many issues in the way the plan is written it doesn't provide the clarity we need as a city to move forward effectively. The progress in the strategic plan needs to be reported quarterly.

Dave

From Carole Levin
BULadueMom@aol.com
RKent@Ci.Creve-Coeur.MO.US
Thursday March 19 2015 10:33:17AM

Attachments

Print

Dear Bob:

Thank you for the support re: painting for Tappmeyer House and meeting with us on Tuesday this week. We have been dealing with this for quite some time.

I have reached out to members of our (former) Historic Committee, many who are either traveling for business or with families on Spring break, and not available for Monday, March 23 Council night.

I do however know some of us will be there, to support your earnest endeavors that we heard.

I, personally, see "light" in this situation, thanks to you !

Sincerely,
Carole Levin

Tappmeyer House

"Rachel Eilbott" <rmed8educ8@aol.com>

"rkent@ci.creve-coeur.mo.us" <rkent@ci.creve-coeur.mo.us>

"Claire Chosid" <claire@chosid.us>

Thursday March 19 2015 8:45:28AM

Attachments

Print

Councilperson Kent,

Hope you are doing well.

I am hoping you are in favor of making improvements to the Tappmeyer House. It is a landmark, unique to Creve Coeur and a place citizens should enjoy and be proud of. Thanks so much.

Rachel Eilbott

(Recycle Rachel- remember me?)

259 Falling Leaves Ct,

Painting or Siding

7 "Dan" <dheyman@sbcglobal.net>

7 "rkent@ci.creve-coeur.mo.us" <rkent@ci.creve-coeur.mo.us>

7 Wednesday March 18 2015 8:06:15PM

Attachments

Print

Bob,

I have been taking care of the Tappmeyer vegetable garden for the past 4 years. As a life time resident, the house is of great historical value and is outstanding addition representing the history of Creve Coeur. As I would love to see the house painted, I think siding the house is more practical long term. Doing nothing is not an option. I hope to hear that one of the options is decided at Monday's meeting

Best Regards,

Dan Heymann

12921 Nimes Dr

Sent from my iPad

Tappmeyer House

7 "Alan Raymond" <alanbr@sbcglobal.net>

7 "rkent@ci.creve-coeur.mo.us" <rkent@ci.creve-coeur.mo.us>

7 Wednesday March 18 2015 7:42:19PM

Attachments

Print

The antique home is in dire need of a paint job. Otherwise is will deteriorate.

Tappmeyer Homestead Exterior Renovation

"Claire Chosid" <claire@chosid.us>

"Dan Heymann" <dheymann@sbcglobal.net>, "Dave Mccoy" <dmc831@gmail.com>, "George Dirkers" <geoaero@gmail.com>, "Margie Richards" <bill1185@msn.com>, "Alan Raymond" <alanbr@sbcglobal.net>, "Kathy Kruger" <kathylk3@sbcglobal.net>, "Fran Cantor" <frcantor@mac.com>, "Matt Broderick" <eagleyebrod@sbcglobal.net>, "Elisabeth Laspe" <elisabeth.laspe@yahoo.com>, "Nancy Novack" <nancy@novack.org>, "Wendy Wang" <wwworld@gmail.com>, "Susan Baseley" <sbaseley@yahoo.com>, "Tracy Grass" <tracy.grass@gmail.com>, "Nancy Meyer" <kuttmeye@earthlink.net>, "Rachel Eilbott" <rmed8educ8@aol.com>

rkent@ci.creve-coeur.mo.us

Wednesday March 18 2015 5:11:16PM

Attachments

[Tappmeyer%20Bid%20Summery%203-4-2015.pdf](#)

[embeddedtext1.txt](#)

Print

Greetings, all!

I am asking (kind of pleading, actually) that you give me a little of your time. You are all familiar with the deteriorating condition of the Tappmeyer house. Paint is peeling, wood is rotting, railings are broken and the whole place looks a little haunted. It's just plain bad.

Below, I have attached a bid summary for repairs to the house. The least expensive bid is to repair the wood and trim and paint the house. This must be done every 8 years or so. The other options is for Hardie (cement board) board to replace the original wood. This is more expensive, but will last much longer than painting the original wood. Feel free to form your own opinion about the project. Personally, I think the house should be repainted, bringing it to its former glory.

What I am asking you to do is to email Bob Kent with your opinion. One or two sentences is all he needs. Bob is the Council Liaison who will report to other Council members on Monday night. Please email him before noon on Monday with your feelings about the way the house looks and what you'd like the city to do. There is an option- the Council could decide not to do anything. And let the house deteriorate even more. If no one feels passionately about the project.

Bob Kent's email address is rkent@ci.creve-coeur.mo.us

Thanks for your time!

Claire

> -----

Tappmeyer House

- "Judy Pass" <judyhpass@gmail.com>
- "Bob Kent" <rkent@ci.creve-coeur.mo.us>
- "Scott Saunders" <scott.saunders4@yahoo.com>

Friday March 20 2015 9:00:57PM

Attachments

Print

Hi Bob,

I am writing because a resolution regarding the Tappmeyer Homestead is on your agenda Monday evening. I am in favor of having it painted, instead of having siding installed, because the former is more historically appropriate.

I was on the City Council when we moved Tappmeyer to its present location. It was controversial at the time. But I remember very clearly what one of my constituents said to me. She said, "Judy, I've never played golf a day in my life and I never will, in all likelihood. But the City spends money on the golf course, year in and year out. And that's fine with me. Some of us care a lot about Creve Coeur's heritage and preserving the past. Just like it's OK to spend money on the golf course because it's important to many people, I think we should spend money on preserving our heritage to support those residents who think that's important."

As a Council Member, I always thought my job was to care for my City. I know your heart's in the right place. Please take care of the Tappmeyer House for its connection to the past, and for our residents who treasure it.

Thank you.

Judy Pass

Judyhpass@gmail.com

Sent from my iPad

Tappmeyer House

· "Kathy Kruger" <kathylk3@sbcglobal.net>

· "rkent@ci.creve-coeur.mo.us" <rkent@ci.creve-coeur.mo.us>

· Thursday March 19 2015 4:07:10PM

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I see the Tappmeyer House every time I work on the grounds around the house, about every 2 weeks

during the growing season. Many people stop and ask about the home and admire what has been done

so far. I think it is important to not let it decay further, and would favor the fiber cement siding option.

Realistically, it makes it easier to maintain and if not historically accurate, you are still being good caretakers

of the property.

Good luck!

Kathy Kruger

21 March 2015

Mayor & Council

City of Creve Coeur

Re: Proposed Exterior Renovation of Tappmeyer House

This compares economics of the two proposed renovation methods:

Option 1 - repairs and painting existing wood clapboard siding all 4 sides (\$88,239) and

Option 2 - repairs and painting front side only and all doors, windows and trim, removal of wood siding, foam insulation, plywood sheeting, air barrier wrap, cement board lap siding, painting 2 sides and rear (\$131,500).

To compare the options, the \$43,000 additional cost of Option 2 was compared to Option 1. Costs were extended out 32 years, using the periodic maintenance costs estimated by Public Works, assuming the following: zero cost of money (no interest or foregone earnings), present (guessed) utility cost \$2000/yr, utility savings of \$600/year first year (basis saving 30% of \$2000/year gas + electric, escalating at 7%/year). The break-even point between options occurs during the 11th year, after which point Option 2 costs less than option 1. See cost projection table below.

Selecting Option 2 is consistent with Strategic Plan goals 3 (responsible steward of taxpayer monies) and 5.2 (sustainability – greenhouse gas reduction).

The preceding evaluation doesn't address additional objectives of aesthetics or historic preservation. It may be possible to achieve energy/economic benefit and aesthetic/historic preservation by replacing all existing siding with new cedar clapboards while installing insulation and air barrier wrap. Costs of stripping and repairs would be reduced and partially offset the cost of new wood. Insulating 4 sides will produce increased energy savings. The breakeven point will be deferred several years but it will still cost less than Option 1 in the long term. Patching and painting deteriorated old wood is vastly inferior to insulating, wrapping and re-siding.



Richard Kutta

Tappmeyer House Exterior Renovation

(All numbers x \$1000)

Annual utility cost (guess) \$ (2.0)
 Utility cost reduction 30% \$ (0.6)
 Annual utility price escalation 7%

year	Option 1		Option 2		Option 2	Option 2	Option 2	Option 2 -
	cost	sum	cost	Utility Savings	Total Cost	sum	Option 1	
0	-88	-88	-131		\$(131.00)	\$(131.00)	\$(43.00)	
1	0	-88		\$ (0.60)	\$ 0.60	\$(130.40)	\$(42.40)	
2	0	-88		\$ (0.64)	\$ 0.64	\$(129.76)	\$(41.76)	
3	0	-88		\$ (0.69)	\$ 0.69	\$(129.07)	\$(41.07)	
4	0	-88		\$ (0.74)	\$ 0.74	\$(128.34)	\$(40.34)	
5	0	-88		\$ (0.79)	\$ 0.79	\$(127.55)	\$(39.55)	
6	0	-88		\$ (0.84)	\$ 0.84	\$(126.71)	\$(38.71)	
7	0	-88		\$ (0.90)	\$ 0.90	\$(125.81)	\$(37.81)	
8	-45	-133	-10.5	\$ (0.96)	\$ (9.54)	\$(135.34)	\$(2.34)	
9	0	-133		\$ (1.03)	\$ 1.03	\$(134.31)	\$(1.31)	
10	0	-133		\$ (1.10)	\$ 1.10	\$(133.21)	\$(0.21)	
11	0	-133		\$ (1.18)	\$ 1.18	\$(132.03)	\$ 0.97 BEP	
12	0	-133		\$ (1.26)	\$ 1.26	\$(130.77)	\$ 2.23	
13	0	-133		\$ (1.35)	\$ 1.35	\$(129.42)	\$ 3.58	
14	0	-133		\$ (1.45)	\$ 1.45	\$(127.97)	\$ 5.03	
15	0	-133		\$ (1.55)	\$ 1.55	\$(126.42)	\$ 6.58	
16	-49	-182	-30	\$ (1.66)	\$ (28.34)	\$(154.77)	\$ 27.23	
17	0	-182		\$ (1.77)	\$ 1.77	\$(153.00)	\$ 29.00	
18	0	-182		\$ (1.90)	\$ 1.90	\$(151.10)	\$ 30.90	
19	0	-182		\$ (2.03)	\$ 2.03	\$(149.07)	\$ 32.93	
20	0	-182		\$ (2.17)	\$ 2.17	\$(146.90)	\$ 35.10	
21	0	-182		\$ (2.32)	\$ 2.32	\$(144.58)	\$ 37.42	
22	0	-182		\$ (2.48)	\$ 2.48	\$(142.10)	\$ 39.90	
23	0	-182		\$ (2.66)	\$ 2.66	\$(139.44)	\$ 42.56	
24	-54	-236	-33	\$ (2.84)	\$ (30.16)	\$(169.59)	\$ 66.41	
25	0	-236		\$ (3.04)	\$ 3.04	\$(166.55)	\$ 69.45	
26	0	-236		\$ (3.26)	\$ 3.26	\$(163.29)	\$ 72.71	
27	0	-236		\$ (3.48)	\$ 3.48	\$(159.81)	\$ 76.19	
28	0	-236		\$ (3.73)	\$ 3.73	\$(156.08)	\$ 79.92	
29	0	-236		\$ (3.99)	\$ 3.99	\$(152.09)	\$ 83.91	
30	0	-236		\$ (4.27)	\$ 4.27	\$(147.82)	\$ 88.18	
31	0	-236		\$ (4.57)	\$ 4.57	\$(143.26)	\$ 92.74	
32	-60	-296	-40	\$ (4.89)	\$ (35.11)	\$(178.37)	\$ 117.63	
Sum	-296		-244.5		-178.3691			

Tappmeyer Homestead Exterior Renovation
"George" <geoaero@gmail.com>
rkent@ci.creve-coeur.mo.us
Sunday March 22 2015 10:01:18PM
Attachments
[Tappmeyer%20Arbor%20Day%202014.jpg](#)
Print

Dear Bob,

Thanks for your support of the Tappmeyer House.

Many organized events have happened at the Tappmeyer House since I've been involved over the last five or six years, from Old Timer's baseball games to Holiday wreath making to the Teachers for Tappmeyer high school art exhibition to the Maryville University Art Student Sculpture Display. I'm going to focus on the Arbor Day event last year, which was probably our biggest success, with members working together from the HEB committee, the Art Committee, and the Tappmeyer Homestead Foundation. The event came together really well. (I've included a picture.) Easily over a hundred visitors came through the house...

The old house was breathing and pulsing with excitement. People milled about everywhere. Young kindergarteners tugged on their grandparents hands to take them to see their art displayed hanging on the wall inside the Tappmeyer House. At the same time, one of my favorite Creve Coeur seniors, Margie, was displaying her butterfly collection in the great room. The Audubon society representative had a table teaching us about birds. Families came to look at the Arbor Day art created by the people of all ages in the community. Kids played and giggled at the craft table in the kitchen. People talked among themselves, ate snacks, talked to people they hadn't seen in ages. Or better yet, they met people they didn't know before that day. This is what community is about.

Sure, this can happen at the meeting room downstairs at the Creve Coeur government center. (OK, maybe not...) But afterwards, as we leave the Arbor Day Event, we can step outside on the Tappmeyer porch, look up and see the elegant scrolled gingerbread woodwork along Tappmeyer's roofline- (did carpenters take the time to do that once upon a time?) and get a real feel of Creve Coeur's history that isn't just a black and white photo - it's a living, breathing piece of history where we just spent an enjoyable hour. And now the warm sun is hitting our faces and we can smell the lilacs in bloom. Jess is outside showing the kids how to make art on the grass using seeds that ultimately the birds will eat. And we walk around the back of the House and see the Heritage Garden that Claire had planned and we all helped build, including a Boy Scout who earned his Eagle Scout badge helping building a deer fence so we can protect our fresh vegetables later in the season. And then we walk into the Tappmeyer Forest that once was an unusable honeysuckle jungle and is now a pleasant park-like escape with walking paths and Missouri native plants, converted by Creve Coeur volunteers who meet on Saturday mornings and put down their smartphones and pick up a shovel or a rake and sweat a

little in the garden outside the Tappmeyer House and actually talk to their neighbors and make new friends. Oh, and don't forget the Girl Scout troops that come and laugh while planting daffodils in the Gardens.

And after you leave the Tappmeyer House and Gardens, you can wander through the rest of the great Millennium Park, and look back at this old historic house and remember a time when we farmed and we knew our neighbors and we worked together on projects, and we got together to enjoy ourselves as a community.

And we can remember this town is NOT just some suburban sprawl in West County with just interstate highways and shopping malls and fast food restaurants. This is Creve Coeur, we have a history. We have a community - maybe my grandchildren will understand this one day. This is our home.

We need to preserve this home. Let's preserve our history. Please, let's paint the Tappmeyer House and keep it vital and living!

Thank you for supporting this project!

George Dirkers



Repairs to Tappmeyer House

7 "Francine Cantor" <frcantor@mac.com>

7 "Bob Kent" <pentapier@charter.net>, "Bob Kent" <rkent@ci.creve-coeur.mo.us>

7 Monday March 23 2015 12:28:01PM

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Print

Hi Bob,

Just want to get on your radar before the Council discussion on the repairs for Tappmeyer House. Because of HEB's, and especially Claire Chosid's, work on the grounds of the house and the adjacent woods, members have become familiar and attached to this lovely old historic house. As you know, the paint is peeling, and I am concerned with all the children we will have there on Arbor Day. We really need to move forward as soon as possible with remedying the situation. Personally, I would like to see the wood and trim repaired and the house painted.

Tappmeyer House adds a feeling of history and warmth to our community. Let's keep that feeling by painting it as it was meant to be.

Thanks for all your service.

Fran

My name is Claire Chosid and I live at 12410 Conway Road. I have volunteered in Creve Coeur for many years- I have been a member of the Horticulture, Ecology and Beautification Committee, am a member of the Tappmeyer Homestead Foundation and the volunteer lead for the Tappmeyer garden project. This Saturday begins our 6th year of volunteering around the house in Millennium Park. To date, we have logged over 2,000 volunteer hours beautifying the area around the historic home. We've cleaned Honeysuckle from the forest and have been returning native plants, shrubs and trees to the forest. We have an Heirloom vegetable garden in the back of the house that allows us to make donations to a food pantry. Two years ago I applied for and received funds from the Deercreek Watershed Alliance to install a bioswale and rain garden on the grounds by the house. So, maybe you can understand why I'm so passionate about the project and why I am distressed over the disastrous condition of the Tappmeyer house. Perhaps growing up in Creve Coeur fueled my passion for preserving it.

When I was born my parents built a house in Beacon Hill Lane. I went to Weber School, which is now City Hall. I rode the bus, passing farms on Emerson Road. Train tracks ran through Ballas Road and behind Olive Street. We used to put pennies on the tracks and go back the next day to see if they were mangled from the train. We bought produce at the Faron's Farm, the house just south of City Hall. I saw Buffalo roam around the mansion at the corner of Ladue and Ballas. My neighbors in Sackston Woods had horses. There were farm houses all over the city. There was no City Place 1,2, 3 or 6. The Tappmeyer house was on Olive Street, part of a 220 acre farm. I watched Highway 270 being built and remember the ribbon cutting when it was officially opened. Creve Coeur started to grow, and the "Old Creve Coeur" began to get gobbled up. The rickety bridge on Emerson Road was no more. The numerous white farm houses were sold and businesses were built. In time, "McMansions" began popping up. Fast forward, and

Exhibit C
3/23/15

the Tappmeyer House was moved to Millennium Park. The house reminds park visitors that Creve Coeur has a past. I feel the city has a responsibility to love and maintain the historic home.

Tonight you will decide whether or not this piece of history is lovingly restored, maintaining its integrity by painting the house and trim. You also have an option to rip all the original wood off the house and replace it with cement siding. Finally, you could decide to do nothing- allowing paint to peel off the gutters, shutters and gingerbread trim. I implore that you think of "Old Creve Coeur" and return the house to its glory. By doing so, you remind every citizen that Creve Coeur cares about its past and is protecting it for the future. Please vote to paint the Tappmeyer House. Cement siding doesn't belong on a home that has survived 135 years in Creve Coeur.