MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 28, 2015
7:00 PM

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Council President Kreuter at the Creve Coeur Government Center, 300 N. New Ballas Road on Wednesday, September 28, 2015 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Council President Kreuter led the Pledge of Allegiance.

INVOCATION

Council President Kreuter gave an invocation.

ROLL CALL

Mr. Kreuter	Council Member Ward I
Ms. Kramer	Council Member Ward I * - Arrived at 7:11 p.m.
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. Kent	Council Member Ward IV
Mr. Saunders	Council Member Ward IV

* - Absent: Mayor Glantz

COMMENTS FROM THE GENERAL PUBLIC

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

ACCEPTANCE OF THE AGENDA

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

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

1. CONSENT AGENDA

Council Member Saunders moved, seconded by Council Member Wang to accept the consent agenda as presented:

a. Council Minutes Dated September 16, 2015

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

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

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

BILLS PAYABLE REPORT

Bills Payable Listing

Summary: A report of bills payable dated September 22, 2015 in the amount of $199,571.24 has been provided for Council review. No vote is required.

Council Member Kent asked for an update regarding the issues with Republic and the July bill.

Jim Heines stated staff is still waiting after the corrections were sent to them. Should be hearing back from Republic this week and will review their comments.

UNFINISHED BUSINESS

2. Bill No. 5561 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 2,734 Square-Foot Eating and Drinking Establishment Located at 11601-11615 Olive Boulevard, Unit 9D Within The CityPlace Mixed-Use/Retail Development. Final Reading and Passage

City Clerk read Bill No. 5561 for the final time.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Bill No. 5561, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5561 becomes Ordinance No. 5439.

3. Substitute Bill No. 5562 - an Ordinance Ordering the Levy and Establishment of the Rates of Annual Real Property Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2015. Final Reading and Passage

City Clerk read Substitute Bill No. 5562 for the final time.

Council Member Saunders moved, seconded by Council Member Lawrence to approve Substitute Bill No. 5562.

Council Member Kent moved, seconded by Council Member D'Alfonso to put the second Substitute Bill No. 5562 on for consideration.

Council Member D'Alfonso stated she read the second Substitute Bill No. 5562. Council Member D'Alfonso stated the city is made up of both residential and commercial constituents and it is unfair for the commercial property owners to pay for everything with large capital projects coming and she is concerned for the future of funding of important projects that are coming.

Council Member Hoffman asked if the vote is to reduce the tax can it be raised again.

Carl Lumley stated there is an opportunity annually to raise the tax rate, subject to Hancock.

Dan Smith stated there is a classification for voluntary reduction to reduce the tax rate below the cap. The next year's cap is based upon the voluntary reduction unless it is an even tax year. In an even year, the tax rate can be based on the actual cap and not the reduced amount if Council passes legislation.

Council Member Kent stated the current budget sets aside $2 million for the new government center and $1 million for streets. Commercial business owners are not all city residents.

Council Member Lawrence stated raising and lowering taxes on an individual basis is a difficult way to govern the city and disrupts revenues. We don't know what the future will bring and even though Mr. Kent doesn't want to lump our $6 million debt to the Pensions Fund with our General Budget, the future is uncertain and raising and lowering fees like we did with the lateral sewer fund, we are better off keeping things more even keel on a tax basis.

Council Member Kent stated the sewer lateral fund is an entirely different in terms of a very small fund which is entirely separate from the total operating budget.

Dan Smith stated for clarification, Mr. Kent indicated if we lowered the commercial rate to zero it would be approximately $170,000 and in actuality it would be $270,000.

Council Member Wang stated that 6% increase in city-wide assessment increase seemed low in light of the increases he has seen. Council Member Wang stated after he wrote the council corner he received several calls about resident increases. So somewhere in Creve Coeur, property assessments fell dramatically for the net increase to be only 6%.

Dan Smith stated that he had received a number of complaints about large increases in assessed valuation. However, on a total assessed valuation basis residential valuation has only increased 6%. He said he couldn't speak to individual cases since they city does not receive valuations for individual properties.

Council President Kreuter called the question for the consideration of second Substitute Bill No. 5562, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 1 aye and 7 nays, motion failed.

Council President Kreuter called the question for the approval of Substitute Bill No. 5562, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 7 ayes and 1 nay, motion carried. Substitute Bill No. 5562 becomes Ordinance No. 5440.

4. **Bill No. 5563 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant at 243 N. Lindbergh, Creve Coeur, Missouri. Final Reading and Passage**

City Clerk read Bill No. 5563 for the final time.

Council Member Hoffman moved, seconded by Council Member Saunders to approve Bill No. 5563, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5563 becomes Ordinance No. 5441.

NEW BUSINESS

5. 13140 Olive Blvd. Jimmy Johns CUP Extension Request

Council Member Saunders moved, seconded by Council Member Wang to approve the CUP extension request for 180 days.

Jason Jaggi, Community Development Director, explained the request for the extension.

Council Member D'Alfonso stated since the original CUP was passed, Council passed another bill concerning drive thrus and one of the big discussions was the speaker for the drive thru.

Chris Sedlack, applicant/owner for the project, stated he was unaware of the new requirements. However, on the property the drive thru speaker would be facing his personal residences. The speaker system that is planned to be installed at this location has the ability to adjust the decibels if necessary.

Council Member Kent stated there may be some disruption to the residents of the condos at the top of the hill.

Council President Kreuter called the question to approve the CUP extension request, with the vote upon such motion as follows, to-wit:

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

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

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6. Resolution No. 1181 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Purchase of Thirteen, In-Car Computers for the Total Amount of $50,247.00

City Clerk read Resolution No. 1181.

Council Member Hoffman moved, seconded by Council Member Kramer to approve Resolution No. 1181, with the vote upon such motion as follows, to-wit:

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

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

BUSINESS FROM MAYOR AND CITY COUNCIL

G. Council Liaison Reports

Council Member Lawrence stated there was an Audit Committee meeting with Karen Blake and she reviewed with the committee the timeline and process for the upcoming audit. Field work begins today for the audit and the final report will be submitted to the city on or before December 10, 2015.

BUSINESS FROM CITY ADMINISTRATOR

Council Member Hoffman moved, seconded by Council Member Saunders to adjourn at 8:44 p.m., with the vote upon such motion begin as follows:

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

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

Submitted by:

Deborah Ryan
City Clerk

David Kreuter
Council President