



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
OCTOBER 12, 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 Mayor Glantz at the Creve Coeur Government Center, 300 N. New Ballas Road on Monday, October 12, 2015 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave an invocation.

ROLL CALL

Mr. Glantz	Mayor
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. Kent	Council Member Ward IV
Mr. Saunders	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.

Mark Perkins stated there are substitute Resolution Nos. 1184 and 1185 on the dais that will be brought forward during the meeting.

Mayor Glantz called the question to accept the agenda as presented, with the vote upon such motion as follows, to-wit:

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



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Council Member Kramer – Aye

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

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 Wang moved, seconded by Council Member Kramer to approve the consent agenda as presented.

- a. **Council Minutes Dated September 28, 2015**
- b. **Resolution No. 1182 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Creve Coeur Police Department to Participate in the Missouri Highway Safety Program.**
- c. **Resolution No. 1183 - a Resolution Authorizing Purchase of a New Fiber Optic Network Service Between Public Works Garage and Government Center.**
- d. **Resolution No. 1184 - a Resolution Authorizing the Execution of an Agreement with Lincoln Financial to Provide Group Life, Accidental Death and Dismemberment, and Long Term Disability Insurance for City Employees.**

Council Member Saunders moved, seconded by Council Member D'Alfonso to replace the revised minutes as distributed by the City Clerk and Substitute Bill No. 1184 as presented, with the vote upon such motion as follows, to-wit:

Council Member Kreuter – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member D'Alfonso – 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.

Mayor Glantz then called to question to approve the consent agenda as amended, with the vote upon such motion as follows, to-wit:



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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.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated October 7, 2015 in the amount of \$216,652.38 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

NEW BUSINESS

- 2. Bill No. 5564 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 1,644 Square Foot Eating and Drinking Establishment at 11615 Olive Boulevard, Unit 9C Within the CityPlace Mixed-Use/Retail Development. First Reading**

City Clerk read Bill No. 5564 for the first time.

Jason Jaggi made a presentation regarding this application.

- 3. Bill No. 5565 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a Psychic Services Office at 11628 Old Ballas Road Within the Centerco Office Suites Building. First Reading**

City Clerk read Bill No. 5565 for the first time.

Jason Jaggi made a presentation regarding this application.

- 4. Bill No. 5566 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant for 7 Beacon Hill Lane City of Creve Coeur, Missouri. First Reading**

City Clerk read Bill No. 5566 for the first time.



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- 5. Bill No. 5567 - an Ordinance for the Holding of a General Election in the City of Creve Coeur, Missouri, on the 5Th Day of April, 2016, 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 Election Commissioners of St. Louis County, Missouri, and for Other Matters Relating and Pertaining to Such Election. First Reading**

City Clerk read Bill No. 5567 for the first time.

- 6. Bill No. 5568 - an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur. First Reading**

City Clerk read Bill No. 5568 for the first time.

Sharon Stott made a presentation regarding this Bill and presented recent changes made to some of the definitions since the information in the packet was distributed.

Council Member Saunders moved, seconded by Council Member Kreuter to revise the definition in the manual as presented, the vote upon the motion as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Aye
Council Member Kreuter – 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.

- 7. Resolution No. 1185 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Infrastructure Management Services for Pavement Conditions Investigation and Related Services for the Not-To-Exceed Fee of \$63,287.**

City Clerk read Resolution No. 1185.

Council Member Hoffman moved, seconded by Council Member Saunders to approve Resolution No. 1185.

Council Member Saunders moved, seconded by Council Member Hoffman to amend Resolution No. 1185 as presented, with the vote upon such motion as follows, to-wit:

Council Member Kreuter – Aye
Council Member Hoffman – Aye



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

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

Matt Wohlberg stated staff is recommending hiring Infrastructure Management Services (IMS) to evaluate the pavement conditions for all of the City's streets. Included in this review will be a measurement of the smoothness of all streets and base strength analysis for the City's combination streets.

Jim Heines stated the consultant will be supplying staff with all the information that they are looking for within a pavement management evaluation. It will also add an IRI or rideability rating for each road and subsurface condition of the pavement. Discussed with consultant about Ground Penetrating Radar and at this point right now, void detection is a different test and feel another consultant could supply the type of information that staff is looking for.

Council Member Saunders stated the void detection technology is something that is really important for us and asked what is the plan seeking bids independently for that technology.

Matt Wohlberg stated staff will be contacting firms to see what options are available and should have some information for Council within the next few weeks.

Council Member Kent thanked staff for following through with this project and asked if the GPR also includes infrared capabilities in terms of determining water leaks, etc.

Matt Wohlberg stated some of that has yet to be determined what other companies could provide and that is some of the information that staff will bring back to Council in the coming weeks and depending on the price.

Mayor Glantz called the question to approve Resolution No. 1185 as amended, with the vote upon such motion as follows, to-wit:

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

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



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8. Resolution No. 1186 - 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 Roadway Restriping Related to the Annual Pavement Maintenance Program for the 2016 Fiscal Year for \$49,247.50.

City Clerk read Resolution No. 1186.

Council Member Wang moved, seconded by Council Member Hoffman to approve Resolution No. 1186.

Matt Wohlberg presented the item and asked for approval.

Council Member Kent stated he feels the price is very high and asked how long it will take to complete the work.

Matt Wohlberg stated it depends on when the work is done, which depends on weather.

Council Member Wang asked about a sharrow and if that indicated a bike lane.

Matt Wohlberg stated it signifies to be aware of the bikes on the road but stops just short of designating a bike lane.

Council Member D'Alfonso stated this was a request from the neighborhood and that there will be no parking signs on that side of the road so there won't be an impediment for bicyclists or pedestrians since there is no sidewalk.

Council Member Lawrence stated since it is not four foot which is the recommended bike lane size and someone gets hit by a car and we have a sign up, does the city bear any liability.

Carl Lumley stated no, bicyclists are allowed to share the road with motor vehicles anyway. This is just increasing people's awareness that bicyclists have a right to be there.

Jack Groneck resident of Country Forest stated this is the first time he has heard about this project. The problem is there are homes from Woodline to Hibbler on that side of the street so there will be no parking in front of their homes on both sides of the street.

Jim Heines stated staff met with the trustees of the subdivision and they were well aware of the issues with the parking.

Council Member Hoffman stated he understands that staff would like to complete this project soon; however, the trustees are having a meeting in two weeks and it would be worthwhile to get input from the subdivision before implementing no parking where there are several homes.

Jim Heines stated he doesn't know if they have spoken with all of the residents that will be affected.

Council Member D'Alfonso stated she does know that the trustees have spoken to the homes that will be affected by the no parking signs and emails have been sent out to the residents. Don't mind pushing the project back so that the trustees can more thoroughly discuss.



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Carl Lumley stated the contract gives the city the right to give three days' notice and suspend work and as long as staff has a clear understanding of Council's preference and make sure the unit price for all of the work will apply and just not pursue the Falise project until further guidance from Council.

Council Member Lawrence asked if there was any way that we could be guaranteed that both sets of residents in the cul de sac and the people who are going to lose the parking in front of their house have been contacted.

Jim Heines stated one of them is a trustee.

Council Member Hoffman stated everyone should be contacted that will be directly affected.

Mark Perkins asked if this work is not completed because of the weather until spring will the contractor hold those prices.

Jim Heines stated staff will have to contact them and could add to a future painting project or they may honor separating the work.

Council Member Lawrence suggested sending those affected a letter.

Mayor Glantz stated then the residents could be encouraged to attend the next Council meeting.

Mayor Glantz called the question to approve Resolution No. 1186, 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.

9. Resolution No. 1187 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract Increase with Bond Architects to Verify Space Diagrams, and to Develop Plan Layouts for New Police Building and Renovated Government Center, for an Amount Not to Exceed \$34,850.

City Clerk read Resolution No. 1187.

Council Member Hoffman moved, seconded by Council Member Kramer to approve Resolution No. 1187.

Mark Perkins stated staff has been working with Bond Architects and the Needs Analysis Task Force to discuss the appropriate next steps relative to the city's facility studies. The city has not



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made any decision obviously regarding which direction to take but the direction of the Council and the Task Force at this time is to pursue a new police station whether that is with a new Government Center or in addition to a renovation is still undecided. In order to move the process forward and to make sure we have all of the best information relative to the scope of work necessary in the police station as well as the government center. Staff would like to take this next step relative to more of a conceptual plan level, refine our space needs analysis and continue to advance renovations on the government center. There are a lot of unknowns relative to this building and want to have the best information that we can possibly have before a potential bond issue vote in 2016 which has been discussed. By looking at a renovated government center it doesn't in any way preclude the decision of the Council to still pursue a new government center. But we do feel like we should continue to move this process along.

Council Member D'Alfonso stated with the design of the new police center would gun range be included in the design.

Mark Perkins stated staff will plan on space for a gun range because we don't know what direction that will be.

Council Member Kent stated he has mixed feelings and did take note in the staff report that the police department building will be portable so that it might be on this site or another alternative site. There is still the opportunity that the task force hasn't explored is putting the building on a different site or whether they want to build a whole new building. Feels the staff should go forward with the police building since it will be portable. Haven't examined if the golf course is a viable option or not. There is certainly strong opinions on that on both sides but still not sure what the residents want. Want to be certain all the alternatives are fully exposed and that they are evaluated and the city will do the right thing. The question is how much of this is going to be reworking this building and we decide to tear this building down and put a new building on here. Council Member Kent stated he has concerns with renovating a 64 year old building and about what is going to be found as far as structural conditions.

Council Member D'Alfonso stated the more information the better for future decision making process.

Council Member Kent stated point well taken; however, there are better alternatives.

Mayor Glantz called to question to approve Resolution No. 1187, with the vote upon such motion as follows, to-with:

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



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APPOINTMENTS

10. Reappointment to Olive Blvd TDD Board

Council Member Wang moved, seconded by Council Member Hoffman to reappoint Dave Kreuter and Scott Saunders to the Olive Blvd TDD Board each to a three year term which would expire September 2018, 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 – Abstained
Council Member Kreuter – Abstained
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 6 ayes, 2 abstentions and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

Council Member Wang stated the Arts Commission meets tomorrow.

Council Member Lawrence stated the Parks, Historic and Preservation Committee met last Wednesday. The front park of the rink renovation is pretty much finished and they will start the second phase of the renovation soon. The new Maryland Heights facility which is a Community Center like the Aquaport will be open for Creve Coeur residents to go to on a resident fee basis. On October 24th between 2 – 4 pm there is going to be a very fun pumpkin party out at the Tappmeyer House in Millennium Park. There is a Children's Tea scheduled on December 12th.

Council Member Kent stated the Energy and Environment will meet tomorrow.

12. Proposed Sale of Golf Course

Council Member Kent stated he wanted to put this on for discussion as an alternative for three reasons; primarily they are both financial and also a matter of opening up more park property to all the citizens. In addition to the continued operating losses on the golf course and in face of some estimated \$3 million dollars, Council Member Kent stated the breakdown of the cost is \$1 million for stormwater control system and \$2 million for bringing up the golf course to date and approximate only 3% of the residents use it and felt that it was appropriate to bring this to view as to whether or the proper continuation of the golf course. Whether we want to continue it as a golf course, make it into a park or make half of it for new housing as desired for new professionals coming for the tech industry. In view of the Comp Plan we are in need of housing and for these reasons thought it should be considered at least as an alternative and understand that there is two sides to the story and that it is a very emotional issue for those who have golfed on the course for many years, an environmental issue of open/green space and the consideration of the chemicals that are being put on the golf course every year and haven't measured the effluent of the golf course on those standards. Council Member Kent stated there



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are a number of issues for consideration and so an enlightened decision can be made by the residents of the City of Creve Coeur. There are a number of golf courses in the area (91) and at least four or five within 20 minutes of the city. The question is, is this something we want to continue to do or do we want to have it converted into a park for all 17,800 citizens that is the primary question. The next question is does it make sense to consider it as an alternative site for the government center to a great extent if the western half was sold we would eliminate the \$3 million dollar liability because the developer would likely turn it back into a creek and eliminate the detention ponds and dam problem. In addition to that it would provide needed housing for the professionals we are looking for as the city just received a large grant and in addition to that on the other half we have the benefit of having a location for a modern municipal campus, twenty first century building and police headquarters. Council Member Kent stated he understands and gets it that there are many people that have a great attachment for it but they also have their green space concerns about it and respects that. Council Member Kent stated he is perfectly happy to see it voted on the April election and let all those citizens of the City of Creve Coeur decide and have no problem with that at all. Council Member Kent stated he doesn't want to see it pass as an alternative without it being explored and decided upon because as he sees it, if Council avoids this issue when you come to ask for a bond program for a new building or renovation then there will be a number of constituents are going to come in and ask why other alternatives weren't explored. Council Member Kent stated he isn't saying this has to be done but what is being said it is responsible to investigate the values and alternatives and let the people decide what they want long term in the city.

Council Member Kramer stated as the Economic Development Committee Council liaison we want to correct an error that was given and misinformation that was just presented. The Tech grant that was secured was not secured for the region that covers the golf course it is actually for the corridor that is further down over by the Danforth area. Although we, of course, certainly do want everything to go into the Comprehensive Plan, would submit that those two in fact were not brought together and so to share that information as if it was fact would be problematic. Additionally, it is important when discussing any other golf courses is the delineation between public and private is brought to constituents correctly because there is a great fee to play or belong to a private course. Additionally in regard to the discussions that have been had very often we as a city have to look at the big picture and we are so fortunate that we are elected officials so that we are able to provide leadership. It is important to note that at times there were other discussions regarding other assets in the community such as Tappmeyer House and frankly that is something that doesn't generate revenue but of course as a Council we have seen the value of something that is there for the community at large and lastly would like to remind everyone that a community welcomes others into a community, which means business leaders stay here, they use our facilities. It is surprising the continuous comments of it is not used by community but we use sales tax in this community to fund many things. Council Member Kramer stated she knows many people who go golfing and afterwards patronize our local businesses. Council Member Kramer stated while she wants to be certain that information is provided to the public, we are also providing the big picture and we aren't looking to be so isolationist that we detract from remembering we are here to welcome all who want to be part of Creve Coeur.



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Council Member Lawrence stated she would like to enter into the record a letter written by Kevin Rejent who is the Chair of the PHC dated October 12, 2015 and related to the committees position regarding the golf course sale. Council Member Lawrence stated the golf course provides economic development more than people think about initially. If an economic impact study is completed you get secondary benefits from things, i.e. grocery shopping, going to restaurants and those all happen because people come to the golf course. We also have reciprocal agreements with other cities like Maryland Heights and if you had to put a dollar figure on that, which I think we are in the process of doing, what is our benefit for having access to the Aquaport, getting access to their new Community Center and that is worth something in dollars to our members. Council Member Lawrence stated there are ways we can leverage the use of the golf course and we have been talking about this on the PHC like open up the golf course to having big events which would generate revenue and another benefit. Just last year this Council decided to sell Fountain Park, which is a tiny little park which is on Olive by 270. We should be, if this sale goes through, realize about \$750,000, we said that funding was going to go to park development and don't see any reason why that money couldn't go to upgrading the golf course because those are big expenses and not going to deny it as they are big expenses. There are some alternative sources of income to cover those expenses. (Exhibit A)

Council Member Hoffman stated a lot of the facts that have been stated don't express things quite accurately. When the upgrades to the golf course are discussed, such as the \$450,000 for an irrigation system and the money put aside for cart path improvements which desperately need to be improved. We are not talking about spending the money for these repairs over one year but rather a twenty year span. The irrigation system on the golf course is 40 years old and the fact that it is in the shape that it is in, is remarkable. The storm water issue is a storm water issue separate from the golf course. That will still be a responsibility of the city that we should not relinquish. Council Member Hoffman stated he submitted twenty-two letters for the record from constituents received over the last five days. Twenty of them support continuance of the golf course and two for selling the golf course. One of them from Mr. Gale pointed out specifically that we have already sold half of the course years ago and this is the remaining nine holes of green space that we have left. Council Member Hoffman stated he would think that we need to continue maintaining that. There was a meeting of the Needs Improvement Task Force in the last ten days and it was stated in that meeting that the Police Department really doesn't want to move off of Ballas Road because the need the access and the access to Magna Carta. That needs to be considered when discussing moving facilities to other parts of the city. Council Member Hoffman stated he feels we would be relinquishing our responsibilities as a Council if we didn't make the decision at this level. (Exhibit B)

Council Member Kreuter stated not to repeat all the very good arguments already said, it is such a gem we need to keep that even non golfers enjoy it. There are several events that are held there. There are invaluable community activities that go on out there. Council Member Kreuter stated the boy scouts were just here tonight and all the boy scouts wanted to keep the golf course and one boy talked about how he and his father play there every Saturday. Council Member Kreuter stated if we are going to sell something, let's sell a park because the golf course is currently our least expensive park.

Council Member Wang asked Council Member Kent if he is proposing to put this issue on the ballot in April.



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Council Member Kent stated yes.

Council Member Wang stated it costs about \$30,000 to put an issue on the ballot and it is clear that people want to keep the golf course and this is unnecessary and it would be a waste of money, resources and people's effort when clearly the picture is that we should be keeping our amenities. Council Member Wang stated he has been in Creve Coeur for some 35 years and have only added the dog park, Millennium Park, Laverne Collins Park and somewhat watch and envy as some cities have added rec plexes, Richmond Heights, Des Peres, Clayton and Maryland Heights. So other cities are talking about increasing amenities and we are talking about decreasing. Council Member Wang stated he would like to end this today and doesn't know what it will take to make it end. We are elected officials and constituents rely on us to vote.

Council Member D'Alfonso stated she has received several emails wanting to sell the course or sell part of the course or keep as a complete park but not as a golf course. Council Member D'Alfonso stated she doesn't feel that there has been enough discussion with the public one way or another. If the other Council Members are only receiving the keep the course emails then it could be that it has already been categorically stated by some on the council that selling the course isn't even up for discussion. Council Member D'Alfonso stated she doesn't think she could say one way or another what residents want and doesn't feel that have been enough discussion.

Council Member Saunders stated he agrees that there has not been enough discussion and agrees with Council Member Wang that we should be adding amenities for our residents and want to make sure that this is the proper amenity for all residents. If this is an important amenity for the city as a whole then we need to be putting in as much funding as it take to repair it and keep it up to date as a continued asset. Council Member Saunders stated it is a storm water issue and not a golf course issue but when considering repairing it there were a lot of additional costs to adding more to it to make is more of a water feature and if we are preserving the golf course then that needs to be spent but it is a very large sum of money.

Council Member Kramer stated in regard to the discussion and happy to have the discussion tonight and certain as with everything it is never black and white and there is great value in saying, this has been a loss leader and what are we going to do about it. Recall there was a meeting at the community center a while back when Kirsten was still here and discussion was had about how to renovate to make the building at the golf course more of a community center and make it past just the ice rink and the golf course. It was an incredible meeting and we kind of never went anywhere afterwards. Council Member Kramer stated she plays a round of golf now and again but plays at Ruth Park quite a bit because of the amenities. Forest Park thought it was important enough to completely renovate their course so they could compete. Council Member Kramer stated as with what Council Member Saunders said, it is about the community center as well. Council Member Kramer stated she is deeply troubled when Council Members stated that "their group of people" doesn't want something and if a different Ward held a Townhall Meeting and talked about an amenity in another part of the city that those residents in the Ward wouldn't be as excited about either. Council Member Kramer stated when her children were younger she used the reciprocal agreement to use Aquaport. The same person



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that is discussing the important need for the Council to be so fiscally responsible, was also the same Council Member who committed on more than one occasion, even after they were no longer the liaison to participate in raising more money for Tappmeyer which, by the way, is not generating any revenue. If the Council wants to start pulling apart assets in the community and we really want to pull our different Wards and rip apart the community and decide where everyone should spend the money. The truth is that the city just spent \$90,000 to paint a house and the day that the Council agreed to paint the house was the day that we heard from the dais the commitment that we were going to write grants, get money and work towards it. Council Member Kramer stated at the last meeting she asked about the fund raising efforts for the house and none of that has come to pass. As far as not talking about it enough, the emails have not stopped coming in because some Council Members have found it necessary to go on a public campaign rather than have the discussion in the forum. In terms of talking to residents, it has been talked about to the point where there is so much misinformation and miscommunication that more people believe it is a fete accompli we are selling the property and that is not good either. Council Member Kramer stated she is just really troubled by the manner in which this has been conducted and the way that people are looking at things not evenly.

Michael Bender resident of 523 Fairways Circle stated he has history with Creve Coeur and attended Weber School here in the Government Center. Mr. Bender stated the Creve Coeur Golf Course has always been this amenity and he continues to utilize the course with his son. Mr. Bender stated he would like to hear every member of the Council this evening commit to not selling the golf course.

Eleanor Gershen resident of 11920 Old Ballas Road stated she plays on ladies leagues twice a week and it is a great place to go, it is close to home and affordable.

Tim Madden resident of 324 Laduemont stated he would like to see a vote on this issue. The Council wasted two years discussing the trash issue and doesn't want to see that happen again. Put the issue to a vote of the people and get the answer and move forward from there.

Council Member Kramer asked Mr. Madden how he would suggest measuring the effect outside of community members. Trash service is only an amenity that affects residents of the city. So how could we measure how it will affect people outside of the community.

Tim Madden stated that is a good question but is only going by the information that has been provided. The golf course has cost us a lot of money and is going to continue to cost a lot of money in the future to fix it. Mr. Madden stated he played the Creve Coeur Golf Course religiously when it was still eighteen holes but they sold half of it to make money for all those buildings. The course isn't the original back nine and it isn't safe due to the fact the way the holes are laid out. Mr. Madden stated he is neutral on this issue and doesn't want to see Council or city staff be bogged down with this issue like the trash issue. Put it on the ballot and see what happens.

Ted Ruzicka resident of 607 Fairways Circle thanked Council Member Wang for talking with him regarding this issue. Mr. Ruzicka challenged Council Member Kent to find another municipality that has a golf course and an ice arena. It is competitive market and the city is always trying to find a differentiator to add value to our city. Mr. Ruzicka suggested the Council form a task



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CITY OF CREVE COEUR
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7:00 PM**

force to help make up the shortfall in revenues and thanked Council Member Lawrence for the recommendation on how to fund some of the improvements. This issue will divide the city and we need to look for something that will unite the city. Once this amenity is taken away it cannot be brought back.

Council Member Lawrence stated the PHC is planning on putting a task force together of member from the committee to work on how to create revenues for the course.

Norton Belancen resident of 564 Centerlane stated the only thing he hasn't heard is how the residents that live directly adjacent to the golf course and how they will be affected. If the golf course is sold it will lower property values. Residents purchased their homes and paid a premium to be next to the golf course. This an amenity for all of the residents surrounding the golf course. Requested Council vote on this issue once and for all.

Jack Groneck resident of 12344 Woodline asked how many acres of green space does the city currently own.

Mark Perkins stated including the golf course approximately 150 acres.

Jack Groneck stated if we sell off 25% of the green space there is no more green space in the city to develop into parks property. Residents want a place to go that is green and they don't want to look at houses built side by side. It is a golf course and it takes money to run it. Council Member Kent has suggested building a rec center and building a rec center takes a lot of money in addition about \$1.5 million in revenue to run. There are four rec centers within the area that are all competing for the same dollar. You can't compete with people when all of your neighbors have the same thing.

Council Member D'Alfonso submitted an email from resident David Caldwell regarding this issue for the record. (Exhibit C)

Council Member Kent moved, seconded by Council Member Hoffman to put the resolution on the next city Council agenda for October 26, 2015 under New Business, 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 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.

13. Deer Population/Issue

Council Member D'Alfonso stated she has received some email regarding the amount of deer in Wards 3 and 4 and they are moving into Ward 2. Feels like there are more deer. Council



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Member D'Alfonso asked about vehicle accidents involving deer, reports of injured deer and issues reported with bow hunting.

Chief Eidman stated in 2014 there was an ordinance approved allowing for bow hunting and during that year seven deer were killed, six properties were hunted and ten bow hunters participated. In 2014 three deer were struck by cars, three were found dead for unexplained reasons and four were injured and put down by officers. Chief Eidman stated to date from 2012 through 2015 the PD has seen a total of about 121 deer killed, 240 calls for service over the last four years which were calls about deer. The PD has put down approximately 54 deer since 2012 and found almost 120 that were found dead. Obviously there are more alive than dead. The PD is struggling with this issue and have reached out to hunters this year and have approximately ten hunters that are hunting seven properties. PD staff has met with MoBap to see if they would consider lessening some of the restrictions in the ordinance and they were not interested. There is a big population of deer down by MoBap and they were not interested as they are planning to add a football stadium and they don't want hunters in the woods adjacent to their property. There are two ways to eliminate deer. Town and Country used a company to come in and actually put down deer that averaged about \$800 to \$1,500 per deer. Chief Eidman stated he and Mr. Perkins plan to reach out to the Department of Conservation to see if the city could hold a special hunt in some of the city parks and would probably close those parks for a weekend and general a little more interest that way. The other option would be to look at a company to come in and actually euthanize some of those deer. The city of Ellisville recently voted to purchase their PD some sniper rifles and thin the herd that way, but there are concerns and liability issues.

Council Member D'Alfonso stated she isn't interested in having snipers either. In some of the parks the deer allow children/people to get very close and that is a safety issue. Would be interested in looking into further to closing down the Parks and thinning the herd. Council Member D'Alfonso asked about reducing the required acreage to hunt so there could be more spaces available.

Chief Eidman stated it often takes three pieces of property to fulfill the one acre requirement and could explore the option.

Council Member Kent stated his whole subdivision is covered by 400 yards to the south property of Holy Cross Lutheran Church. The south property line is about 150 to 200 yards to the church the ordinance states to the property line there are a number of residents in the subdivision that would like to allow hunting but are covered in the 400 yards. The ordinance excludes churches and schools.

Council Member Hoffman stated it started out a few years ago and haven't heard recently anyone wanting to come in bow hunt here.

Chief Eidman stated we had some issues in the past because the hunters were trespassing onto other people's property. The issues were addressed and they did come back this year and there are six hunters that would like to hunt.

Council Member Lawrence asked the deer that need to be put down, are those donated.



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Chief Eidman stated there are a couple of people that pick up the deer and often they donate to local food pantries.

Clair Chosid resident of 12410 Conway stated Town and Country had a group of citizens that donated \$56,000 to neuter deer and the city covered about \$72,000. We are having a deer population explosion as the doe are having twins and triplets when they reproduce and we aren't killing enough deer to keep up with that. They have become less afraid of humans and domestic animals. At Tappmeyer the deer will come very close to the humans working in gardens. The city needs to do more to thin the herd.

Council Member Hoffman asked if we should try and put together an area wide deer task force including Town and Country, Ellisville, Town and Country, Ballwin, etc with the Mo Dept of Conservation to see if we can address this issue on area wide basis. Not sure the city can eliminate the deer problem anymore.

Council Member Lawrence asked what would staff need to do to organize an event which would be a good first step.

Chief Eidman stated he will contact the Dept of Conservation to see what their parameters are.

BUSINESS FROM CITY ADMINISTRATOR

Council Member Hoffman moved, seconded by Council Member Wang to adjourn at 9:00 p.m., with the vote upon such motion begin as follows:

Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kent – Aye
Council Member Saunders – Abstained
Council Member Kreuter – Abstained
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.

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor

Ryan, Deborah

From: Kevin Rejent <krejent@rejentlaw.com>
Sent: Monday, October 12, 2015 12:30 PM
To: Mayor-Council
Cc: Ryan, Deborah; Perkins, Mark C.; Valvero, Jason
Subject: Parks and Historic Preservation Committee Position on Golf Course Sale
Attachments: Ltr re Golf Course Sale.pdf

Mr. Mayor and Members of the City Council,

While several members of the Parks and Historic Preservation Committee are planning to be in attendance this evening, family obligations will keep me from attending. However, the Committee asked me to submit a brief statement of our position regarding the proposal to sell the golf course. Attached please find a letter summarizing the our views.

Thank you for the opportunity to submit this letter and your consideration of the points raised therein.

Sincerely,
Kevin Rejent

Kevin J. Rejent
The Rejent Firm, LLC
745 Craig Rd., Suite 305
St. Louis, MO 63141
(314) 473-1255 - Office
(314) 541-0179 - Cell
www.rejentlaw.com

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Kevin J. Rejent
11540 Sandhurst Dr.
Creve Coeur, MO 63141

October 12, 2015

VIA E-MAIL ONLY

The Honorable Barry Glantz
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Re: Proposed Sale of Creve Coeur Golf Course

Dear Mr. Mayor and Honorable Members of the City Council,

The Parks and Historic Preservation Committee is strongly opposed to the sale of Creve Coeur Golf Course since it will forever remove a community gem that cannot be recovered, decrease the amount of green space in Creve Coeur, harm neighborhoods already plagued by poor water retention, and likely will not save as much money as proponents contend. In seeking a solution to a long-term concern, proponents are advancing a short-sighted fix that causes more problems than it solves.

First and foremost, the loss of the golf course would be a loss of a significant amount of green space that would never be returned. Time after time in opinion surveys, residents have expressed an appreciation for our parks and green space. Further, with the diminishing number of municipal golf courses in the area, Creve Coeur stands apart by standing strong and seeing the long-term possibilities and community benefits of the golf course despite short-term issues. Even residents who do not use the golf course understand the community benefits of the golf course. A sale irrevocably removes those benefits for short-term financial gain.

Another advantage overlooked by proponents when they attempt to monetize the golf course's benefits are the discounts afforded all Creve Coeur residents through reciprocal agreements with other municipalities. Creve Coeur residents can play Ballwin and University City courses at a discounted rate. Additionally, residents who have never set foot on any golf course can take advantage of resident rates at the Maryland Heights Aquaport because of Creve Coeur's golf course. Thus, all residents, regardless of their desire to use the golf course, can derive benefits from it.

In addition to the value of green space and reciprocal agreements, residents and businesses surrounding the golf course benefit from increased property values and rent, as well as additional business, resulting in higher property and sales tax revenue for the city. The owners of homes and condominiums in surrounding neighborhoods, as well as owners of the commercial buildings along Olde Cabin, obtain a premium based upon proximity to the golf course and greatly value the presence of this green space near their home or office. There is also no doubt that golf course visitors

patronize local businesses, such as bars and restaurants, before/after playing golf. Thus, while the combined increase in tax revenue resulting from the golf course is difficult to quantify, its loss would be painful to the city.

Residents of surrounding neighborhoods also derive peace of mind from the golf course serving as a water retention basin. As the Council is well aware, the golf course remaining after sale of the northern half has not performed its water retention role as expected. It therefore stretches logic to suggest that water retention would be improved by adding several new structures to the current basin. Further, it would be irresponsible for the city to run away from its current obligations by transferring them to new residents and brushing off current residents impacted by the retention issues. Such an underhanded move would significantly damage Creve Coeur's resident-friendly reputation and create distrust of our municipal government.

Finally, a sale would be unlikely to save the money proponents contend it would. The remaining greenspace would need to be maintained. Without a golf course maintenance staff, the Public Works Department would be responsible for maintenance of this land, as well as the roads in the new neighborhood. Thus, Public Works would either need to do less of its current work, thereby diminishing residents' quality of life, or increase staff, cutting into alleged savings.

As a former member of the Government Center Needs Assessment Task Force, I am cognizant of the challenges our community faces in renovating the current Government Center or building a new one. This issue will require creativity and difficult choices. However, this proposal is not the answer. It harms the community by destroying a City asset that generates benefits for golfers and non-golfers alike. It harms surrounding residents, building owners, and businesses by lowering property values, lowering commercial rent, and eliminating potential customers. It harms residents south of the golf course by passing water retention responsibilities to future residents who may or may not be willing and able to meet these responsibilities. And, in exchange for all of these harms, the plan would likely not generate the benefits proponents tout. The Council should not commit to such a speculative venture.

Instead of dividing our community with a false dichotomy of Government Center vs. Golf Course, we need to focus on creating a solution that secures the interests of the community while also reflecting the community's values. This proposal does neither. We strongly encourage the Council to reject this plan and continue the process of finding a workable solution to the Government Center issue.

Thank you for the opportunity to share the thoughts of the Parks and Historic Preservation Committee on this critical issue.

Very Truly Yours,

The Parks and Historic Preservation Committee

Kevin J. Rejent - Chair

Ryan, Deborah

From: mayor-council@ci.creve-coeur.mo.us on behalf of ellen lawrence via mayor-council <mayor-council@ci.creve-coeur.mo.us>
Sent: Monday, October 12, 2015 4:43 PM
To: Mayor-Council
Subject: [mayor-council] Save our Golf Course {01}

On Monday, October 12, 2015 2:41 PM, Paul Hoffmann <paul.m.hoffmann@att.net> wrote:

Hello A.J. & Ellen,

This is one of the more ridiculous ideas that I have heard come out of city government. While our golf course isn't on par with Bellerive Country Club, it is a "green jewel" that is worth saving as it is. Not many municipalities in the St. Louis area can boast a golf course and a skating rink, much less having both on the same property. Creve Coeur is one of the nicer places to live in this area and the golf course helps to make it such.

I think,, instead of trying to get rid of the golf course, we should be thinking of additional ways to utilize it. We already show movies on the fairways. You could , for example, set up a temporary stage and hold concerts on some evenings after golfing hours.

As a person who works in the golf course supply area, playing a nine hole golf course is much more convenient than playing 18 holes simply because of the time required. Additionally, as Creve Coeur becomes more developed with office buildings, having a "green space" is something that adds to the quality of life in this community and not to mention property values.

Thank you,

Paul Hoffmann
11307 Fairways Drive
(314) 606-6868

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10/28/15
Exhibit B

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Golf Course

Martin Jaffe [martin.jaffe@mjaffegroup.com]

Sent: Saturday, October 10, 2015 10:16 AM

To: Hoffman, Robert; D'Alfonso, Charlotte; ScottSaunders

Cc: 'margie1jaff@hotmail.com'

To: Bob, Charlotte, and Scott:

I have received an email from Mr. Kent. I have also replied to him, that he did a good job on the email, but I do not agree with his conclusions.

It is my opinion that he may be right in some of his statements, except I am concerned the way they are stated. My thoughts at this time is I would like to see the City do all it can to save the golf course.

I know the improvements are going to be expensive for the lake and detention. I do not know about "golf course" improvements. It seems to be the City's responsibility for the storm detention and drainage. Maybe after review of all the "facts" the citizen should have a vote on what they would want.

I also would support a new police station. I need more information about what to do with the government center. I had no idea all that was beyond the front area. " *Maybe we need to reduce government*"

Thanks,
Martin

Martin Jaffe
M. Jaffe Group
PO Box 410029
St. Louis, Mo. 63141-0029
(314) 367-5650 Voice
(314) 367-5043 Fax
Martin_Jaffe- Skype
Martin.Jaffe@mjaffegroup.com
www.Urban-Dwellers.com

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[mayor-council] Golf Course Sale {01}

mayor-council@ci.creve-coeur.mo.us [mayor-council@ci.creve-coeur.mo.us]

Sent: Friday, October 09, 2015 7:13 PM

To: Mayor-Council

FYI

On Friday, October 9, 2015 3:20 PM, John Headrick <j.headrick@hotmail.com> wrote:

Ellen,

I see from the agenda for Monday night's City Council meeting that the proposed sale of the municipal golf course will be discussed at the request of Councilman Kent. I do not know if a resolution will be brought forward, but I would like to make known my opposition to such a sale. As you know, I do not live adjacent to the golf course, nor am I a golfer - but I agree with Mayor Glantz' assertion (recent Newsletter column) that our golf course is a unique and valuable community asset, that contributes to the quality of life in the City and provides valuable green space. It seems that some would interpret "valuable green" purely in financial terms, which is extremely short-sighted. Sharon and I moved to the Creve Coeur community five years ago for the beautiful homes in quiet neighborhoods with adequate open space. I'm sure most residents value the same. Ultimately the future of Creve Coeur will be determined by its desirability as a place to live - not by the number of tax dollars we generate by turning every inch of green space to commercial purposes or high-density housing. Please do not sell even a portion of the golf course.

Best regards,
John Headrick
1 W. Ladue Estates Dr.

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Golf Course Redevelopment - Resident/Worker Opinion

Barbara Brozek [barbara.brozek@gmail.com]

Sent: Saturday, October 10, 2015 8:55 AM

To: Glantz, Barry; Kent, Robert; Saunders, Scott

Cc: Kramer, Cynthia; Kreuter, Dave; Lawrence, Ellen; Wang, A.J.; D'Alfonso, Charlotte; Hoffman, Robert

Dear Mayor Glantz, Dr. Saunders and Mr. Kent and Creve Coeur Council,

I'm writing as a resident of Ward 4 and a "worker" in Ward 2 share my thoughts on potential redevelopment of the city golf course property.

I believe the golf course property - the course itself as well as the ice rink/pro shop complex - is a unique asset for the city and should be preserved. As others have said, once such assets are sold/developed, it's nearly impossible to regain them. Further, I question the need for commercial development there, and am skeptical that the city's monetary gain in selling the complex would exceed the loss of this city asset.

I work in the office complex adjacent to the golf course, and I see, first-hand on a daily basis, very little *need* for additional commercial / office development in that area. My office window overlooks a terrible eyesore - the desolate empty lot at 788 Office Parkway. I do daily lunch "power-walks" around Office Parkway and Olde Cabin, and I can tell you there are "For Lease" signs on almost every single building in the area. A building my company vacated - 744 Office Parkway - sat empty for a long time, awaiting a buyer/tenant. Several of the buildings on Old Ballas and Olde Cabin are either empty or underutilized. My employer occupies two buildings in the complex but has downsized staff and consolidated offices worldwide recently, calling into question the need for those separate buildings.

As a citizen of Creve Coeur, I like living in a community that offers its residents unique amenities like the golf course complex. As a taxpayer, I support the intangible benefits these amenities provide. As an employee in the area, I like working in an area with *occupied* offices and walkable amenities, not half-empty office buildings and desolate parking lots. I oppose redevelopment of the golf course complex for commercial enterprises.

Regards,
Barbara Brozek
Resident - Ward 4
Office Worker - Ward 2

From: Bob Gale <rpgale@sbcglobal.net>

To: Charlotte Dalfonso <charlottedalfonso@gmail.com>

Cc: Bob Hoffman <hoddman@aol.com>

Subject: Re: Oops I sent my update to soon!

Date: Sat, Oct 10, 2015 10:51 pm

Charlotte and Bob,

I would suggest that you tell your fellow council member that, if I have my facts straight, he is a couple decades too late. They already sold off half the golf course and made it into an office park. It is my understanding that it was originally an 18 hole course.

Who is he trying to make rich by selling them the land? I for one do not want to see us get rid of an attraction that makes Creve Coeur unique in the area. But the real estate moguls, if they had their way, would turn it into a Par 3, 9 hole course and a few years later turn it into a miniature golf course.

With respect to the City Hall, we don't need a Taj Mahal in Creve Coeur, we need a building that can house the workings of the city and the police department. We already outsourced the dispatchers to the West County Center in T&C. You can spend a lot of money remodeling before you can match the cost of a new building. Is the building structurally sound and is it big enough for what needs to be done.

Bob
Gale

On Fri, 10/9/15,
Charlotte Dalfonso <charlottedalfonso@gmail.com> wrote:

Subject: Oops I sent
my update to soon!
To: "Charlotte D'Alfonso"
<cdalfonso@ci.creve-coeur.mo.us>
Date: Friday, October 9, 2015, 8:44 PM

10/8/15Hello
neighbors,
One of my
fellow council members, Bob Kent from
Ward 4, has been
proposing that we look into the possibility of selling 1/2
the golf course. I have copied his email below for you and
attached the
resolution he is proposing to council.

My feelings on
this issue is that
we need more information. Mr. Kent's
numbers are correct. However, I would
like the city to
explore and more thoroughly vet what the possibility of
losing the golf course as an asset would mean in both
economical and emotional
terms. Would the residents
utilize and want us to spend their tax dollars
this way?

Should we connect the discussion of selling the golf course with the discussion of a new government center? I do strongly believe we need better road access for our police and a new government center. The mayor recently wrote an editorial in the city newsletter his opinion on the subject. I am open to vetting Mr. Kent's option. I want residents highly involved in this decision.

What is the long term vision that residents want for this city? Twenty years from now, how do you see the golf course being used?

- 1)As a golf course? 2)As 1/2 of it as single family homes and the rest as parkland?
- 3) As a place for a larger government and recreational complex? 4)As bike trails?
- 5)As something different?

I suspect in the coming months there will be many opinions and hopefully a lot of facts about both the possibility of a new

government center and the idea of selling 1/2 the golf course. Please stay informed through our city website.

Or sign up through one of the councilmembers newsletters. Or send me an email. I want to know your thoughts. Thank you, Charlotte
D'Alfonso Ward 3 City Council

From
Bob

Kent:As a result of the Vogt Associates Needs Assessment Report the City is

now at point where it needs to decide what is the future of the Golf Course Land.

The future use breaks down into two basic parts.

The first part is the golf course needs; Continue to operate the Golf Course as a golf course.

If this route is taken then the City is faced with a \$3,000,000 capital

investment in the upgrades for the Course and the storm water

system. Effectively, the City will continue to incur operating losses as the paid

greens fees continue on their slow decline as shown in the

historical data. Many cost reductions have been introduced but the losses continue.

A second option is to convert the entire property into a City Park and/or Town Center. This will avert \$2,000,000 in Capital Improvements but still leave us with the storm water requirements and the need for capital to develop the Park.

A third option is to sell the western half containing the storm water improvements and utilize the money to provide a community center based facility which can become a true heart of community action for all of the citizens. This may include Art, an Indoor sports facility, bicycle and walking trails, skate board area, farmers' market and whatever else you and the citizens imagine to provide a center for all citizens to gather and enjoy.

To that end I have attached a Resolution which I request be put on the October 12 Council Agenda to determine the actual factual value of the western land so that all of us can debate the issue on a common basis. We have spent money with Intuition & Logic to evaluate the storm water requirements. We have spent money with Vogt and Associates to determine golf Course requirements. Before we spend \$3,000,000 to continue to serve 3% of the citizens I believe it is prudent to determine the real value of the asset for which we are trying to determine the future. What is the price of this jewel and can we afford it.

The second basic part is the government buildings needs. Due to the serendipitous nexus of also facing the need for a new or renovated City Hall and Police Department this also becomes a location decision. Other than the present location, there does not come to immediate attention another location than the golf course unless one considers one of the City parks. While several have the acreage, their locations are less than suitable. We know that

the cost to renovate the existing building is between 8 and 10 million dollars. To tear down and re-build on the same location is between 18 and 20 million dollars. We do not

know the cost to build a new City Hall and Police headquarters on the Golf Course eastern half. So, for the time being there is not a basis for evaluating the two alternatives. It is my hope that the Council will at least consider this alternative and task the subcommittee on the New Municipal building to

investigate the alternative before going forward. The timing for this consideration occurs at a propitious time.

And lastly, considering both the magnitude of the total costs involved as well as the future of the community, should we not as several of our constituents have suggested, present these alternatives fairly, completely and transparently to all of

the citizens of Creve Coeur so that they may have their say and their direct vote on what they want. Not, what the 8 of us may think they want.

As an elected official, I consider that my primary responsibility is to evaluate all possibilities and not pre-judge the wishes of the people
Thank

youBob
Kent

From: David Thorpe <thorpedrie@sbcglobal.net>

To: hoddman <hoddman@aol.com>

Subject: Re: ward 3 update

Date: Sat, Oct 10, 2015 8:45 pm

Some people say that a golf course is a waist of real estate but I feel that it adds a visual sense of calm & can be the place of friendly competition. You cannot replace the lessons it can teach our youth with other forms of sport. I feel I'm a better citizen because of what I've learned about self discipline and self control.

Please see if the course can somehow be saved for future citizens of our wonderful city.

David Thorpe

thorpedrie@sbcglobal.net.

On Oct 9, 2015, at 8:25 PM, hoddman@aol.com wrote:

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

Dear Neighbors.

As autumn has arrived, activity in the city has increased. For more than a year now, I've been a member of a committee investigating the long term facility needs of the government center and police department. The present building on Ballas Road has many deficiencies. The committee has reviewed the possible solutions and the options available to us are outlined in great detail in the city's October newsletter. Personally, I believe there is a strong case to be made for a new police station, most likely placed, to the North of the present government center. Whether it is decided that we renovate the present building or construct a new government center is yet to be decided. Much public input will be needed to determine the direction the city is to go in. There is a tour scheduled for Thursday, October 22nd at 530pm for the public to tour the present site.

The second major item, one which is on this Monday's agenda, is a discussion on the golf course. Mayor Glantz addressed this issue in his column, also in this month's newsletter. Although I try to keep my opinions out of this update, I must declare at this point in time that I feel that the golf course is an amenity unique to our city and one which I would not vote to sell. It is, in my opinion, not the goal of the city to make every property a "for profit" activity. If it is sold for development, it can never return. I would appreciate your input regarding this matter. Please email your thoughts on this important topic. If you feel strongly about the golf course, pro or con, please try to attend this Monday's meeting.

The complete agenda can be found at the city's web site:www.creve-coeur.org.

Please email me with complaints, questions or suggestions, or call me at 576-4885.

From: O'Brien, Rhonda A. <raobrien@lashlybaer.com>

To: hoddman <hoddman@aol.com>

Subject: Re: ward 3 update

Date: Sat, Oct 10, 2015 3:48 pm

I agree with completely on the golf course. This is an amenity. All parks and public recreational facilities are designed to bring the community together and create a peaceful pleasant atmosphere. There are intangible benefits and create opportunities for young and old to participate in affordable activities.

Sent from my iPhone

Rhonda A. O'Brien

LASHLY & BAER, P.C.

714 Locust Street<x-apple-data-detectors://0/0>

St. Louis, Missouri 63101-1699<x-apple-data-detectors://0/0>

Telephone 314.621.2939<tel:314.621.2939>

Facsimile 314.621.6844<tel:314.621.6844>

www.lashlybaer.com<<http://www.lashlybaer.com/>>

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On Oct 10, 2015, at 3:43 PM, "hoddman@aol.com<<mailto:hoddman@aol.com>>" <hoddman@aol.com<<mailto:hoddman@aol.com>>>; wrote:

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

Dear Neighbors.

As autumn has arrived, activity in the city has increased. For more than a year now, I've been a member of a committee investigating the long term facility needs of the government center and police department. The present building on Ballas Road has many deficiencies. The committee has reviewed the possible solutions and the options available to us are outlined in great detail in the city's October newsletter. Personally, I believe there is a strong case to be made for a new police station, most likely placed, to the North of the present government center. Whether it is decided that we renovate the present building or construct a new government center is yet to be decided. Much public input will be needed to determine the direction the city is to go in. There is a tour scheduled for Thursday, October 22nd at 530pm for the public to tour the present site. The second major item, one which is on this Monday's agenda, is a discussion on the golf course. Mayor Glantz addressed this issue in his column, also in this month's newsletter. Although I try to keep my opinions out of this update, I must declare at this point in time that I feel that the golf course is an amenity unique to our city and one which I would not vote to sell. It is, in my opinion, not the goal of the city to make every property a "for profit" activity. If it is sold for development, it can never return. I would appreciate your input regarding this matter. Please email your thoughts on this important topic. If you feel strongly about the golf course, pro or con, please try to attend this Monday's meeting.

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Please email me with complaints, questions or suggestions, or call me at 576-4885.

Bob Hoffman

From: Beverly Fogelman <bevfogelman@yahoo.com>

To: hoddman <hoddman@aol.com>

Subject: Re: ward 3 update

Date: Sat, Oct 10, 2015 2:47 pm

I understand golf course upgrades will cost in the neighborhood of \$3 million. What were the actual number of golfer visits in the last fiscal year? Those are the beneficiaries of \$3 million expenditure.

Thx.

On Sat, 10/10/15, Beverly Fogelman <bevfogelman@yahoo.com> wrote:

Subject: Re: ward 3 update

To: "hoddman@aol.com" <hoddman@aol.com>

Date: Saturday, October 10, 2015, 2:31 PM

Hi,
I don't golf and won't be at Monday's meeting. But ... your point is a good one .. if the golf course goes, it will never return. Can the golf course be kept and maintained and "renovated" without putting the city terribly in debt? That is the question for me. I agree it doesn't have to make a profit, but it shouldn't be a big drain either. Just my thoughts. Thanks for your updates which I always read.

Bev Fogelman

On Fri, 10/9/15, hoddman@aol.com <hoddman@aol.com> wrote:

Subject: ward 3 update

To:

HODDMAN@aol.com

Date: Friday, October 9, 2015, 8:25 PM

Ward 3

Update

October 9,
2015

Bob
Hoffman
Council Member

Dear
Neighbors.

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For
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Personally,
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web site:www.creve-coeur.org.

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with

complaints, questions or suggestions,
or
call me at 576-4885.

Bob
Hoffman

From: Susan ORTON <sogo@quixnet.net>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Sat, Oct 10, 2015 7:05 am

Agree w/ you . Keep golf course. Oils like to see new police facility & renovated government center.

Sue Orton

On Oct 9, 2015, at 8:25 PM, hoddman@aol.com wrote:

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

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Bob Hoffman

From: Mellow, Wes <MELLOWW@danielandhenry.com>
To: hoddman <hoddman@aol.com>
Subject: RE: ward 3 update
Date: Sat, Oct 10, 2015 8:34 am

Bob, do NOT sell the golf course. I agree with you. Wes
Mellow

From: hoddman@aol.com
[hoddman@aol.com]
Sent: Friday, October 09, 2015 8:25 PM
To:
HODDMAN@aol.com
Subject: ward 3 update

Ward 3 Update
October 9, 2015

Bob
Hoffman Council Member
Dear Neighbors.

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Bob Hoffman

From: Steve Snitzer <ssnitzer@earthlink.net>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Sat, Oct 10, 2015 5:53 am

I agree with you about not developing the golf course. Diversity of amenities is what enhances a city; building more houses creates more homogeneity and blandness. Invariably, politics benefits the few at the expense of the many. We are seeing politics run amok during our times. Treasured historic buildings are being torn down at the expense of our heritage so that someone who doesn't need more money can make more. It's time to pay heed to our core values, which which are not tied to money.

Though I do not play golf, it is a healthy pastime, especially for seniors. We are encouraged to exercise in what is becoming a more sedentary lifestyle. We are becoming a more health-conscious society at a time when healthcare costs are spiraling out of control. People who play golf should be rewarded for engaging in a physically and mentally healthy pursuit.

Stephen E. Snitzer
254 Litchford Ct.
ssnitzer@earthlink.net

From: hoddman@aol.com
Sent: Friday, October 09, 2015 8:25 PM
To: HODDMAN@aol.com
Subject: ward 3 update

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

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Bob Hoffman

From: Judy Pass <judyhpass@gmail.com>
To: hoddman <hoddman@aol.com>
Subject: Golf course feedback
Date: Fri, Oct 9, 2015 10:56 pm

Thank you for soliciting our input on the issue of the golf course. I am not able to stay for the meeting, but I would like my comments about the golf course submitted for the record.

While I don't play golf, I think it is an important amenity of the City, and there are many residents that take advantage of it.

Many years ago, debating the future of the Tappmeyer House, a resident told me, "I'm in favor of preserving Tappmeyer. Others play golf. I don't. But historic preservation is important to me, just as a golf course is important to many others."

So now we are talking about the golf course. I believe it's important to maintain this amenity for the benefit of our City.

Thank you again.

Judy Pass
judyhpass@gmail.com
Sent from my iPad

On Oct 9, 2015, at 8:24 PM, hoddman@aol.com wrote:

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member
Dear Neighbors, As autumn has arrived, activity in the city has increased. For more than a year now, I've been a member of a committee investigating the long term facility needs of the government center and police department. The present building on Ballas Road has many deficiencies. The committee has reviewed the possible solutions and the options available to us are outlined in great detail in the city's October newsletter. Personally, I believe there is a strong case to be made for a new police station, most likely placed, to the North of the present government center. Whether it is decided that we renovate the present building or construct a new government center is yet to be decided. Much public input will be needed to determine the direction the city is to go in. There is a tour scheduled for Thursday, October 22nd at 530pm for the public to tour the present site.

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Bob Hoffman

From: Al SiwAk <asiwak@aol.com>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Fri, Oct 9, 2015 9:37 pm

We feel that the golf course is a real asset . The Siwaks (Carlyle)

Sent from my iPhone Nancy Siwak

On Oct 9, 2015, at 8:24 PM, hoddman@aol.com wrote:

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October 9, 2015

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Bob Hoffman

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Bob Hoffman

From: blefton <blefton@charter.net>

To: hoddman <hoddman@aol.com>

Subject: RE: ward 3 update

Date: Fri, Oct 9, 2015 10:30 pm

I understand your position as to not selling the golf course. I think it's clear that for the course to continue as a viable assets millions will have to be spent on the ponds and the failing dam plus other items. Couple this with the fact that it has not broken even but lost money for quite some time makes it difficult for me to see how CC should continue to support it. Every effort should be made to verify the 500 count of CC golfers that use the the golf course. If this is correct how can council in good conscience continue to pour money into a non profit asset used by so small a faction of our community. Change is a fact of life. Like it or not.

I support Mr. Kent's motion as it is written.

Benjamin Lefton

314 477 3345

[Blefton@charter.net](mailto:blefton@charter.net)

Chairman: EE Committee

Sent on a Sprint Samsung Galaxy Note® II

----- Original message -----

From: hoddman@aol.com

Date: 10/09/2015 8:25 PM (GMT-06:00)

To: HODDMAN@aol.com

Subject: ward 3 update

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

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From: Anne Niesen <atnn63141@yahoo.com>

To: hoddman <hoddman@aol.com>

Subject: Re: ward 3 update

Date: Fri, Oct 9, 2015 9:22 pm

Bob,

Leave the golf course alone, please. We have so little open green space left. Must every parcel of land be developed? You said it perfectly. Everything does not have to be "for profit".

Anne & Thomas Niesen
417 Conway Wold Byway
Creve Coeur 63141

On Friday, October 9, 2015 8:25 PM, "hoddman@aol.com" <hoddman@aol.com> wrote:

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October 9, 2015

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From: mratkin <mratkin@aol.com>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Fri, Oct 9, 2015 8:45 pm

Hi Bob,

Thanks for the update. Even though I do not play golf, *I am very much against selling the course*. Also, since I am unable to attend the meeting Monday evening, is there someone else I should contact with my opinion?

Thanks for all you do....Marilyn

Marilyn L. Ratkin
12217 Kingshill Drive
St. Louis, MO 63141
(314) 434-8865

-----Original Message-----

From: hoddman <hoddman@aol.com>
To: HODDMAN <HODDMAN@aol.com>
Sent: Fri, Oct 9, 2015 8:25 pm
Subject: ward 3 update

Ward 3 Update

October 9, 2015

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From: getwellers <getwellers@aol.com>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Mon, Oct 12, 2015 2:08 pm

Councilman Hoffman,

I am opposed to developing the Creve Coeur golf course for any purpose. This golf course is an asset to our community and once gone can never be replaced.
Thank you for your service to the city.

Gail Weller
259 Bellington Lane

Sent from my iPhone

On Oct 9, 2015, at 8:24 PM, hoddman@aol.com wrote:

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

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Bob Hoffman

From: Lea Ann Baker <liberty11082@gmail.com>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Sun, Oct 11, 2015 5:53 pm

Thank you for your email updates.

I would like to keep the golf course in Creve Coeur, but I do believe that ways to keep it out of the "red" should be pursued.

Regards,
Lea Ann Baker

On Fri, Oct 9, 2015 at 8:24 PM, <hoddman@aol.com> wrote:

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Bob Hoffman

From: Thomas Loew <big.cat92@hotmail.com>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Sun, Oct 11, 2015 4:07 pm

Foe what it's worth, I vote to keep the golf course. and I don't play.

From: hoddman@aol.com
Sent: Friday, October 9, 2015 8:25 PM
To: HODDMAN@aol.com
Subject: ward 3 update

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Please email me with complaints, questions or suggestions, or call me at 576-4885.

Bob Hoffman

From: Peter Smith <pcs1250@yahoo.com>
To: hoddman <hoddman@aol.com>
Subject: Re: ward 3 update
Date: Sun, Oct 11, 2015 9:22 pm

Hi Bob,

I agree that not every public resource needs to be a profit center but I think the trends are against us in terms of golf. Courses all over the country are closing due to lack of activity.

I think a survey of the citizens should be considered to ask 1) have you ever used the gold course yourself? and 2) if you've never used it do you expect to use it at any time in the future? Unless a very strong minority (at least) of residents of CC answers "yes" to both questions I think it's fair to see what the market would bring in a sale.

Key to that, however, is how the proceeds of a sale would be used. I think a nice community center (fitness center/indoor year round pool, indoor courts, etc.) such as they have in Clayton and Des Peres would be a good use of the sale proceeds and add more value to our homes than does the golf course. Using the proceeds for debt repayment or to build the new police station would not get my vote. Those things need to be done anyway and should part of business as usual, not using a one-time windfall such as the sale of the golf course.

thx for the opportunity to comment.

Peter

1048 Noblemen Drive
Briarcliff Condominiums

Peter C. Smith
314-378-4104

From: "hoddman@aol.com" <hoddman@aol.com>
To: HODDMAN@aol.com
Sent: Friday, October 9, 2015 8:24 PM
Subject: ward 3 update

Ward 3 Update

October 9, 2015

Bob Hoffman Council Member

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Bob Hoffman

From: O'Brien, Rhonda A. <raobrien@lashlybaer.com>
To: hoddman <hoddman@aol.com>
Subject: RE: ward 3 update
Date: Mon, Oct 12, 2015 10:40 am

Yesterday I emailed you my comments in support of the golf course. Can you let them know my feelings using that email? I cannot attend the meeting tonight. Its really a bad time for it because of the cardinals. But, my reason has to do with a Board meeting at B'nai Amoona

RHONDA A. O'BRIEN
Attorney at Law
DIRECT: 314 436.8336
raobrien@lashlybaer.com

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Please consider the environment before printing this email.

From: hoddman@aol.com [<mailto:hoddman@aol.com>]
Sent: Friday, October 09, 2015 8:25 PM
To: HODDMAN@aol.com
Subject: ward 3 update

Ward 3 Update

October 9, 2015

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From: George Hall <georgeleehall@gmail.com>

To: hoddman <hoddman@aol.com>

Subject: Re: ward 3 update

Date: Sat, Oct 10, 2015 10:32 pm

Hi Mr Hoffman

I received a failure delivery error when trying to copy you on this email to the mayor. Hopefully this is not a duplicate, but here are my thoughts on the government center and golf course discussion.

Mayor Glanz

I am very disappointed with the recent article in the newsletter, in which you basically say you are not willing to explore alternate options for a new government center. I would agree that the current facilities are not adequate, and I would imagine you would be hard pressed to find someone who would say the contrary. That said it would seem that we should explore any and all viable options since this must be one of the biggest financial decisions the city has made in a while. To do anything else would seem short-sided and irresponsible since this is such a big decision.

I have lived in Creve Coeur for about 3 years now, and just recently played the course for the first time. I would absolutely agree with you that the course is beautiful and very well maintained; I don't think anyone would argue that point. The problem that I see is that if less than 3% of the population actually use the course, what is the true value of such an asset? I am sure there are those who play daily/regularly that find a tremendous asset but again that doesn't seem to be a reflection of the community as a whole with the stats that I have seen.

In my opinion, the one thing Creve Coeur is missing a central attraction or gathering space. We have some very excellent parks in the city but do not have that one main attraction or center point. The golf course could provide this to the Creve Coeur community. As mentioned in the West News Magazine this week, many of the items that the community expressed as important could be accomplished with the golf course property (walkable and bikeable community, parks, greenways and trails). However, I do understand that one of the current proposals does look at selling off a portion of the golf course, which I think we should try to avoid if at all possible. Obviously once that property is developed it would be gone forever; developers will always be lined up to purchase the property if the city financially needs to do so in the future. I also found it interesting that in the same article one of the proponents of the golf course is quoted as saying "its a beautiful park". I would absolutely agree with this resident, unfortunately it is a beautiful park that the citizens cant use unless it is dark outside.

In addition, since I am on the Energy and Environment board it would be irresponsible for me to mention that it is a known fact that golf courses do not tend to be environmentally friendly. Golf courses tend to create numerous environmental issues due to the use of chemicals and water usage. Honestly, I have no idea what the city of Creve Coeur has done to combat these environmental issues, and maybe we are ahead of the game. I just thought that was another thing to consider. Here is a link to an interesting article from the Audubon society: <https://www.auduboninternational.org/Resources/Documents/Fact%20Sheets/Golf%20and%20the%20Environment.pdf>

In summary, assuming the financials are the same as the Ballas plan, my vote would be to build the government center and police station that we need on the golf course property and turn the rest of the property into a beautiful centerpiece for our city. I would not be in favor of selling a portion of that property since we can never get that land back once it is gone.

...

On Fri, Oct 9, 2015, 8:26 PM <hoddman@aol.com> wrote:

Ward 3 Update

From: dickinsn <dickinsn@swbell.net>

To: hoddman <hoddman@aol.com>; Charlotte Dalfonso <charlottedalfonso@gmail.com>

Subject: RE: ward 3 update

Date: Fri, Oct 9, 2015 10:37 pm

We agree with Mr. Kent's proposal to sell half the golf course and keep the other half for the city's use. We are not among the 3% of the city residents who golf and do not see why this should be kept at an annual loss, not to mention costly the repairs needed, for such a small percentage of the residents. Look how long we hung on to valet trash service for a small number of residents when the majority of the citizens did not see the need for it. The golf course has an even smaller number of residents utilizing it than valet trash service. Why should we hang on to it?

We think Mayor Glantz's editorial in this month's newsletter was extremely one-sided and premature and believe he was using his position to influence the population in general. He has the right to express his opinion, but to act as though it's a done-deal that the golf course stays no matter what the cost, is a bit high-handed.

Again referring to the valet trash issue, how many times did we fill out surveys asking if we used the service or not? Shouldn't the golf course issue be treated similarly?

You asked for our opinion, and you got it.

Teresa & Fred Dickinson
12137 Country Manor Lane

From: hoddman@aol.com [<mailto:hoddman@aol.com>]

Sent: Friday, October 09, 2015 8:25 PM

To: HODDMAN@aol.com

Subject: ward 3 update

Ward 3 Update

October 9, 2015

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Bob Hoffman

Ryan, Deborah

From: Creve Coeur Voter <editor@crevecoeurvoter.com>
Sent: Monday, October 12, 2015 2:41 PM
To: Robert Kent
Cc: mayor_council
Subject: OPEN LETTER FROM DAVID CALDWELL

An Open Letter to Mayor Glanz and Creve Coeur City Council
From David Caldwell

One of my favorite Yogi Berra quotes is "Nobody goes to that restaurant anymore; it's too crowded." It makes me think of two places in Creve Coeur- the Government Center and the Golf Course.

Let's start with the golf course. Almost nobody goes there anymore, but it is an "integral part of the wonderful quality of life" in Creve Coeur. I'll tell you what WAS an integral part of my quality of life- valet trash collection. That service was used by 1000's of residents, not a few hundred. Yet the free service is being discontinued, shifting the cost to residents. The City Council decided that it was "fair to quantify the value of (this) community asset using strictly financial measurements."

But, getting back to the golf course, it is well documented that golf as a recreation is in decline. If the age of Creve Coeur golfers was charted, the future would be clear. The golf course is not going to make a comeback. Creve Coeur is unique in having both a golf course AND an ice rink, as well as nice public parks. And Creve Coeur is particularly fortunate in having a tax base that provides a general fund surplus which has been (and will be) used to subsidize these (and other) amenities. At a recent comprehensive planning meeting a number of residents mentioned a desire for a community recreation center. (The current government center provides only minimal facilities- more on this later.) Does spending millions of dollars over time to preserve the golf course have "overwhelming community support"? I think not.

Now to the Government Center. I believe that it is fair to say that Creve Coeur residents as a whole do not spend much more time at the government center than they do at the golf course. I would like to know how many resident man-hours are spent at the Government Center in an average month, particularly if the gym is excluded. I bring this up to emphasize that the primary purpose of the Government Center is to provide a place for employees to efficiently and comfortably perform their work. It used to be common, where I come from, that the nicest buildings in town were the court house, banks, and funeral homes. Now, looking around St Louis County, the City Halls and Recreation Centers are beginning to stake a claim. (The only certain things are death and taxpayer money.)

As Yogi said, nobody goes there AND it's too crowded. It is a little perplexing that AFTER city employment was reduced over the last decade, and AFTER the dispatch department was moved out to the West County Dispatch Center, that we are being told how overcrowded the Government Center is. At a recent tour it seemed crowded, but the primary complaint was the lack of storage space. There is a problem with record storage, as the State of Missouri requires retention of paper records. There is a building boom in the city right now which also generates a lot of paper. There is also a lot of maintenance equipment (and junk) stored in the building. Finally, the Police Department has a lot of equipment and evidence that is stored in the building.

The City has presented only two options to address the Government Center facilities needs. Of course, using architects as consultants, the two options are both to build new buildings- at a cost of \$10- \$20 million. Architects are the wrong kind of consultants, as their options are too limited. As the owner of a 61,000 square

foot office-warehouse in Creve Coeur, I know the difference between office space and storage space- it is a lot of money. There is no need to build high cost office space to store paper records, evidence, and junk. This space can be acquired or rented at a much lower cost.

There are several other common sense approaches which should be considered to streamline the operations before major construction is required. For example, one or more departments, such as Public Works, could be relocated to an office building. (The St. Louis County PW department has an office on Lindbergh in Creve Coeur.) This would allow remaining personnel to "spread out."

Option 1 to move the Police Department out and repurpose the facilities presents some costly hurdles, such as repurposing the jail, firing range, police garage, etc. It would be much less expensive to move out generic office workers. I also believe that the businesses and residents of Creve Coeur would be well served by establishing east and west police "precincts" by relocating some people and equipment. One of these precincts could include evidence storage at a low cost. A second location could also serve as an emergency backup location at a reasonable cost.

Another option which should be considered is elimination of the gym and relocating that service to another location, such as contracting with another community or private facility. In no case should reconstructing the minimal facilities currently provided in a new GC be considered- this is not what the residents want.

Residents have been presented a much too expensive "fools choice" with respect to improving the Government Center operations.

Councilman Kent has suggested selling part of the golf course to finance the Government Center project and eliminate expensive projected future costs for the golf course. This would also involve selling the current GC property and building new on the remaining golf course land. This approach would potentially solve two problems at a much lower cost than the options under consideration. The golf course could provide much more value to the community as a source of funds than as a source of entertainment. There are some issues that would need community review and approval, such as the appropriate zoning for the land which is to be sold. However, Mr. Kent's suggestion would become moot if the GC "problem" was solved in a better way.

It would be irresponsible for Council to approve one dollar for capital expenditures on new construction for the GC or golf course until a more comprehensive analysis of community goals and staff needs is completed and until as Mayor Glanz says, **ALL** options are thoroughly vetted.

Respectfully,
David Caldwell
257 Brooktrail Ct.