



**MINUTES  
CITY OF CREVE COEUR  
CITY COUNCIL  
300 NORTH NEW BALLAS RD  
OCTOBER 26, 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 26, 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
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

Absent: Council Members Kramer, Ward I and Saunders, Ward IV

**COMMENTS FROM THE GENERAL PUBLIC**

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

David Caldwell resident of 257 Brooktrail Court read and presented a statement for the record. (Exhibit A)

**ACCEPTANCE OF THE AGENDA**

Council Member Hoffman moved, seconded by Council Member Lawrence to accept the agenda as presented.

Council Member D'Alfonso requested that Item 10 on the agenda be moved before Item 8 on the agenda as the discussions will be relevant to Item 8.

Council Member D'Alfonso moved, seconded by Council Member Kent to move Item 10 on the agenda for discussion up before Item 8, with the vote upon such motion as follows, to-wit:

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



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

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

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

The vote on the motion being 6 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*

**CONSENT READING**

- a. **Bill No. 5566 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant for 7 Beacon Hill Lane City of Creve Coeur, Missouri. Final Reading**
- b. **Bill No. 5568 - an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur. Final Reading**

City Clerk read Bill Nos. 5566 and 5568 for the final time.

**1. CONSENT AGENDA**

Council Member Hoffman moved, seconded by Council Member D’Alfonso to approve the consent agenda as presented.

- a. **Council Minutes Dated October 12, 2015**
- b. **Bill No. 5566 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant for 7 Beacon Hill Lane City of Creve Coeur, Missouri. Final Passage**
- c. **Bill No. 5568 - an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur. Final Passage**
- d. **Resolution No. 1188 - Approval of Distribution of Domestic Violence Funds for the Calendar Year 2016**



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

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5566 becomes Ordinance No. 5442. Bill No. 5568 becomes Ordinance No. 5443.

### **BILLS PAYABLE REPORT**

#### **For Information Only**

**Summary:** A report of bills payable dated October 21, 2015 in the amount of \$203,711.75 has been provided for Council review. No vote is required.

### **UNFINISHED 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. Final Reading and Passage**

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

Council Member Lawrence moved, seconded by Council Member Hoffman to approve Bill No. 5564, with the vote upon the motion as follows, to-wit:

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5564 becomes Ordinance No. 5444.

- 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. Final Reading and Passage**

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



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Council Member Wang moved, seconded by Council Member Lawrence to approve Bill No. 5565, with the vote upon the motion as follows, to-wit:

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5565 becomes Ordinance No. 5445.

- 4. 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. Final Reading and Passage**

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

Council Member Hoffman moved, seconded by Council Member D'Alfonso to approve Bill No. 5567, with the vote upon the motion as follows, to-wit:

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5567 becomes Ordinance No. 5446.

**NEW BUSINESS**

- 5. Bill No. 5569 - an Ordinance Authorizing the City of Creve Coeur to Enter into a Contract with St. Louis County to Continue to Provide a Police Officer to the St. Louis County Bureau of Drug Enforcement. First Reading**

City Clerk read Bill No. 5569 for the first time.

Lt. Koncki stated this is a multi-jurisdictional task force and it is an efficient and effective way to investigate drug crimes that occur within Creve Coeur and neighboring cities. In support of this



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effort, a Creve Coeur Police Detective was assigned to the St. Louis County Multi-Jurisdictional Drug Task Force. The St. Louis County Police Department has proposed to continue this relationship through January 2017 and has provided a new contract to this effect. The contract must be returned to St. Louis County no later than November 13, 2015.

Council Member D'Alfonso asked if a new detective will be put on the Task Force.

Lt. Koncki stated the cycle is three to five years because it takes a while to build rapport and relationships in this line of work.

**6. Bill No. 5570 - an Ordinance Amending Ordinance No. 5376 to Remove the Condition Three of Section Three Regarding the Orientation of the Home on Lot 4 of the Creekside at Mason Subdivision on North Mason Road. First Reading**

City Clerk read Bill No. 5570 for the first time.

Jason Jaggi, Community Development Director made a presentation regarding this application.

Matt Siegel of Pulte Homes made a presentation and distributed information that was covered. (Exhibit B)

**7. Resolution No. 1189 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Purchase of a New 20 Cubic Yard Extreme Vac Leaf Vacuum from Key Equipment for \$45,267.**

City Clerk read Resolution No. 1189.

Council Member Hoffman moved, seconded by Council Member Wang to approve Resolution No. 1189, with the vote upon the motion as follows, to-wit:

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

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

**10. Citizen Survey**

Council Member D'Alfonso stated the Council has been hearing a lot from residents regarding the golf course/Government Center. Council Member D'Alfonso stated she doesn't feel that there is enough information yet to make any type of decision. More information needs to be published and discussed. This is a very complicated issue and she suggested a survey to gain more insight on what residents really want. Council Member D'Alfonso stated she doesn't feel that putting it on the ballot is the answer to help the Council decide what is going to be the best



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for the city. Council Member D'Alfonso stated she has spoken with Council Member Saunders and although he is not here, he would support this.

Council Member Hoffman stated surveys have been completed in the past and one as recently as 2014. In the recent survey the question was asked of the overall satisfaction with the golf course, 65% were either very satisfied/satisfied, 31% were neutral and only 4% were unsatisfied with the golf course. In 2011 the question was asked a little differently, "the city of Creve Coeur owns a nine-hole golf course, as a result of operating losses the city subsidizes the golf course at an average cost of \$186,000 per year. Knowing this, do you believe the city should continue subsidizing the golf course in the future?", 40.7% answered yes, 28.5% undecided and only 30.8% no. Two surveys were completed in the past two years.

Council Member D'Alfonso stated if it was just a question of \$100,000 loss that we had or the \$186,000 that we were having in 2011 and if those were the two questions this wouldn't be something that would be questioned. As pointed out in numerous emails, it is the continued capital money that is going into the golf course, which will be amortized over the twenty years or longer, but golfing is going down in popularity. That is something to consider. The question is does the community want a golf course in the future and the survey questions from prior years don't answer that.

Council Member Lawrence asked if the survey is about parks, there are a number of avenues for residents to give us ideas or suggestions about the parks if they would like to see something done differently. Council Member Lawrence stated people can come to the Parks & Rec Committee, Coffee with the Mayor, speak at Council, etc. and not sure spending money on a survey will get us any further than the communication avenues that are already available.

Council Member Wang stated he is ready to put this matter to rest tonight and is against stretching this out any further and a survey would do that.

Council Member Kent stated there are several different options that residents might be interested in knowing about and is in favor of conducting a survey.

Council Member D'Alfonso stated we need to take the golf course out of the picture and she is not comfortable making a decision on the government center as there is not enough information. Council Member D'Alfonso stated she would like to hear from the residents on what they want because a bond issue is being considered.

Council Member Kreuter stated he is not in favor of another survey and stated the golf course is the least costly park to maintain.

Council Member Lawrence stated we need to decouple the golf course from the Police Station/Government Center because people are getting confused. We don't even know what we are going to do yet.

**8. Resolution No. 1190 - a Resolution Directing the Creve Coeur City Administrator to Pursue the Sale of the Western Portion of the Municipal Golf Course.**

City Clerk read Resolution No. 1190.



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Council Member Kent moved, seconded by Council Member D'Alfonso to approve Resolution No. 1190.

Council Member Kent stated this resolution was prepared in September for the following reasons: avoid significant capital for the dam, discontinue subsidizing the losses in a declining market, convert some or all of the eastern park land into more diverse use, housing for biotech professionals, consistent with the Comprehensive Plan and provide funds for a new government center. Council Member Kent stated and for those reasons thought it would be in the best interest of the city and its residents to consider this alternative of getting bids for the western half of the golf course for development and opening the eastern half for use of all of the citizens.

Michael Bender resident of 523 Fairways stated he is opposed to developing the golf course as it will decrease property values for those residents that purchased homes that surround the golf course.

John Noce resident of 210 Runnymede Drive stated he is opposed to selling the golf course and the course is an amenity that serves the community and the region.

Lynn Berry resident of 626 Graeser Road read and submitted a statement for the record. (Exhibit C)

Norton Beillson resident of 564 Sarah Lane submitted for the record a petition signed by every resident from Golfview on the Green Condominium in opposition to selling the golf course. No one has talked about what effect the sale of the golf course is going to have on the residents surrounding the course. (Exhibit D)

Carolyn Bower resident of 349 Magna Carta stated many of the neighbors in Runnymede do not know about this proposal to sell the golf course. Residents are very concerned about the ponds and the dams and the cost of maintaining those and who should be responsible. Requested if there is going to be residential development that there needs to be a lot of green space and the new owner(s) need to have a contract on who is responsible for the cost/maintenance of the ponds and dam. Also requested that Hackman not be opened up at the dead end for traffic and made as a through street.

Tim Madden resident of 324 Laduemont stated for years it has been discussed for a new downtown area, a plan was developed after spending an enormous amount of time on it and we still don't have a plan to go forward because it will be difficult with so many different owners of parcels in the area. Just want the Council to be aware this would be a great place for the downtown area to start.

Lois Sher resident of 578 Sarah Lane stated Creve Coeur is a wonderfully charming community and we should be able to keep and maintain our amenities that residents have come to appreciate.

Ted Ruzicka resident of 607 Fairways Circle stated years ago there was a big cost to the city for Millennium Park that had a lawsuit attached to it. Selling the golf course will not only affect residents but it will affect surrounding businesses. When people vote in election the most that



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come out and vote is 30% so the Council will never get a feel for the entire community. That is why the Council was voted in, to take a leadership role especially on an issue such as this.

Council Member D'Alfonso stated she would like a survey instead.

Carol Levin resident of 10 Mosley Acres stated she is opposed to selling the golf course for an expansion of the government center for the following reasons: green space and walking space for many people in the area. Carol Levin suggested not putting money into another park or rec center as we already have several in the area.

Theresa Ruzicka resident of 607 Fairways Circle and adjoining neighbor of the golf course stated she is confused because she has heard about a Comprehensive Plan and in the resolution it states that a sale of the golf course would be consistent with the goals of the Comp Plan. So has the plan been finalized?

Mayor Glantz stated no.

Theresa Ruzicka stated well that is an incorrect statement in the resolution and then stated she is interested in knowing the cost over the last ten to fifteen years that have been put forth on Millennium Park. A lot of funds and resources were put into that park and need to look at our balance of recreational facilities across the city. There are parks in all four wards. Many people don't play tennis but wouldn't think of taking out the courts. Need to review all the parks budgets and maintenance of them and asked if any of them have revenue producing activities like the golf course. The economic impact on the surrounding businesses needs to be taken into consideration when discussing selling the course. It was discussed that housing needs to be built to attract young professionals but currently there are two rather large housing complexes that are under construction on Old Olive. Theresa Ruzicka stated she agrees about decoupling the golf course and planning for city hall/police department as they are two separate issues that need to be addressed going forward.

Council Member Kent stated the Resolution references the 2002 Comprehensive Plan.

David Caldwell resident of 257 Brooktrail Court suggested that the city create a community foundation for the golf course like what Forest Park did for their spaces. They have made some wonderful upgrades to their space with the help of the foundation.

Ryan Madden resident of 324 Laduemont stated there is so much information available that the Council has not looked at regarding this subject as well as many of the residents have no idea what is even being discussed. Tax paying citizens that don't live around the golf course deserve to have a say and this is a democracy and the voters have a say in what is going to take place with this issue. A survey needs to be completed to get more feedback from a wider range of the residents.

Mary Kochelek resident of 400 Hackman Lane stated she is opposed to selling the course because hardly any of the residents know about his issue yet. Once this property is sold and development, it can't be taken back. If we are looking to save money why doesn't the Council look at contracting with St. Louis County for police services?



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Virginia Kell resident of 590 Sarah Lane stated if the golf course is running at a loss then the course needs to be marketed so people know that it is there and can be used by the public.

Mel Klearman resident of 739 Bergerac Drive stated no one has even asked how the city plans to get rid of the deficit. Are there plans to address it?

Larry M resident of 12530 Royal Manor Drive stated he spoke with several of his neighbors and the residents have no idea what is going on with this issue. More information needs to be given to the residents so that they are informed.

Jack Groneke resident of 12344 Woodline Drive suggested there is only 150 acres of green space in the whole town and if you sell the golf course there goes 20%. When they are all sold they will be gone as there is no more land available.

Ryan Chkolski resident of 325 Magna Carta Drive stated he regularly plays golf at the course and plays with local business owners. The course is convenient to many and is an asset to the community.

Charles Toushling resident of 590 Sarah Lane stated he chose Creve Coeur for the community, walkability, biking and green space.

Don Silverstone resident of Creve Coeur stated he has played many rounds of golf on that course over the years and the course has an intrinsic value to all the surrounding properties.

Council Member Lawrence read and submitted a statement for the record. (Exhibit E)

Council Member Hoffman stated creating a golf task force from the PHP Committee is a great idea because we should be marketing the course. If the course was revenue neutral at this point this discussion wouldn't even be taking place. Feels with some minor changes at the complex the golf course can be revenue neutral in a short amount of time. Council and staff are looking forward to obtaining more grants in the future and hoping that some grants can assist in addressing some of the needs. The storm water problem should not be linked to a golf course expense, it is a separate storm water issue and it has been and it needs to be fixed.

Council Member D'Alfonso stated she agrees that the storm water issue is different and is not a golf course issue. There is not a park in Ward IV but not necessarily in favor of selling the golf course. Council Member D'Alfonso stated she doesn't feel a citizen vote on the ballot is fair for making a decision on what to do with the golf course. The resolution language sounds biased and it is too soon for what the resolution will do if passed. Council Member D'Alfonso stated even if we take the golf course out of the picture, she is still not comfortable making a decision on the government center as there has not been enough information provided. Would like to hear from the residents on what they want because a bond issue is going to have to be approved in order to make any type of building changes.

Council Member Kreuter stated he is not in favor of another survey and stated that the golf course is the least in maintenance costs that the city maintains.



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Council Member Lawrence stated she would like to decouple the golf course from the PD Station/Government Center because people are getting confused. We don't even know yet what we are doing.

Mayor Glantz called to question the approval of Resolution No. 1190, with the vote upon such motion as follows, to-wit:

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

The vote on the motion being 2 ayes and 4 nays, motion failed.

## **BUSINESS FROM MAYOR AND CITY COUNCIL**

### **9. Council Liaison Reports**

Council Member Hoffman stated the quarterly Police recognition will be on December 8, 2015 at 2:00 p.m. in the lobby and the Police Committee will meet immediately following the presentations.

Council Member Lawrence stated there was an event at the Tappmeyer House and we had 36 Girl Scouts planting bulbs all around the grounds. It's going to be wonderful when they bloom.

Council Member Kent stated the Energy and Environment Committee discussed the 2014 trash totals and they were broken down as follows: recycling total 1,692.16 tons, trash total 3,752.68 tons.

Council Member Hoffman asked how we compare to other cities.

Council Member Kent stated that information was not discussed.

### **10. Citizen Survey**

Previously discussed.

## **BUSINESS FROM CITY ADMINISTRATOR**

### **11. Vehicle Sales Tax**

Mark Perkins stated in 2012 there was a court decision, referred to as the Street decision in Missouri that ruled effectively that only cities with the use tax could collect on out of state and person to person vehicle sales. Essentially we were in a situation where this revenue was going to be lost, but there was legislation that was approved that indicated that cities that would pass a vote on this vehicle sales tax in its own municipality by November 2016 could continue to collect past that date. So if we do not pass a vehicle sales tax essentially by November of 2016 we are going to lose that revenue. Mark Perkins stated providing precise estimate isn't possible



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as the city doesn't break it down like that. State of Missouri estimates that about 20% of our vehicle sales tax revenue comes from out of state or person to person sales. For Creve Coeur that would come to be about \$175,000. That is for all cities. With Creve Coeur's location with only being 30 minutes from Illinois ours might be higher, we also have several car dealerships in the city. Mark Perkins stated he wanted to bring the Council's attention to this because this will be our window of opportunity to place this issue on the ballot is becoming more narrow. There is an effort underway by the St. Louis County Municipal League to begin to work together in regard to public education information on this issue. There are a number of municipalities that are considering placing this on the ballot for April of 2016 and therefore there could be some synergy relative to information getting out about this among all the communities. Included in the packet is a copy of the O'Fallon Missouri Ordinance and there has been some concern over how the ballot language needs to be worded and the sample ordinance is worded in such a way that voters could vote yes to reinstate the tax.

Carl Lumley stated the information that we are seeing is that communities in the St. Charles and St. Louis Counties would be putting this on the ballot at the same time. One of the required portions of the ballot language is to explain the disadvantage that our local dealers face if the tax goes away that it encourages folks to shop out of state. Forces them to suffer revenue loss and there is an expectation that the Dealer Association would try and educate the public about the issue as well. There seems to be value in a collaborative effort in terms of communities being on the ballot at the same time and one of the thoughts was if cities wait until November 2016 there is only one chance at approval and if it is put on in April it seems like the public was confused and cities would have the option of putting it back on again.

Mayor Glantz asked what the desire of the Council is.

Council directed staff to proceed with putting the issue on the April 2016 ballot.

### **12. Use Tax**

Mark Perkins stated the vehicle sales tax can only continue for cities that had a use tax in place. Use tax is worth discussing as well and is essentially on purchases on out of state goods and services that are first used in Missouri, hence the use tax. The Use Tax is not very well understood by its title. The idea is that this is not an additional tax per say, it is basically a local use tax in lieu of sales tax, you would never pay both, sales tax and use tax. As the City Attorney indicated the whole notion about the vehicle sales tax leveling the playing field for your local car dealers, the same can be said about this relative to your brick and mortar retailers. If you make a purchase online from a retailer that has no nexus in the state of Missouri then you are not paying a sales tax, but you will pay a use tax because the state has a standing use tax. If the city were to adopt a local use tax that would be a significant part of the reason why we would do it would be to level the playing field for local businesses. If the tax is approved it would go up or down with the sales tax. The tax would be  $\frac{3}{4}$  of one cent in Creve Coeur. The other part that is important is that the first \$2,000 of purchases. So it essentially has minimal impact on residents.

Council Member Hoffman moved, seconded by Council Member D'Alfonso to put the Use Tax on the April 2016 ballot. Council unanimously agreed.



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Carl Lumley stated to clarify the purpose of tonight discussion it to whether to put an ordinance on agenda for consideration.

Mayor Glantz stated the Chamber of Commerce could help educate local businesses.

Council Member Hoffman moved, seconded by Council Member Kent to adjourn at 9:20 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 Kreuter – Aye  
Council Member Hoffman – Aye  
Council Member Lawrence – Aye

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

Submitted by:

Deborah Ryan  
City Clerk

  
Barry Glantz  
Mayor

**Ryan, Deborah**

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**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.



# Creekside at Mason – Ordinance #5376

Existing Residential Community – Zoned B-RDD “Residential Designed Development”

October 26, 2015 City Council Meeting

(Application #15-029)

Creve Coeur, Missouri

Matthew Segal – Land Acquisition Manager – Pulte Homes of St. Louis

Jeffrey Thoele – General Sales Manager – Pulte Homes of St. Louis

Kate Stock, E.I. – Project Engineer – Stock & Associates Consulting Engineers, Inc.

10/26/15  
Exhibit B



October 1, 2015

RE: Home Site #4 Creekside at Mason Variance:

I am writing on behalf of the buyers of home site 4 Creekside at Mason regarding an approval of a variance of the positioning of this home on the home site. Brondy Letung and Marty Cheng wrote a purchase agreement for a Naples plan which is the home that they have been working towards buying since late spring. Home site 4 was their favorite home site based on having common ground on one side providing an open feel. Brondy and Marty have two children and look forward to having a yard for their two girls to play in.

In order to utilize this home site in the best way possible while still having their dream floorplan, they would like for the home to be positioned on an angle. This angle will provide the homeowner and community with a variety of benefits:

1. Brondy and Marty will have additional yard space in the rear corner of the home for the children to play. Without this variance, they will not have a place in the backyard for their children to play.
2. The positioning of the home provides Brondy and Marty maximum usability of the home site giving room for entertaining and children playing on the back and side yards.
3. This positioning would give a more open feel to the community as a whole with a larger open area between homes. This will give all of the future homeowners a better looking community with a more spacious feel.
4. Without this modification, the home will have no backyard and any entertaining would need to take place on the side yard. In addition, Marty and Brondy would have a retaining wall mere feet from their patio door and no opportunity for space in their back yard at all.
5. The positioning of the home also provides them some privacy so that their courtyard garage does not face directly at the courtyard garage of home site 3.

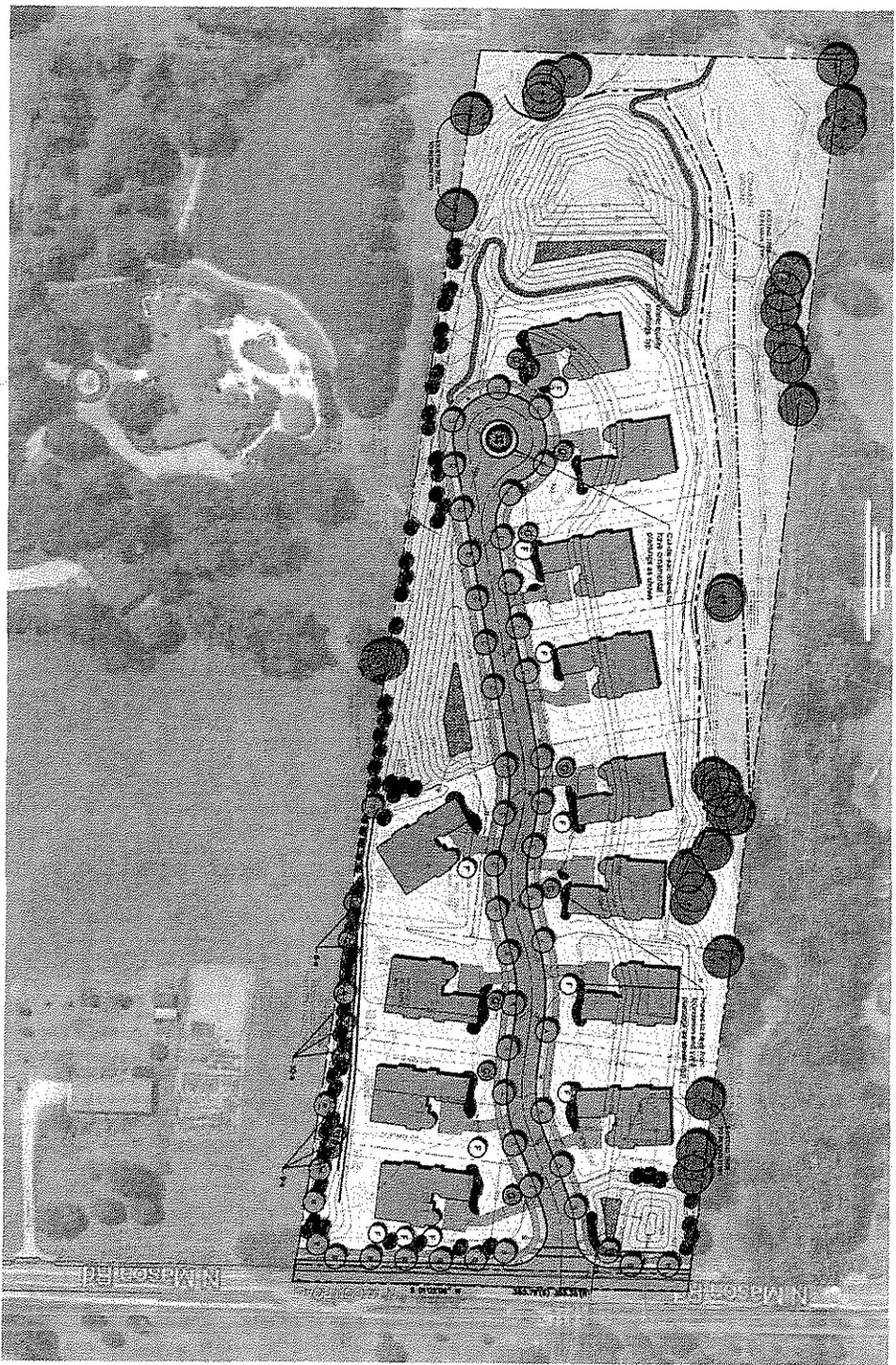
Please consider this variance for Marty and Brondy. For months they have worked to sell their current home with the hopes of building their dream home on home site 4. They look forward to a space where their children can play and the family can spend together enjoying their yard.

**Amy Stuart**  
**Sales Consultant-Certified Field Trainer**  
**Creekside at Mason**

17107 Chesterfield Airport Road, Suite 120 Chesterfield, Missouri 63005  
636-537-7000 pultegroupinc.com



# Landscape Plan



LANDSCAPE EXHIBIT  
SCALE 1/8" = 1'-0"

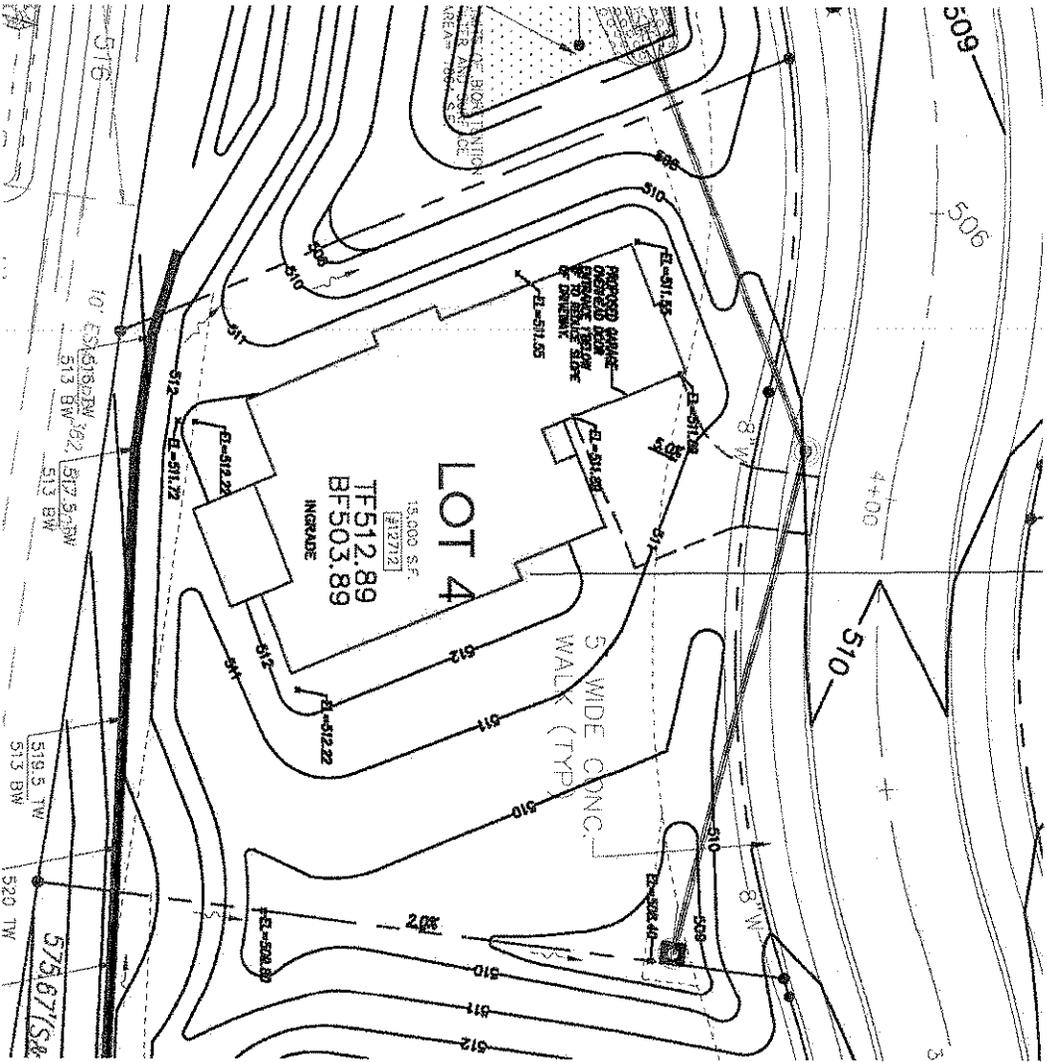
## Creekside at Mason

Creve Coeur, Missouri

DATE	11/11/2011
TIME	10:00 AM
BY	LANDSCAPE EXHIBIT
NO.	L-2
DATE	11/11/2011
TIME	10:00 AM
BY	LANDSCAPE EXHIBIT
NO.	L-2

**loomisAssociates**  
 Landscape Architects  
 2100 Park Drive, Suite 100  
 Creve Coeur, Missouri 63141  
 Phone: 636.586.1100  
 Fax: 636.586.1101  
 www.loomisassociates.com

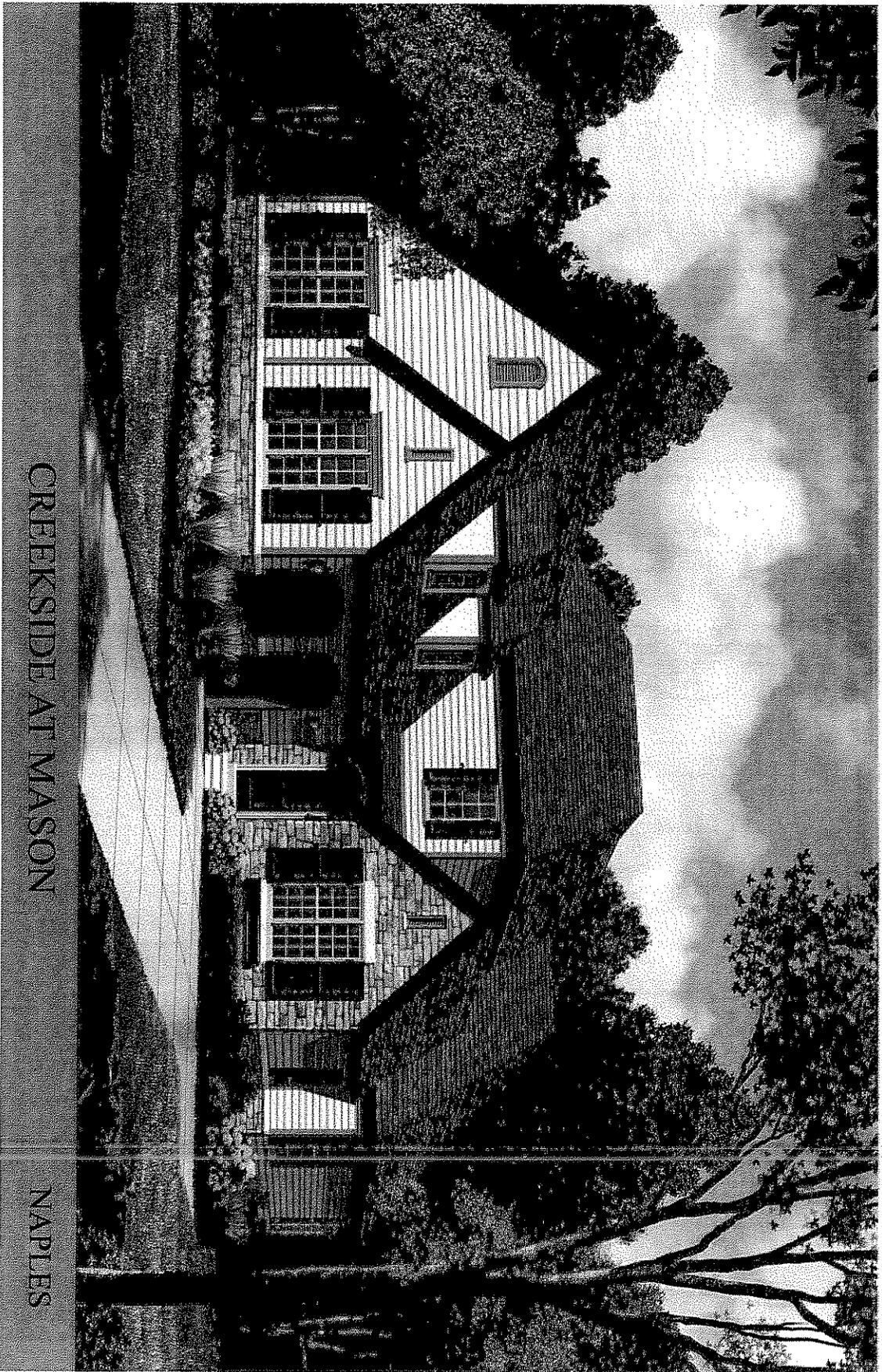




2015-09-15 NAPLES MODEL -  
 AS DESIRED BY THE  
 PURCHASER OF LOT 4  
 FROM PULTE.

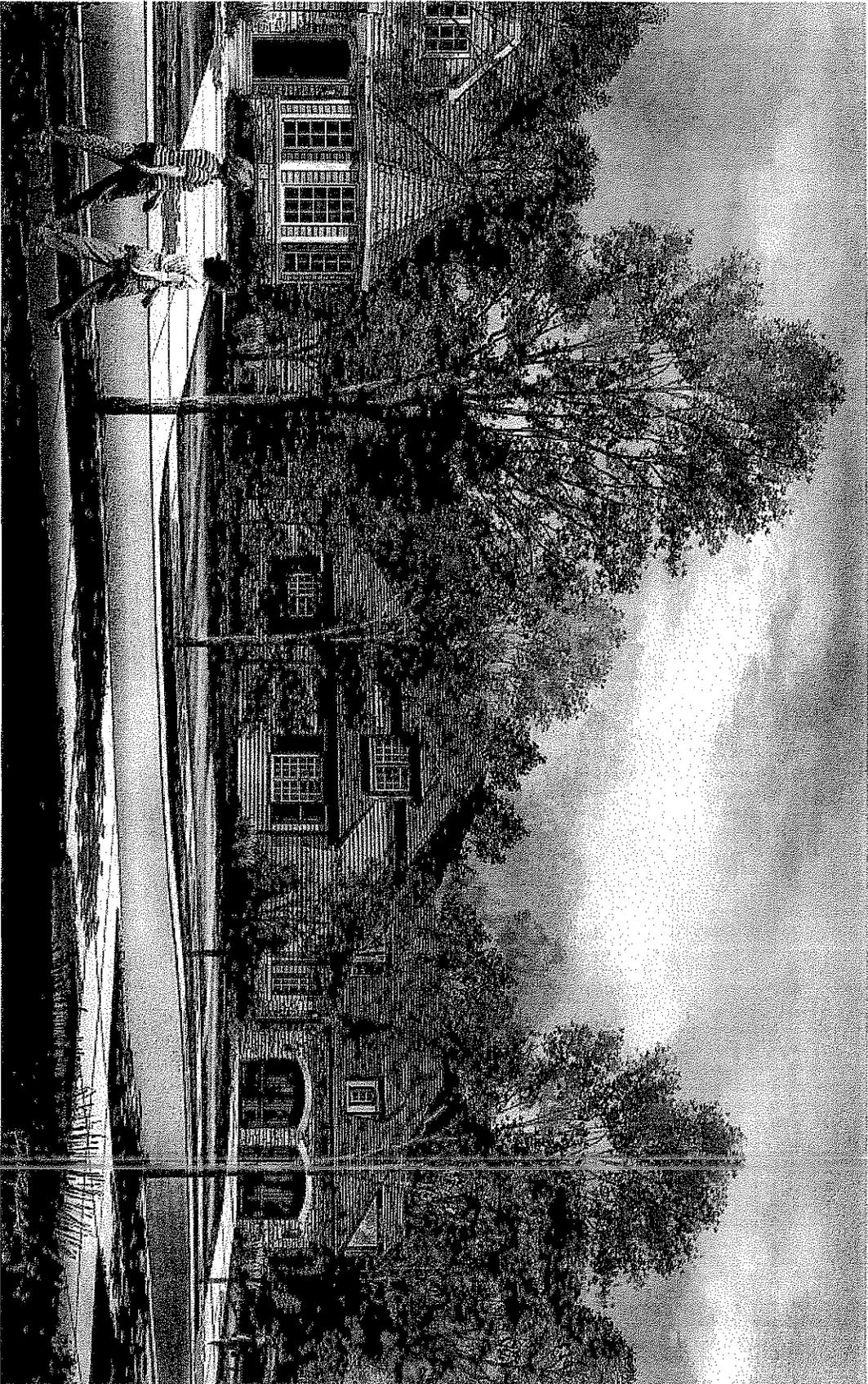


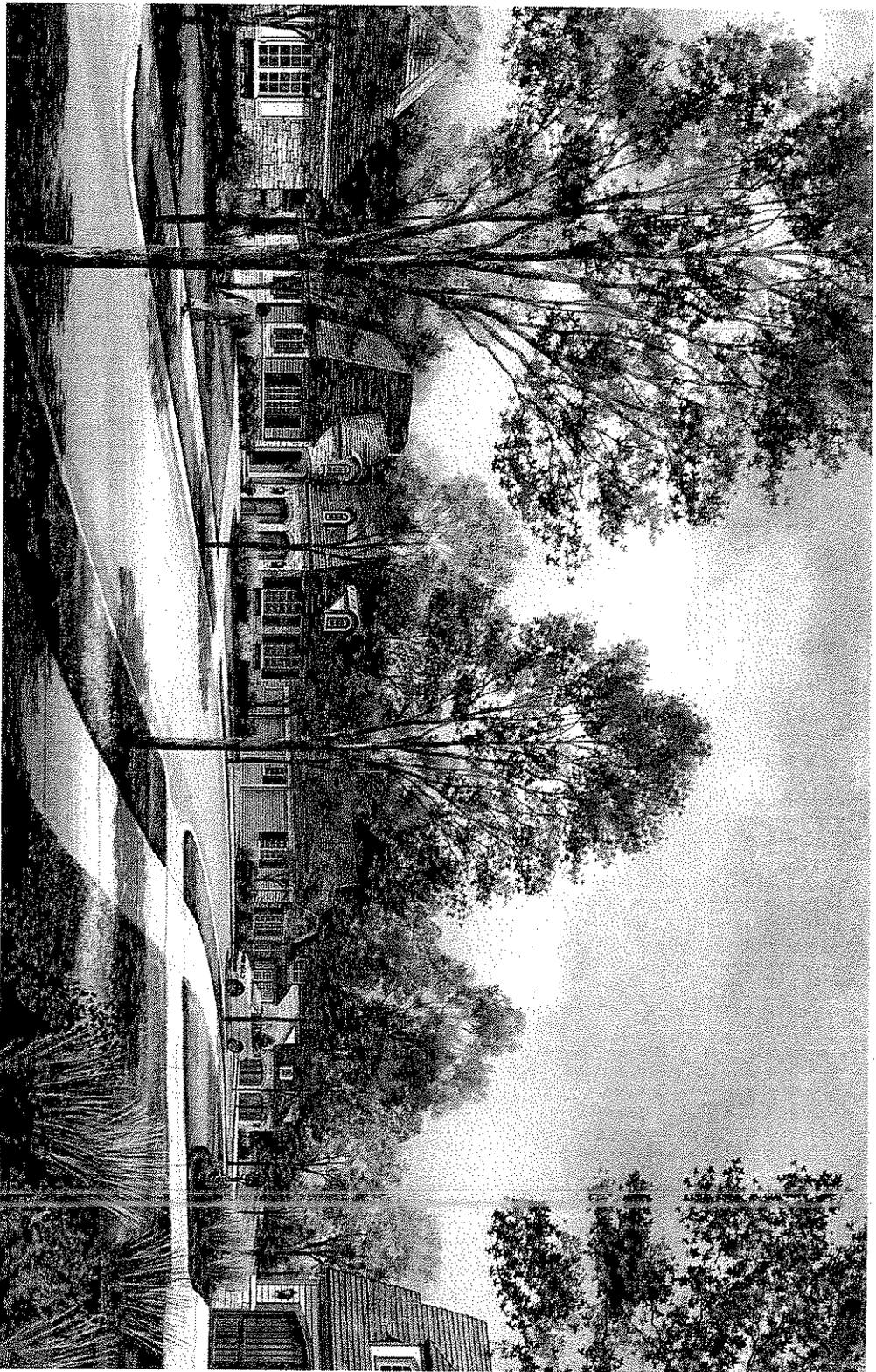
# Naples



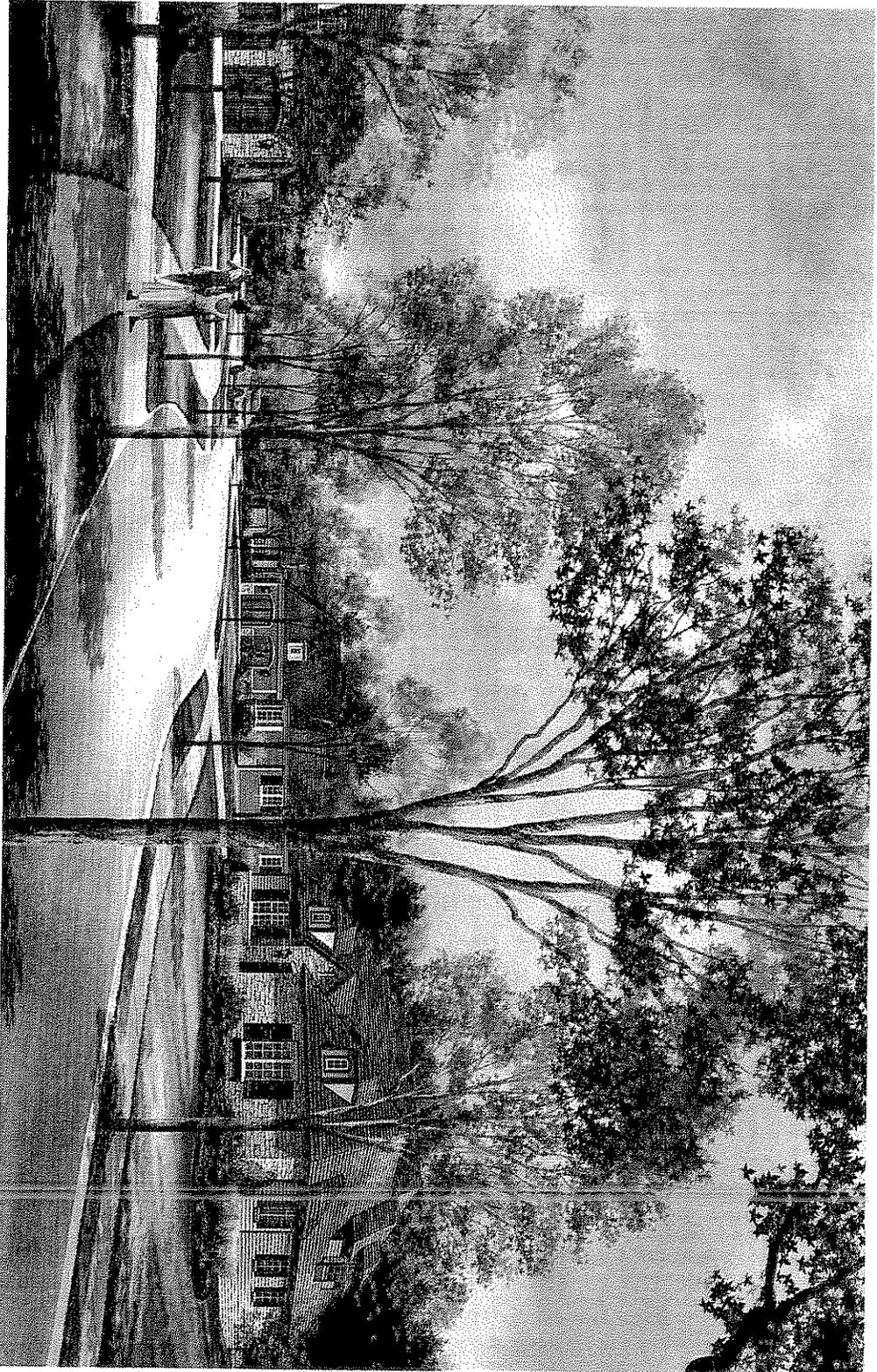
CREEKSIDE AT MASON

NAPLES

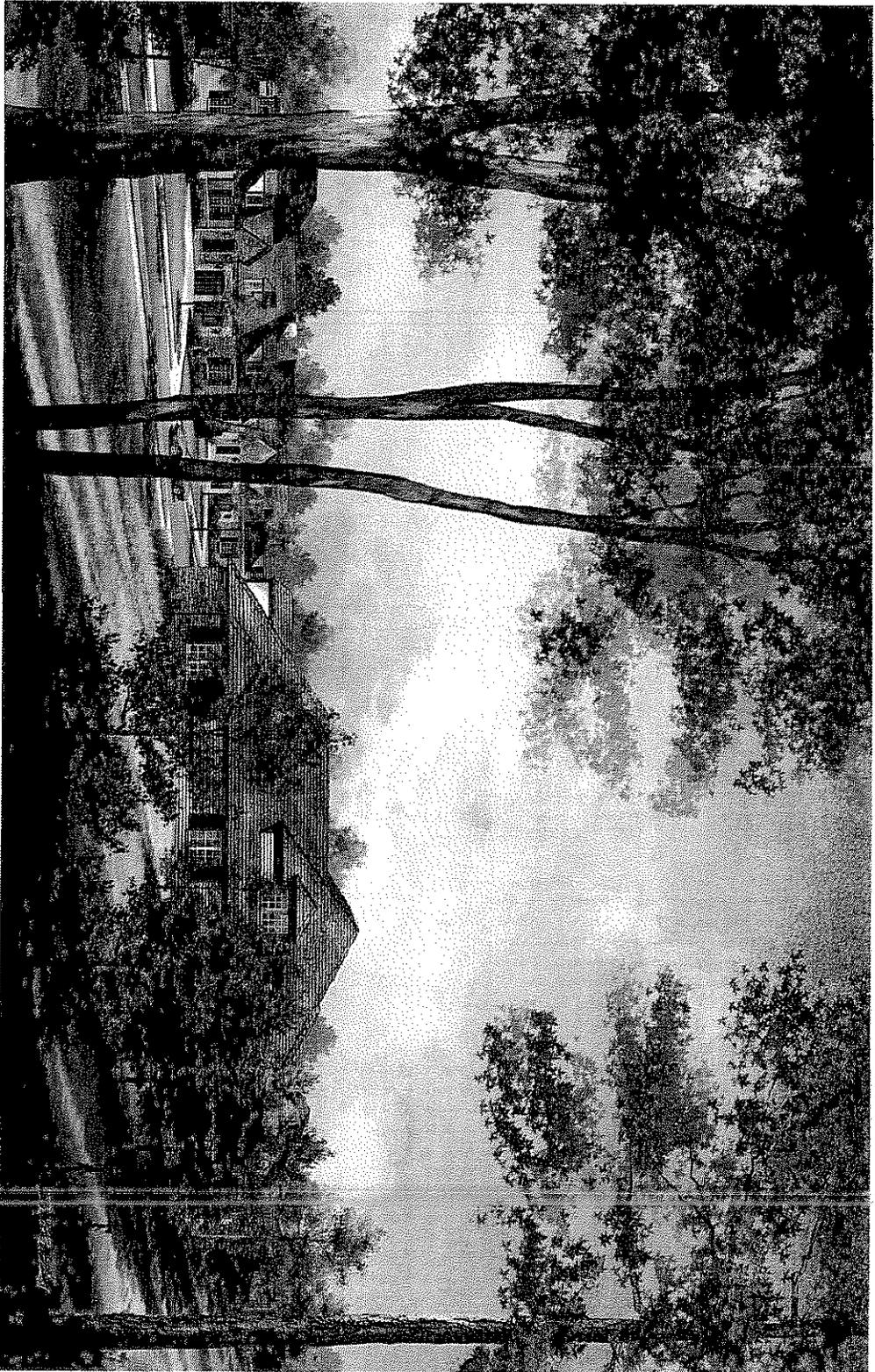




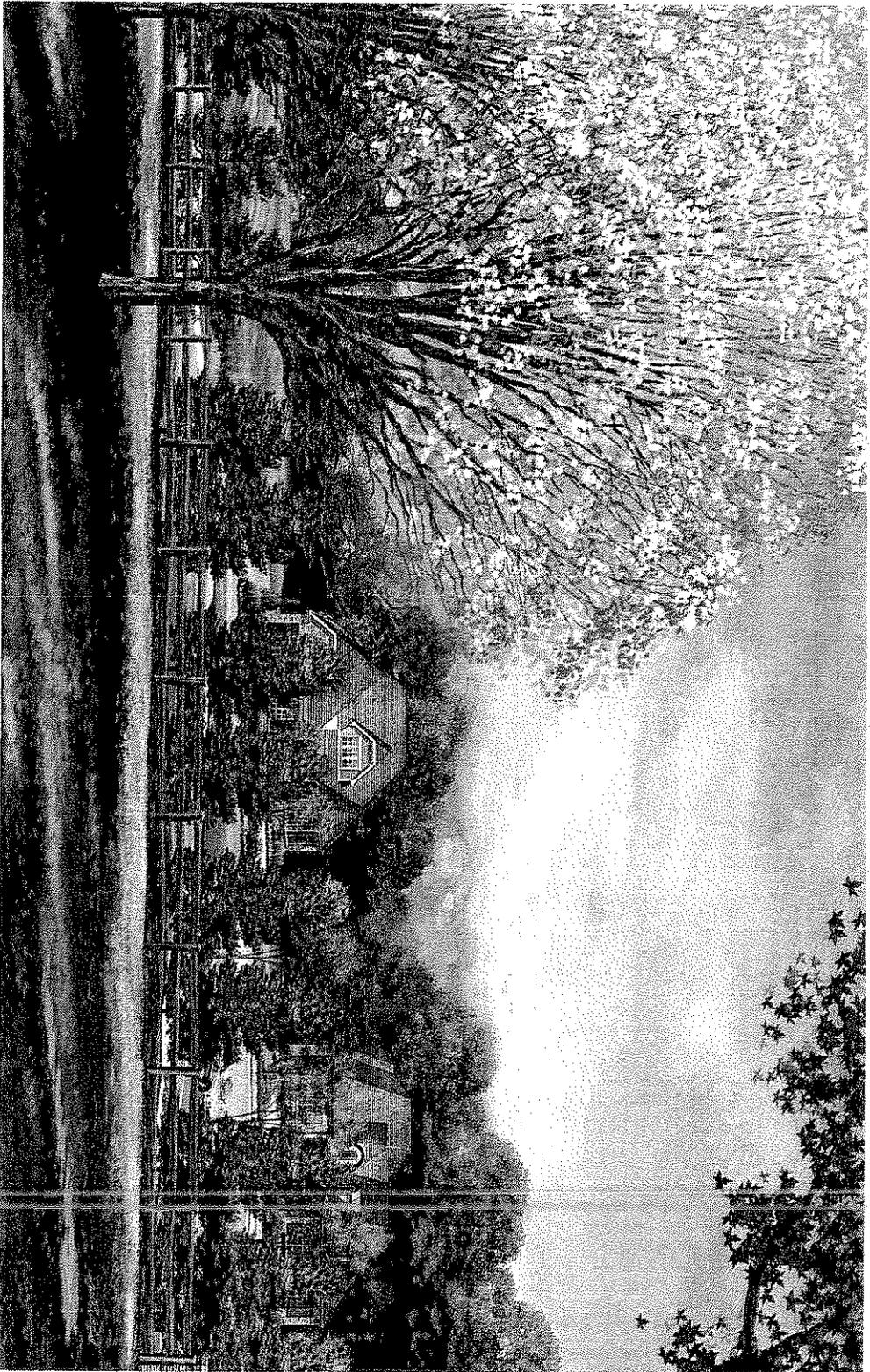
Looking Southwest at Lots 1 - 4



Looking Northwest at Lots 5 - 12



Looking South at Lot 4



Looking North at Lot 12



Book:21304 - Page:2731



\* 2 0 1 4 1 2 1 9 0 0 7 0 0 \*



GERALD E. SMITH, RECORDER OF DEEDS  
ST. LOUIS COUNTY, MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63185

TYPE OF INSTRUMENT: GRANTOR  
GRANTOR: JOHN HEZEL, STATE LOT PT 3 & SURVEY 1923-46-5 BIV ADJ L: PT 2  
PROPERTY DESCRIPTION: GRANTOR: PULTE HOMES OF ST LOUIS LLC  
INSTRUMENT NUMBER: JOHN HEZEL, STATE LOT PT 3 & SURVEY 1923-46-5 BIV ADJ L: PT 2

Line Number: \_\_\_\_\_ Number: \_\_\_\_\_ Leader: \_\_\_\_\_

NOTE: 1. The undivided Recorder of Deeds, do hereby certify the information shown on this Certificate States to TYPE OF INSTRUMENT has KNOWN of the GRANTOR and GRANTOR as well as the DESCRIPTION of the REAL PROPERTY, situated in the State of Missouri, as shown on the face hereof, and in the case of any discrepancy of such information between this Certificate and the original Deed, the ATTACHED RECORDING SYSTEM OF THE RECORDER OF DEEDS, THE TAXES AND THE STATE OF MISSOURI, and the BOOK and PAGE of the recording instrument, and the CONSTRUCTION COURT.

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

RECORDED BY DEEDS RECORDER  
Document Number: 007504

1. The undersigned Recorder of Deeds, do hereby certify the information shown on this Certificate States to TYPE OF INSTRUMENT has KNOWN of the GRANTOR and GRANTOR as well as the DESCRIPTION of the REAL PROPERTY, situated in the State of Missouri, as shown on the face hereof, and in the case of any discrepancy of such information between this Certificate and the original Deed, the ATTACHED RECORDING SYSTEM OF THE RECORDER OF DEEDS, THE TAXES AND THE STATE OF MISSOURI, and the BOOK and PAGE of the recording instrument, and the CONSTRUCTION COURT.

CF  
County Recorder



Gerald E. Smith  
Recorder of Deeds  
St. Louis County, Missouri

Mail to:  
Stock and Associates  
217 Chesterfield Business Plaza  
Chesterfield, MO 63135  
Distances code: 4091

RECORDING FEE: \$3.00  
(Paid at the time of recording)

Book:21304 - Page:2732

(3-inch Area Above - Leave Blank for Recorder's Office Use Only)

DOCUMENT TYPE: TEMPORARY SLOPE CONSTRUCTION LICENSE  
DATE OF DOCUMENT: 12-2014

GRANTOR: Stephen L. H. Trustee  
801 N. Mason Road  
Creve Coeur, MO 63141

GRANTEE: PULTE HOMES OF ST LOUIS, LLC  
17107 Chesterfield Airport Road  
Suite 220  
Chesterfield, MO 63005

PROPERTY ADDRESS: 801 N. Mason Road  
Creve Coeur, MO 63141

LOCATOR NO.: 117610390

CITY / MUNICIPALITY: Creve Coeur, Missouri

LEGAL DESCRIPTION:

A tract of land being part of Lot 2 of the Subdivision of John Hezel Estate located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri.



Book:21304 - Page:2733

LICENSED TO DATA TRANSMISSION  
TEMPORARY SLOPE CONSTRUCTION LICENSE

THIS INSTRUMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2014, between STEPHEN LIEKER, TRUSTEE of the County of St. Louis, State of Missouri, Grantor and PULTE HOMES OF MISSOURI, LLC, 1701 Chestnutfield Airport Road, Suite 120, Chesterfield, MO 63009, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant unto the Grantee a Temporary Slope Construction License upon the following described premises, situated in the County of Saint Louis and State of Missouri to wit: all the more or less estate indicated by XXXXXXXXXX on the attached Exhibit "A" hereby made a part of this instrument.

SAID Temporary Slope Construction License is granted for the purpose of placing excess spoils from the Creekside at Mason subdivision project, as mutually agreed upon by Stephen Lieker Trustee and Pulte Homes of St. Louis, LLC, including working to and implementing any and all other construction items until such time as grading work may be completed for the Creekside at Mason subdivision project. Upon completion of grading of the Creekside at Mason subdivision, this license shall terminate.

Grantor covenants that no installation will be placed on the above entitled land (Stephen Lieker Trustee, Locator No. 17P010320, 801 N. Mason Road, Creve Coeur, MO 63141) as will interfere with the proper construction of the aforementioned project (Creekside at Mason subdivision) until this license is terminated.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

  
Stephen Lieker Trustee

Book:21304 - Page:2734

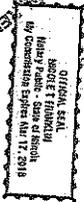
Illinois  
STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } ss.

On this 11th day of October, 2014, before me personally appeared Stephen Lieker, Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: March 17, 2018

  
Paula Marklin  
Notary Public



LICENSED TO DATA TRANSMISSION  
TEMPORARY SLOPE CONSTRUCTION LICENSE



**What Information Does the Mayor and Council Need Before Acting? What is Lacking to Make an Informed Decision?**

- Results of comprehensive plan still unknown:
  - Did we solicit thoughts of younger members of the community?
    - Webinars, more convenient times, survey
  - What does the community want in a downtown center?
  - Is the golf course an asset per se or is the land an asset?
    - What does the community want to do with this asset?
    - What additional uses do we have for this land?
- Do the police building and government offices need to be on the same site?
- Do we understand the values? How can we determine this?
  - Value of the government center site on Ballas?
  - Value of a potential police department site on Ballas?
  - Value of the golf course land?
- Relocation, rebuilding, or restoration? How do we determine this?
  - Full cost of demolition and site restoration of government center including asbestos abatement?
  - Full cost of employee relocation during reconstruction or rebuilding on same site?
  - Cost of possible separate site for records storage or cost of proper storage containers to reduce dust, contamination and document breakdown?
  - Cost of retaining the golf course as such?
  - Cost of retaining all or part of the land for another use?
  - Health costs of employees in current building?  
See <http://www.cdc.gov/niosh/topics/indoorenv/> including the sections on health hazard evaluations, dampness and mold in buildings, and building ventilation

I believe that the Mayor and Council have taken a very paternalistic (rather than representative) view of this issue. Paternalism has been shown to no longer work in Medicine in the new information age and I do not believe it works in government, either, unless the officials are fully informed of all the pertinent facts and are sure that they represent the will of all of the people.

Do not make the mistake of not doing due diligence within the community and without complete research on each of the topics I have outlined here (as well as other issues I might not have thought about).

See above

For health costs of employees in current building, I also want you consider what safety measures they should have now, before any decisions are made about the future. What is the current rate of employee allergy related or asthma like illnesses? Are we protecting them with masks and gloves in high risk areas of the building?

In summary, when you take responsibility for huge decisions, you must also make sure that you are fully informed about all of the issues around them.

10/24/15  
Exhibit C

## What Information Does the Mayor and Council Need Before Acting? What is Lacking to Make an Informed Decision?

- Results of comprehensive plan still unknown:
  - Did we solicit thoughts of younger members of the community?
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  - Value of a potential police department site on Ballas?
  - Value of the golf course land?
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  - Full cost of demolition and site restoration of government center including asbestos abatement?
  - Full cost of employee relocation during reconstruction or rebuilding on same site?
  - Cost of possible separate site for records storage or cost of proper storage containers to reduce dust, contamination and document breakdown?
  - Cost of retaining the golf course as such?
  - Cost of retaining all or part of the land for another use?
  - Health costs of employees in current building?
    - See <http://www.cdc.gov/niosh/topics/indoorenv/> including the sections on health hazard evaluations, dampness and mold in buildings, and building ventilation

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of The Saratoga Condominiums

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. The residents bought their property because of the green space and we feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

### 526 Sarah Lane Residents

Name and Unit Number

- |                                |           |
|--------------------------------|-----------|
| 1. <u>Phog UNIT #17</u>        | 12. _____ |
| 2. <u>M... #14</u>             | 13. _____ |
| 3. <u>Vicki Lutz #14</u>       | 14. _____ |
| 4. <u>Korin Zimmerman #16</u>  | 15. _____ |
| 5. <u>Hildegard Rodman #13</u> | 16. _____ |
| 6. <u>Herman Rodman #13</u>    | 17. _____ |
| 7. <u>Jim W... #18</u>         | 18. _____ |
| 8. _____                       | 19. _____ |
| 9. <u>Kathy Tuttle #12</u>     | 20. _____ |
| 10. <u>Arnold Kosman #11</u>   | 21. _____ |
| 11. _____                      | 22. _____ |

10/26/15  
Exhibit D

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of The Saratoga Condominiums

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. The residents bought their property because of the green space and we feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

### 526 Sarah Lane Residents

Name and Unit Number

- |  |           |
|--|-----------|
| 1. <u>Louis Heyman #22</u>   | 12. _____ |
| 2. <u>Arline Heyman #22</u>  | 13. _____ |
| 3. <u>Julie Quint #24</u>  | 14. _____ |
| 4. <u>Barb Blood #24</u>   | 15. _____ |
| 5. <u>Velotta Martin #27</u>   | 16. _____ |
| 6. <u>Nancy Slocum #21</u>   | 17. _____ |
| 7. <u>Dorothy A. Praer #26</u>                                       | 18. _____ |
| 8. <u>Rinda Schwartz #23</u>   | 19. _____ |
| 9. <u>Mary Harty #28</u>   | 20. _____ |
| 10. <u>Phyllis Harty #28</u>   | 21. _____ |
| 11. <u>LEROY LADINSKY - DECEASED #25<br/>NO SIGNATURE UNIT EMPTY</u> | 22. _____ |

*[Faint handwritten notes at the bottom of the page]*

3K, 1100 ~ ~ ~ ~ ~

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of The Saratoga Condominiums

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING  
PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. The residents bought their property because of the green space and we feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

### 526 Sarah Lane Residents

Name and Unit Number

- |                                  |           |
|----------------------------------|-----------|
| 1. <u>Harvey Shanks Unit 38</u>  | 12. _____ |
| 2. <u>Rewa Shank Unit 38</u>     | 13. _____ |
| 3. <u>Herbert Rutenstein #34</u> | 14. _____ |
| 4. <u>Redmond Bean 36</u>        | 15. _____ |
| 5. <u>Robert D. Bean 36</u>      | 16. _____ |
| 3. <u>Jerry D. IZKOWITZ 33</u>   | 17. _____ |
| 7. <u>Steffani Berkman 32</u>    | 18. _____ |
| 3. <u>MARSHAL BROCKMAN 34</u>    | 19. _____ |
| 9. <u>Paul L. Steinberg #37</u>  | 20. _____ |
| 10. <u>Manab Azambuki #31</u>    | 21. _____ |
| 11. <u>#31</u>                   | 22. _____ |

4

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of The Saratoga Condominiums

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING  
PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. The residents bought their property because of the green space and we feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

**526 Sarah Lane Residents**

Name and Unit Number

- |                             |           |
|-----------------------------|-----------|
| 1. <u>Betty Davis #43</u>   | 12. _____ |
| 2. <u>Scott Goodman #48</u> | 13. _____ |
| 3. <u>Robyn Hoodman #48</u> | 14. _____ |
| 4. <u>Betty Raskas #44</u>  | 15. _____ |
| 5. <u>Hart Raskas #44</u>   | 16. _____ |
| 6. <u>Bartan Meyer #47</u>  | 17. _____ |
| 7. _____                    | 18. _____ |
| 8. _____                    | 19. _____ |
| 9. _____                    | 20. _____ |
| 10. _____                   | 21. _____ |
| 11. _____                   | 22. _____ |

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of Golfview Condominium

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING  
PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. We feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

## 561 Sarah Lane Residents

Name and Unit Number

- |                                  |                                |
|----------------------------------|--------------------------------|
| 1. <u>Ray J. Hlub #303</u>       | 12. <u>Carolyn Kempf #305</u>  |
| 2. <u>W. J. ... #302</u>         | 13. <u>Michael E. ... 205</u>  |
| 3. <u>Jenna Hurst #303</u>       | 14. <u>Sara Lee Lutter 306</u> |
| 4. <u>Sabrina Powers #202</u>    | 15. _____                      |
| 5. <u>Jean Srenco #206</u>       | 16. _____                      |
| 6. <u>Gloria Richman #205</u>    | 17. _____                      |
| 7. <u>Heather Needleman #204</u> | 18. _____                      |
| 8. <u>Wayne ... #201</u>         | 19. _____                      |
| 9. <u>Charles ... #301</u>       | 20. _____                      |
| 10. <u>Clare ... #301</u>        | 21. _____                      |
| 11. <u>Virginia ... #304</u>     | 22. _____                      |

Please return this form to Bob Hurster Building 561 Unit #303

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of Golfview Condominium

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING  
PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. We feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

**567 Sarah Lane Residents**

Name and Unit Number

- |                                |                                |
|--------------------------------|--------------------------------|
| 1. <u>Eric Ternonken #207</u>  | 12. <u>Kathryn Zrawski 203</u> |
| 2. <u>Betty Abrams #206</u>    | 13. _____                      |
| 3. <u>Ida Motchan Unit 201</u> | 14. _____                      |
| 4. <u>Albert Waldman 201</u>   | 15. _____                      |
| 5. <u>Shirley Green 304</u>    | 16. _____                      |
| 6. <u>Richard W. W. 103</u>    | 17. _____                      |
| 7. <u>J. H. 102</u>            | 18. _____                      |
| 8. <u>Edith 307</u>            | 19. _____                      |
| 9. <u>Janet 306</u>            | 20. _____                      |
| 10. <u>Bob 306</u>             | 21. _____                      |
| 11. <u>Carolyn 301</u>         | 22. _____                      |

Please return this form to Bob Hurster Building 561 Unit #303

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of Golfview on the Green Condominium

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING  
PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. The residents bought their property because of the green space and we feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

## 564 Sarah Lane Residents

Name and Unit Number

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| 1. <u>Christy Victor #201</u>     | 17. <u>Rebecca Rody</u>            |
| 2. <u>B. II Victor #201</u>       | 18. <u>Ken Gotsch</u>              |
| 3. <u>Benita Beilenson 208</u>    | 19. <u>Donna Gotsch</u>            |
| 4. <u>Betsy Blaker 107</u>        | 20. <u>Albert Denton</u>           |
| 5. <u>STANLEY R. OBERMAN 102</u>  | 21. <u>Michael Hadlow</u>          |
| 6. <u>Susan Ip 405</u>            | 22. <u>Claire Perchutter 408</u>   |
| 7. <u>Lyraire Foreberg 204</u>    | 23. <u>Paul Brandeis 107</u>       |
| 8. <u>David Fowler 203</u>        | 24. <u>Pat Block #105</u>          |
| 9. <u>Ellen Fowler 203</u>        | 25. <u>Renette G #106</u>          |
| 10. <u>Judy Dean 304</u>          | 26. <u>Anita Lander</u>            |
| 11. <u>Barbara Guss 104</u>       | 27. <u>Adeline Robinson #202</u>   |
| 12. <u>W. E. Gandy Kandel 305</u> | 28. <u>Dr Howard Robinson #202</u> |
| 13. <u>Amberley Orger 301</u>     | 29. <u>Lee Jane Schwartz #202</u>  |
| 14. <u>Deborah D Faust 207</u>    | 30. <u>Emil Sank #103</u>          |
| 15. <u>Joyce Leavitt 205</u>      | 31. <u>Barbara Hewais #403</u>     |
| 16. <u>Beilenson 208</u>          | 32. <u>Bob Smith #106</u>          |
| <u>Norman J. Shapiro 302</u>      | <u>Pete Schuchman #101</u>         |

This Petition will be presented to the Creve Coeur City Council on Monday, October 26, 2016

Please return this form to Benita Beilenson #208

# Petition to Save the Creve Coeur Golf Course

A petition of Residents of Golfview on the Green Condominium

Addressed to Creve Coeur City Council

WE THE UNDERSIGNED WOULD LIKE TO BRING YOUR ATTENTION TO THE FOLLOWING  
PROBLEM, WITH RECOMMENDATION(S):

The Golf Course is a major selling point for our condominium complex. The residents bought their property because of the green space and we feel that developing the area would diminish the value of our property. It would also greatly increase the traffic on an already busy street.

**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

## 590 Sarah Lane Residents

Name and Unit Number

- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1. <u>John Nuttall #304</u>      | 17. <u>Gloria A. Hensberg #</u> |
| 2. <u>alt-Boyd #104</u>          | 18. <u>Jacqui #408</u>          |
| 3. <u>Anthony A. Varais #106</u> | 19. <u>Kathy Hesse 108</u>      |
| 4. <u>Harvey R. Seale #207</u>   | 20. <u>Storn Martens 303</u>    |
| 5. <u>Lois B. Miller #402</u>    | 21. <u>Margorie Coedee 308</u>  |
| 6. <u>Jacob N Michael 407</u>    | 22. <u>Alde Kessler 305</u>     |
| 7. <u>Charles Turbey 105</u>     | 23. <u>Kathleen A. Jm 107</u>   |
| 8. <u>Janet Scherman 205</u>     | 24. <u>Liu Bender 301</u>       |
| 9. <u>Allen A. Weintrop</u>      | 25. <u>Betty Peters 208</u>     |
| 10. <u>Ashley Mahan</u>          | 26. <u>Paul Soule 207</u>       |
| 11. <u>A Lampert</u>             | 27. <u>A Bender 301</u>         |
| 12. <u>Gene Goodman #401</u>     | 28. <u>Ray Dornig 206</u>       |
| 13. <u>S S Pangarkar #406</u>    | 29. <u>Vincent J Kell 302</u>   |
| 14. <u>Eric Baxter #103</u>      | 30. <u>Janet Harn 405</u>       |
| 15. <u>S. S. Pangarkar #406</u>  | 31. _____                       |
| 16. <u>Lynette #403</u>          | 32. _____                       |

This Petition will be presented to the Creve Coeur City Council on Monday, October 26, 2016 Please  
return this form to Ginny Kell #302

# Petition to Save the Creve Coeur Golf Course

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Addressed to Creve Coeur City Council

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**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

### 564 Sarah Lane Residents

Name and Unit Number

- |                                |           |
|--------------------------------|-----------|
| 1. <u>Paul A. Johnson #307</u> | 17. _____ |
| 2. <u>Antia Lander</u>         | 18. _____ |
| 3. <u>Jane Johnson #109</u>    | 19. _____ |
| 4. <u>Jane Turner 108</u>      | 20. _____ |
| 5. _____                       | 21. _____ |
| 6. _____                       | 22. _____ |
| 7. _____                       | 23. _____ |
| 8. _____                       | 24. _____ |
| 9. _____                       | 25. _____ |
| 10. _____                      | 26. _____ |
| 11. _____                      | 27. _____ |
| 12. _____                      | 28. _____ |
| 13. _____                      | 29. _____ |
| 14. _____                      | 30. _____ |
| 15. _____                      | 31. _____ |
| 16. _____                      | 32. _____ |

This Petition will be presented to the Creve Coeur City Council on Monday, October 26, 2016

Please return this form to Benita Beilenson #208

# Petition to Save the Creve Coeur Golf Course

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**We are petitioning to have the golf course remain as is.**

AGREED UPON BY THE FOLLOWING PEOPLE:

## 578 Sarah Lane Residents

Name and Unit Number

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| 1. <u>Rozella + Jerry Lapp #407</u> | 17. <u>Regina D. Smith #108</u>   |
| 2. <u><del>Barbara</del> #402</u>   | 18. <u>Judith Ann #107</u>        |
| 3. <u>Barbara #402</u>              | 19. <u>Jane Hervey 305</u>        |
| 4. <u>Margene Crabtree #405</u>     | 20. <u>Geraldine C. Lima #207</u> |
| 5. <u>Frank Roy #107</u>            | 21. <u>Jan. Marcus 302</u>        |
| 6. <u>Flora Ann Kessel 401</u>      | 22. <u>Sue C. Sheen 201</u>       |
| 7. <u>Gary Symon 204</u>            | 23. <u>Eileen Glick 205</u>       |
| 8. <u>Carol Jacobson 102</u>        | 24. <u>Jean Mathes 206</u>        |
| 9. <u>Tim J. Jelski 306</u>         | 25. <u>Leif Sher #404</u>         |
| 10. <u>Margie R. Levinson #203</u>  | 26. <u>Wittly #301</u>            |
| 11. <u>Beverly Rubenstein #108</u>  | 27. <u>#203</u>                   |
| 12. <u>Marilyn Thomas 105</u>       | 28. <u>Jenny Jang #305</u>        |
| 13. <u>Ruth Bender 101</u>          | 29. <u>Maglieh #308</u>           |
| 14. <u>Rosanne Juncal 202</u>       | 30. <u>James Kay #403</u>         |
| 15. <u>Cyris Mueller 202</u>        | 31. <u>Audrey Silverman #303</u>  |
| 16. <u>Beverly Fahn 307</u>         | 32. _____                         |

This Petition will be presented to the Creve Coeur City Council on Monday, October 26, 2016 Please  
return this form to Rozella Lapp #407

Exhibit

## Golf Course – Oct 26 Council Meeting

We have before us tonight a resolution asking the council to approve an appraisal of half the Creve Coeur golf course in case we decide to sell it. I think this is a misguided approach.

Our parks are diverse for a reason. It brings vitality to our community in a way that cookie cutter parks can't. My favorite park is Malcom Terrace Park, where we have enjoyed the hiking trails for years. I am sure everyone here has their favorite. To start a process whereby some parks get rated higher than others is a slippery slope that I, for one, don't want to go down.

The bottom line is that we don't need to sell any more of our parks. Council has been aware of these costs at the golf course as well as for the upcoming City Hall/ Police Station, and has, I believe, taken appropriate actions to prepare for them. Last year we approved the sale of Fountain Park, a small park in Ward 2, my Ward, for \$750,000. My amendment to this ordinance insured that if and when the sale goes through, this money will stay in the Parks Department.

When we voted to accept curb-side trash service as the standard level of service, it wasn't because everyone in my ward backed this idea, although a minority did. It was because I did not know how else the City would be able to pay for the big expenses we were going to face both on the golf course and with the city hall and police building expenses looming over us. This act saved the city between \$500,000 and \$700,000 per year. The second thing we did was pay off the debt for Millennium Park 6 years early. This was a \$650,000 yearly expense towards principal and interest. To do this cost us a one-time payment of \$3 million. Maintenance of Millennium is over \$100,000 per year

Between the trash contract savings and the Millennium Park debt relief, between \$1,150,000 and \$1,350,000 additional dollars are now available per year for capitol projects. Given this money, plus the \$750,000 we can expect for the sale of Fountain Park, I'd say Council planned well to cover these costs.

I'd also like to talk about the future of the golf course and a bit about the past. In the last year, with just one change – the institution of the on-line booking service Golf-Now – the number of rounds played on the golf course via on-line booking is up 48%. Jason Valvero, our Parks Director, has informed the Parks Committee that with the planned small increases in fees, this will shave another \$20,000 to \$40,000 off the yearly deficit the course has been running. The Parks Committee is planning on putting together a Golf Task Force.

10/26/15  
Exhibit E

It's mission will be 2 fold –

1.- To identify areas where we can increase income. Several avenues have already been identified. [ e.g. We have discussed implementing Mr. Klearman's suggestion about having sponsors for the golf carts and the holes.] I am confident with Jason's leadership and suggestions from this Task Force the course can be back in the black in just a few years.

2.- To identify ways to expand how the golf course is used so that more people can take advantage of the course. [ like Flicks on the Fairway – our Family Friendly summer series]. Again – several ideas have already been presented.

One thing that has nagged me about this debate is WHY the course was allowed to deteriorate and the big money repairs not made. These are repairs that are amortized over 20 or 30 years. How could they all have come to a head at the same time? It finally dawned on me that the answer can be summed up in two words – Millennium Park. 15 years ago the city paid \$8Million for the Park. Our actual cost, after paying the interest and principal over 14 years [at \$650,000 per year] plus the \$3million final payment was over \$11million. I think this was money well spent. However – no city can afford too many big projects at the same time for their park systems. . ***Mark Perkins confirmed this by telling me “ I believe it is safe to say that the Millennium Park debt impacted our ability to make other capital improvements – the annual debt represented about one-third of our annual capital improvement sales tax.”***

So it appears that the money that could gone to the upkeep and repair of the golf course went to Millennium. The need at Millennium was greater then, and the need at the golf course is greater now.

What I find ironic is that to pay off the Millennium Park debt cost the city \$3million – the same amount that Mr. Kent says is unacceptable to upgrade our golf course. No one at that time suggested selling part of Millennium to pay off the debt, and no one should have. Let me reiterate – I DO NOT WANT TO SELL or Consider selling our parks. Our diverse park portfolio is a big part of what makes Creve Coeur such a great place to live.

To consider selling our golf course or part of any other park is a short term gain with a very long term loss.

Thank you for your attention