

IN THE CITY OF CREVE COEUR  
OF MISSOURI

CITY COUNCIL MEETING  
300 NORTH NEW BALLAS  
CREVE COEUR, MISSOURI  
63141

APRIL 11, 2016

Sherry A. Marshal  
Official Court Reporter  
22nd Judicial Circuit  
St. Louis, Missouri

I N D E X

|                                     | <b>PAGE</b> |
|-------------------------------------|-------------|
| SHARON STOTT,                       | 3           |
| JEFF HEINES,                        | 3           |
| MATT WOHLBERG,                      | 3           |
| DAN SMITH,                          | 3           |
| <b>Reporter's Certificate .....</b> | <b>34</b>   |

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CREVE COEUR CITY COUNCIL MEETING

A public hearing was held on the 11th day of April, 2016 before the Creve Coeur City Council at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur, Missouri 63141.

ooo000ooo

MAYOR GLANTZ: Public hearing.

SHARON STOTT,

*Having been duly sworn by the Deputy Clerk, testified as follows:*

JEFF HEINES,

*Having been duly sworn by the Deputy Clerk, testified as follows:*

MATT WOHLBERG,

*Having been duly sworn by the Deputy Clerk, testified as follows:*

DAN SMITH,

*Having been duly sworn by the Deputy Clerk, testified as follows:*

MS. STOTT: Good evening, Mayor, and Council. My name is -- can you hear me? Am I talking loud enough? No? Can you hear me now?

MAYOR GLANTZ: Yes.

MS. STOTT: Okay. I'm too short for this

1 stuff. My name is Sharon Stott and I'm the assistant to  
2 the City Administrator for the City of Creve Coeur, and  
3 it's my pleasure to talk about the Capital Improvement  
4 Program for Fiscal Years 2017 through 2021.

5 So the goals of the CIP are really to look at  
6 planned replacement of deteriorating infrastructure as  
7 we talked about earlier tonight with our roads. Also to  
8 improve operational and functional aspects of our  
9 existing infrastructure, add new facilities and also  
10 provide planned replacement for major equipment for the  
11 city.

12 There's a bunch of criteria that's looked at.  
13 As you can see the top one is public safety. Ultimately  
14 I think that that's the number one concern that we have  
15 when we look at Capital Improvement Plans. We also look  
16 at conditions of existing facilities. We look into  
17 consideration of citizen demand or their input. You  
18 know, are there opportunities for economic growth? Any  
19 time that we can coordinate projects that are already  
20 going on in the city, or to perhaps look at federal or  
21 state guidelines that are coming down the pike, we try  
22 to coordinate projects with that, and then we also look  
23 at whether there is a possibility of getting some  
24 funding.

25 So the time line process for the CIP really

1 starts back in December. It's something that we look at  
2 every year. It's a five-year plan. So we go out, we  
3 solicit citizen input beginning in December. We also  
4 ask for input from our boards, committees and  
5 commissions. We meet with staff in the next couple of  
6 months, and then we've had several work sessions with  
7 the Council on different -- at least three. We've also  
8 gone to the Finance Committee for review. They've  
9 looked at it twice. In fact, their recommendation and  
10 suggestions are in your packet. It also went to the  
11 Planning and Zoning Commission for review which they  
12 have recommended it with some recommendations in their  
13 letter as well, and then, of course, tonight is the  
14 Public Hearing with possible City Council approval.

15 First we're going to look at the revenues. So  
16 most of the revenues come from the Capital Improvement  
17 sales tax. It's a half cent sales tax. For the next  
18 five years we anticipate that bringing in about  
19 \$10.6 million. We get some interest revenue. We also  
20 look for, you know, as I said grants or any kind of  
21 funding that is available out there. We anticipate  
22 about, a little over a million dollars over the next  
23 five years coming in from grants. We get a little bit  
24 of money from sale of old equipment or vehicles, and  
25 then we also make up a transfer from the General Fund

1 every year for of about \$400,000 for the next five  
2 years.

3 Expenditures. As we've discussed tonight the  
4 line share of the expenditures for the five years CIP  
5 goes to street and sidewalks. So for the next five  
6 years we anticipate spending about \$10.9 million. It's  
7 about 71 percent of the expenses for the next five  
8 years.

9 About 1.5 in Capital Equipment. We don't have  
10 any debt at this point, which is a nice place to be. We  
11 anticipate spending about \$700,000 in Building  
12 Improvement Projects. About 600,000 in Park Improvement  
13 Projects, and then about 1.5 in Storm Water Projects.

14 So, I'm just going to give kind of a high  
15 level of some details for some of the specific projects.  
16 You can follow along. All the details of the projects  
17 are in your packet so you can get as much detail as you  
18 like. This is just an overview.

19 So for building improvements, every year the  
20 City gets reimbursed from the Community Development, or  
21 Community Block Development Grant. We spend about  
22 \$20,000 each year to make Americans With Disabilities  
23 Act Improvements. So this is something that we -- you  
24 know, it's an ongoing thing, and we always find projects  
25 that we can use this money for so it's something that

1 staff pursues.

2           In FY17 we anticipate finishing the second of  
3 the City's artist designed bus shelters. We just  
4 recently finished the one in front of CVS on Olive  
5 Boulevard. So that was something that had been on the  
6 CIP for several years. So we were really glad to see  
7 that that project was finished this year, and we  
8 anticipate the one in front of the Danforth Plant  
9 Science Center will be finished at the very -- either  
10 late FY16 or early FY17.

11           In FY17 we have about \$200,000 slated for the  
12 police and government facilities. As you know this  
13 building has not been updated since 1987 since it was  
14 converted from a school, and in the last several years  
15 we've had the space needs analysis done. We've had a  
16 needs assessment. We've had a task force. And we  
17 anticipate that either in August or November we will be  
18 going to the public to seek a bond issuance to build a  
19 new police station. This \$200,000, if the bond is  
20 approved, then the \$200,000 will be used to design -- to  
21 do the design for the police department. If the bond  
22 measure fails then the \$200,000 will go to work toward  
23 making necessary renovations to the Government Center.

24           I know we have needs obviously at the  
25 Government Center that have been postponed during the

1 last several years that we've been having this  
2 discussion, so either way we go we will be using those  
3 funds, you know, for the cost. So we will see how that  
4 goes.

5  
6 In FY17 I think last year we built an  
7 auxiliary storage facility for salt, and it was really  
8 just concrete blocks that held this extra salt that we  
9 had purchased so that we could take advantage of the  
10 low-cost of purchasing bulk salt. This year we would  
11 like to add a roof over that so we don't have to move  
12 the salt into the building just to protect it from the  
13 weather, and that's coming forth next year, and that  
14 will be about \$60,000.

15 We also, a couple of years ago our insurance  
16 company recommended that we update our switchgear, our  
17 electrical switchgear for the Government Center. The  
18 switchgear that we have is -- I think it's Federal  
19 Pacific, and the equipment -- the company is out of  
20 business. The part replacement, we can't get any parts  
21 for it anymore unless they are refurbished, so this  
22 controls all of the electricity into the Government  
23 Center. So if it were to fail it would cause a  
24 disruption in the services that we are able to have here  
25 at the city. So that is something that was recommended

1 by our insurance company, and also by our Finance  
2 Committee a couple years ago. So that is something that  
3 we have slated for FY19.

4 In FY17 we have proposed to build a safety  
5 fence around the Public Works Facility. We have pieces  
6 of fence that are there, but it is not a complete fence,  
7 and this was something that was recommended by the  
8 Missouri Department of Natural Resources. So this is  
9 just a metal fence with some plastic coating that will  
10 be to keep mostly people from getting in there, and not  
11 so much worried about people stealing things or anything  
12 like that, but just a safety measure.

13 So for Park Development Projects, anywhere  
14 that we are applying for grants I've tried to highlight  
15 so that you are aware that, you know, we have to show  
16 that we are willing, the City is willing to put forth  
17 the money for a great match, but this is not guaranteed  
18 that the City will get the grant, and therefore this  
19 project may or may not occur.

20 So in this particular case the golf course  
21 cart replacement, this is to replace the current asphalt  
22 path, which has not been repaired for at least I think  
23 20 years or more. It's been, I know brought up for  
24 discussion many times, and so staff will apply for  
25 grants this coming year, and they anticipate the project

1 will cost approximately \$350,000, of which the City's  
2 portion would be 21,000 if we were successful.

3 We also have an outdoor classroom that we are  
4 planning for either Malcolm Terrace Park or Millennium  
5 Park, and this is really just to create a programming  
6 area for kids.

7 In January 2020 the production and importation  
8 of R22, which is the refrigerant used at our ice arena  
9 will no longer be available, or, you know, become  
10 depleted. So there is a grant match out there in FY19  
11 to try to switch over our current system to something  
12 that would not use R22. And so if the staff is  
13 successful we anticipate that this project could cost  
14 \$550,000 and that would be the City's portion which is  
15 the 75,000.

16 We also have several playground safety  
17 surfaces that are needed of repair. The most important  
18 one or the one that is in most need is in FY17, and that  
19 is for Millennium Park. That failed a bounce test I  
20 think it was last year. Yeah, it was in FY15 I think  
21 the bounce test was done, it failed the bounce test, and  
22 then the park in FY21 they will reassess which is the  
23 next surface that needs to be replaced, but definitely  
24 for FY17 it will be Millennium Park.

25 Also in FY21 there is another grant match out

1 there for the golf course irrigation system replacement.  
2 This is \$24,000, a little more than \$24,000, and as you  
3 know the irrigation system has not be updated in 40 plus  
4 years. So hopefully this will be something that the  
5 staff will be successful in getting the grant, and we  
6 anticipate the project will cost about \$410,000.

7           We also have a couple of park bridges that are  
8 in need of repair. There are two vehicular bridges.  
9 One at Malcolm Terrace Park and one at the Creve Coeur  
10 Golf Course. Now these are both really beyond their  
11 life, and also beyond their -- there is some significant  
12 erosion around the one at Malcolm Terrace Park, and  
13 these bridges are used for staff to get to and from the  
14 park and into different areas of the park, and so there  
15 is some safety concerns for staff crossing these  
16 bridges. So there are some repairs that are needed  
17 there.

18           Next on the Storm Water Projects. Every storm  
19 water project that is going to be discussed in the CIP  
20 has been recommended for by the Storm Water Committee in  
21 the 2012 Master Plan. So normally we've slated about  
22 \$150,000 a year for these various Storm Water projects,  
23 but because we have some significant Storm Water  
24 projects that are out there, we haven't secured anything  
25 for the smaller projects until FY20 or '21. These

1 bigger projects I'll get into have a separate project  
2 description because they are quite significant.

3           So Middlebrook Storm Water Improvement, this  
4 was postponed in FY14 to allow plenty of time for the  
5 Missouri Sewer District to complete some sanitary sewer  
6 replacement in 2016. So this project includes replacing  
7 some culvert pipes under Middlebrook Drive and also  
8 making associated repairs to the roadway. This was a  
9 high priority of the Storm Water Committee.

10           The Golf Course Dam Stabilization and Pond  
11 Siltation Removal. This has been on the CIP for two or  
12 three years. We've broken it down into two phases, and  
13 the first phase is a much reduced scope than what has  
14 been presented in previous years. And this is really to  
15 stabilize the dam. Originally we had talked about  
16 reconstructing the dam, but this is really more of a  
17 stabilization project, and they will also desilt the  
18 south pond.

19           Now this is about \$245,000 for the south  
20 ponds, and then in Phase 2 that would involve the north  
21 pond, which also includes de-siltation, repairs to the  
22 stone wall and also installing a built in system to  
23 capture silt so that it can be more easily removed in  
24 the future, and keep it from going downstream to the  
25 southern pounds.

1           In fact, tonight under new business, I believe  
2 there's discussion for proposed contract with Intuition  
3 and Logic for the engineering services related at least  
4 I know to the southern pond. So that will be up for a  
5 discussion a little bit later tonight. So just keep  
6 that in mind if you have any questions that you have.

7           Alden Lane. I believe our City Engineer  
8 discussed this with the Council a couple of weeks ago.  
9 This is for the design construction of an extension to  
10 an existing drainage culvert that carries Alden Lane  
11 over a creek. As I believe the photos show that night  
12 the wing wall has begun to fall into the creek, and the  
13 guardrail is inadequate. So this is listed as an  
14 immediate repair by the Storm Water Committee, which I  
15 believe all of their recommendations are also in the  
16 packet.

17           Emerson Road culvert. This is to remove a  
18 failing stone and concrete head wall along the west side  
19 of Emerson Road and replace a 30 inch diameter drain  
20 pipe that runs underneath it.

21           I won't get too much into the Street and  
22 Sidewalk Projects, because I know that you just spent an  
23 hour-and-a-half discussing it in your work session,  
24 but just know that the City does spend, you know, a  
25 significant amount of money making Street and Sidewalk

1 Project repairs. So those projects that Matt Wohlberg  
2 talked of earlier tonight, for the next five years we  
3 are looking at about \$6 million dollars for just the  
4 Street and Sidewalk Projects.

5 The Street Reconstruction Projects the City  
6 budgets about I think it's 300 to \$350,000 each year for  
7 -- so for the next five years we are looking at about  
8 \$1.6 million on Street Reconstruction Projects, and as  
9 he discussed tonight, those involve the concrete/asphalt  
10 overlay roads, this reconstruction part.

11 So some of the other more significant Street  
12 Projects include Coeur De Ville. This was a project  
13 that the City was successful in receiving a grant for.  
14 So it will cost -- the City's costs will be about  
15 \$332,000 out of a \$751,000 project, and this is for  
16 reconstruction of the city-owned portion between Olive  
17 Boulevard and Ladue Road, and it also involves some  
18 careening and guttering and such, and also some planting  
19 around Coeur De Ville and I-270, which is where some  
20 MODOT equipment storage area is, and that's to kind of  
21 give it a little bit of a buffer so that we can hide a  
22 little bit of that from the public.

23 Some other street projects are kind of listed.  
24 I'm not going to go over the grant matches. You can see  
25 there is one at Mason Road. It's a sidewalk infill.

1 It's really to fill some sidewalk gaps that are on  
2 Conway Road to Olive Boulevard. There's also grant  
3 match down below at Emerson Road, which is for Road  
4 Improvement Projects, but I wanted to note that just  
5 above the Emerson Road project is an Emerson Sidewalk  
6 Improvement Project, and so a lot of times staff will  
7 pursue a sidewalk grant before they pursue a road grant  
8 because they improve their opportunity of getting a  
9 grant by making accessibility improvements to the  
10 sidewalk, which makes them more prone -- gives them more  
11 points for road improvement.

12           So a lot of times when you see that year after  
13 year you will see sidewalk repairs usually followed by  
14 road, and that's one of the reasons that makes us more  
15 successful in getting grants.

16           Lindbergh Streetscape Enhancement Project.  
17 This has been something we've had discussions for many  
18 years on ways that we can improve the Lindbergh  
19 Boulevard entrance to the City, and I know that this is  
20 really more for some street signs, and illuminating  
21 street signs, and painting some polls just to kind of  
22 pretty it up a little bit, but there is a much larger  
23 project that is still out there on future project lists,  
24 but this is just so that we can start working on that,  
25 because we really have challenges getting funding to

1 make improvements just for esthetics. So that's why  
2 we're kind of taking it piece meal at a time.

3           So there is some more road projects. Once  
4 again, you know, there is some grant matches out there  
5 we just want to try to pursue. Often times when you go  
6 for a grant match the design cost is included, and then  
7 we have a grant match in there.

8           So for New Ballas, this is something that is  
9 proposed for three phases. Phase 1 would include the  
10 design for all three phases, and then Phase 2 is  
11 construction, Phase 3 is construction, and then there is  
12 a portion of Phase 1 that would be construction, which  
13 would pretty much resurface everywhere from Conway Road  
14 on New Ballas all the way up to Olive Boulevard in three  
15 different stages, and hopefully we will be successful in  
16 getting that.

17           We also have another one on Fernview Drive, so  
18 we'll see how that goes.

19           On to Capital Equipment. So the City  
20 essentially looks at a long-term plan for replacement of  
21 Capital Equipment. Capital Equipment must be pretty  
22 much \$20,000 or more and have a lifespan of at least  
23 five years. So for the next five years we anticipate  
24 spending about \$1.55 million.

25           Obviously Public Works equipment. You know,

1 to maintain our streets, to snowplow, to leaf and limb  
2 pick up, you know, they require the most impact  
3 equipment out of all the city departments, and we  
4 anticipate for the next five years that the costs will  
5 be anywhere from \$251,000 approximately a year to about  
6 294 for Public Works equipment.

7           In your packet is a five-year plan for Public  
8 Works. So there is all kind of detail in there if you  
9 are interested, but it is -- they try to stay to that  
10 schedule but they also have -- you know, they know it's  
11 kind of a moving target and depending on what happens  
12 with equipment, they may move something off and move it  
13 to a different year but they try to stay to that plan  
14 pretty true.

15           There is a few other miscellaneous equipment  
16 items out there. The ice resurfacing vehicle. That's  
17 for the ice arena. We have a piece of equipment that's  
18 probably 14 years old now. It's been on the CIP for the  
19 last several years, and it is something that is going to  
20 need to be replaced pretty soon, and we just keep  
21 bumping it down just a little bit to see how much longer  
22 we can get out of it, but we do anticipate that that  
23 will need to be replaced in FY18.

24           We also have police emergency command vehicle  
25 that is slated to be replaced this year. That's

1 \$28,000, and we estimate that we will get about \$18,000  
2 in trade in for the City's existing equipment.

3           And then finally we have a Fairway mower  
4 replace. This is to buy a used mower to replace our  
5 existing I think it's 13 or 15-year-old mower. So a  
6 brand-new mower would run about \$50,000. So staff seems  
7 to think we can get a used mower, you know, that would  
8 last for quite a while, and also there will be some  
9 trade-in value with the existing equipment that we have.

10           And then finally the police department needs a  
11 Livescan Biometric fingerprint scanner. They have, I  
12 believe it's 13 years old, 13 or 15 year old machine  
13 right now. However it doesn't meet the current new  
14 requirements of REGIS and SEGIS so it is something that  
15 we have to replace and we anticipate doing that this  
16 year.

17           And than finally in your packet there is a  
18 list of future projects. I think most of them have been  
19 on the CIP future project list for many years. They are  
20 there because either the funding has not been identified  
21 for those projects or the scope of the project has not  
22 been fully identified. So they are still out there, and  
23 we just wanted you to be aware that we are cognizant  
24 that there's projects out there that we can't  
25 necessarily afford to put on the current CIP, but we

1 haven't lost sight of the importance to the community  
2 and to our Council.

3           So I'm happy to answer any questions that you  
4 might have, or we have other staff members here that are  
5 more than happy to answer any questions.

6           MAYOR GLANTZ: Thank you, Mrs. Stott. That  
7 was a very comprehensive report.

8           Any questions or comments from the Members of  
9 the City Council?

10           (No hands raised.)

11           MAYOR GLANTZ: Mr. Perkins, is there anybody  
12 else on staff that you would like to go over anything  
13 before I open it up for any public comment?

14           MR. PERKINS: Well, I would ask if there is  
15 anything you would like to add at this point?

16           MR. WOHLBERG: Yes, if you want to talk about  
17 it?

18           MR. PERKINS: Yeah. We were going to take  
19 this opportunity also to have some additional comments.  
20 I know we lost most of the residents regarding Laduemont  
21 so I don't know if you want to get into that?

22           MAYOR GLANTZ: Would Council be willing to  
23 discuss more of what we talked about in work session  
24 tonight, specifically Laduemont at this juncture or do  
25 you want to say that for another --

1                   COMMITTEE MEMBER HOFFMAN: Frankly, I think  
2 the people have left, and I think it might not be wise  
3 to do it tonight.

4                   MAYOR GLANTZ: Ms. Baseley.

5                   COMMITTEE MEMBER BASELEY: When do we need to  
6 make a decision about what the scope of this group of  
7 work will be for Laduemont?

8                   MR. PERKINS: Well, I know the staff needs to  
9 get this bid by May?

10                  MR. HEINES: Latest. May or early May.

11                  MR. PERKINS: I think at our next meeting we  
12 certainly want to make a decision so we don't hold up  
13 the work on the streets.

14                  COMMITTEE MEMBER BASELEY: Okay.

15                  MAYOR GLANTZ: Dr. Lawrence?

16                  COMMITTEE MEMBER LAWRENCE: Are we planning on  
17 actually asking R. V. Wagner to submit a bid based on  
18 the requirements of the job? I'm just concerned that it  
19 might not include things like the French drains, and the  
20 driveway repairs, and some of the other things we  
21 thought about, because I just want to be real clear if  
22 they really have a substantially lower bid that's one  
23 thing, but I just don't feel like we've had enough data  
24 on what this bid encompasses.

25                  MR. WOHLBERG: For the record, Matt Wohlberg,

1 engineer. Yes, we would certainly request bids from R.  
2 V. Wagner. They are on our distribution list for  
3 invitations.

4 COMMITTEE MEMBER LAWRENCE: Good.

5 MR. WOHLBERG: And they do provide bids on  
6 some of our projects. So I think when we started  
7 looking at some of the numbers, and granted we got the  
8 bid from R. V. Wagner, or I should say proposal we got  
9 it this afternoon, and we started looking at it and  
10 maybe can better sum this up for the next meeting, but  
11 the areas that we use were different, but once we start  
12 factoring that in I think our estimates are fairly  
13 consistent. They are -- I used an area that was 550  
14 square yards larger than their's, and that's about 10  
15 percent of the area. So that makes for a pretty big  
16 difference, and so once we start using their -- the area  
17 that I used just so we are comparing apples to apples,  
18 their base price would be more of \$384,000 instead of  
19 344. So we increased that cost a little bit.

20 Our estimate at that point including the  
21 drains was 420. We are estimating that those drains  
22 should each cost at least \$10,000. So I think our  
23 estimates are coming pretty closely in line, and so once  
24 we -- and there are some other contingencies too. We  
25 haven't measured all the driveways and such, but I think

1 once we start comparing apples to apples I think our  
2 estimates are fairly consistent. At least for that  
3 reconstruction. So we end up with 420,000 with a  
4 20 percent contingency at this point. And at 504 they  
5 would be right about the same place. Our estimates  
6 aren't very aggressive. We can't afford to be the  
7 lowest bidder on the project, so our estimates do have  
8 some room, and that's part of that contingency, which we  
9 just have to make sure we have enough money for the  
10 project.

11 COMMITTEE MEMBER LAWRENCE: I had another  
12 question. Mr. Madison indicated that they might need  
13 more than two of the French drains. Have you seen  
14 evidence that we might need additional French drains on  
15 that street? I mean I know how very effective they are.

16 MR. WOHLBERG: Yeah. There are a couple of --  
17 historically we have through that neighborhood there  
18 were two -- there is a stream that went across Laduemont  
19 Drive. It's really at the low point of the subdivision,  
20 and then there's another area where there is evidence of  
21 an old pond, and that's where one of the other places is  
22 draining out.

23 COMMITTEE MEMBER LAWRENCE: Is one of those by  
24 Mr. Hilton's property?

25 MR. WOHLBERG: I don't think that -- is Mr.

1 Hilton across -- I'm not exactly sure where he is.

2 MR. HEINES: He is right on one of the  
3 subsurface creeks. I'm trying to get to the historic  
4 photos to show you the two areas of concern.

5 COMMITTEE MEMBER LAWRENCE: I just want to  
6 make sure if we need a third drain that we're --

7 MR. WOHLBERG: And I think that would be -- if  
8 we did a third drain, I think that would be in that  
9 second phase. The first phase would incorporate the two  
10 main leaking areas. Then the leaking areas are for when  
11 we put the drain not for when it's raining. It's for  
12 times when it's persistently wet, and you have ground  
13 water coming up from below. We put that in the lowest  
14 areas. So I think Phase 1 would take of -- with those  
15 two drains it would take care of the two drains.

16 COMMITTEE MEMBER LAWRENCE: The two drains  
17 just for Phase 1?

18 MR. WOHLBERG: Right. And if there is a third  
19 drain, we would assume there would be a third drain near  
20 Ladue just for estimating purposes. But I'll let Jim  
21 describe what he's filling the screen with.

22 MR. HEINES: Okay. And I apologize because  
23 it's a little bit hard to see. I'm going to walk over  
24 here and point this out. This is Laduemont. The road  
25 goes through here, and what we're looking at right here,

1 there was an old pond right here. This is the location  
2 where one of the water areas is popping out of the  
3 pavement. Here is the drainage that goes down to the  
4 creek here. The old pond, the drainage that goes down  
5 to the creek here.

6           The second one is more along this area, and  
7 this is the one that the gentleman, Mr. Hilton was  
8 referring to, and it's right here. You can see this  
9 creek that was filled in at the time that they built  
10 this subdivision. These are photos from 1955 overlaid  
11 with the streets today and lots today. So the natural  
12 path of the water through here is to go through there.  
13 I think with our design for the subsurface drains, I  
14 think we would probably throw a couple, perpendicular  
15 drains across the roadway to capture anything that is  
16 coming through this way, and also along the side of the  
17 road to get down to -- there is a catch basin located  
18 down in this area.

19           The same thing here. This is actually where  
20 the catch basins are on the roadway, and you would put  
21 like a French drain before it gets to the road on both  
22 sides of the catch basin and dump them into the catch  
23 basin to capture the water before it ever gets to the  
24 roadway. And that's the big thing is to try to catch  
25 the water subsurface before the water table comes up and

1 gets into the base and the lower side of the pavement,  
2 and this is a very successful type of repair that we --  
3 as we did over on Mosely Road. We eliminated the water.  
4 It was like flipping a switch. It turned off  
5 immediately.

6 Same thing over on -- we just did one this  
7 past year on Williamsburg where there was constant water  
8 draining onto the road. We put a French drain along the  
9 edge of the road and created a swail up over the top of  
10 it, and once again like flipping a switch. The water  
11 just turned off and it all goes to the catch basin. So  
12 we've done a very good job of protecting the roadways  
13 and the sidewalks with those two types of applications.

14 And that was one thing that Mr. Hilton was  
15 pointing out. He wasn't talking about the road slabs.  
16 He was talking about the sidewalks slabs.

17 COMMITTEE MEMBER LAWRENCE: Yes. He was very  
18 clear about the sidewalks.

19 MR. HEINES: So it's those sink holes that are  
20 forming in his yard and right near the sidewalk.

21 MAYOR GLANTZ: Dr. Saunders.

22 COMMITTEE MEMBER SAUNDERS: So again that  
23 area, that southern area you pointed at to where you  
24 would put drains, that at the pond, in the area where  
25 the road is, that is the section that has some

1 continuous, a number of continuous slabs --

2 MR. HEINES: Yes. Yes.

3 COMMITTEE MEMBER SAUNDERS: That would be  
4 replaced?

5 MR. HEINES: And those would be replaced.

6 COMMITTEE MEMBER SAUNDERS: And the drains  
7 under the road?

8 MR. HEINES: Yes. Yes, and the drains are  
9 typically about 18 inches to 24 inches deep. So they  
10 are truly capturing the water before it gets up to the  
11 roadway level.

12 COMMITTEEMAN SAUNDERS: Is that the lowest  
13 point then?

14 MR. HEINES: This --

15 MR. WOHLBERG: The street area is the lowest  
16 point.

17 MR. HEINES: This is actually the lowest point  
18 of the whole subdivision at this point right here. This  
19 we would be capturing as it comes down the hillside  
20 here. There is a catch basin here which captures street  
21 water. But we would also be capturing it subsurface and  
22 getting it to that drain so it wouldn't be forming up to  
23 underneath the roadway.

24 MAYOR GLANTZ: Ms. Baseley.

25 COMMITTEE MEMBER BASELEY: One of the things

1 that I heard the last gentleman asked was he wanted to  
2 have the road fixed once and for all. Those were his  
3 words. Can you tell me, just based on your own  
4 experiences in years how long do you anticipate the  
5 rehabilitation would be good for and how long do you  
6 anticipate a partial reconstruction or a total  
7 reconstruction just so we can figure out just basically  
8 ballpark, you know, dollars per year?

9 MR. WOHLBERG: I think in general and I don't  
10 mean to be smart about it, but I think it would be great  
11 if we could build a street that would be done.

12 COMMITTEE MEMBER BASELEY: Once and for all?

13 MR. WOHLBERG: Yes. Then well I guess we  
14 would put ourselves out of a job, but even a new street  
15 is going to have something -- can have something go  
16 wrong with it. Hopefully it doesn't but I think the  
17 evidence that we have is are the other streets, and  
18 we've done this on the Falcon Estates. Not Falcon  
19 Estates, sorry. Bellerive Estates, sorry. Many similar  
20 names in Creve Coeur. So Bellerive Estates, Amboy,  
21 Mason Manor and Fernway -- Fernview, sorry. Those  
22 streets we have repaired in the recent past.

23 We have not gone back to do anything on those  
24 streets for a while, and that's really our goal is to  
25 not have a pressing issue any more, or for a while.

1           So what does a while mean? I think that  
2 depends on the street. But based on those streets we  
3 haven't worked on some of those streets for three or  
4 four years. We don't have any immediate plans to go do  
5 any more work on those streets.

6           I think that say the rehabilitation, if that  
7 were to last at least five to 10 years before you do  
8 anything else is a I would say a pretty good bet for  
9 something that you didn't do, could fail, but that would  
10 be one or two slabs. I think before you have the next  
11 rehabilitation sort of repair -- we've talked a lot  
12 about how nothing has been done on Laduemont for so  
13 long, I think you have to let it go for a long time  
14 before you spend another hundred or 150 or so thousand  
15 dollars, and I think there's going to be -- it's going  
16 to take a long time before you build up that many  
17 repairs.

18           What you've replaced -- say we would replace a  
19 quarter of the street. We won't be coming back to  
20 adjust that quarter of the street for a long time. The  
21 next time we come to the street will most likely be what  
22 we hadn't touched yet, and concrete can last for a very  
23 long time.

24           I mentioned the slabs on Fernview, or not  
25 Fernview, I'm sorry. Lake Shore Drive that we mud

1 jacked, those slabs are probably older than I am. So I  
2 would say they are -- if they are 44 years old I  
3 wouldn't be surprised, and so I think if you can  
4 maintain it it can last a long time.

5           But I keep using those same streets as an  
6 example. The Mason Manor, Bellerive Estates and  
7 Fernveiw, that collection of streets was classified as a  
8 residential collector based on how much traffic it gets,  
9 and Fernview gets more traffic then Mosely. I'm pretty  
10 surprised by that, but we are talking easily over a  
11 thousand cars a day. Laduemont was found to have I  
12 think 400 cars per day. You don't have a noticeable  
13 increase in traffic using Laduemont that would make it  
14 break down faster. So I think you would think that the  
15 other streets that we have worked on would fail quicker  
16 than Laduemont, which is more in line with a residential  
17 street.

18           COMMITTEE MEMBER BASELEY: Can I do a  
19 follow-up? I'm just trying to get my head wrapped  
20 around all of this. So if we did a reconstruction of  
21 that road 600,000 and some thousand dollars, it would be  
22 in wonderful shape, and it would be there for a long,  
23 long time, and you would have to do your maintenance to  
24 it just like we did the maintenance to all the other  
25 little roads, but we wouldn't start to have the street

1 falling in, at least, breaking apart within five to ten  
2 years?

3 MR. WOHLBERG: Oh, absolutely. I think if you  
4 reconstructed it -- say you fully reconstructed it, I  
5 would sincerely hope that you wouldn't see anything --  
6 any sort of slab replacement needs at least within 10 or  
7 15 years. We have a pretty good specification that we  
8 have kind of have been building up over years. I think  
9 that goes for slab replacement too, but we expect those  
10 slabs, we anticipate they are built correctly and they  
11 are tested and they last.

12 So I think for reconstruction, sure. I don't  
13 think you would have any -- I think it's pretty safe to  
14 say that at least 15 years before you have something go  
15 wrong. You should.

16 MAYOR GLANTZ: Thank you.

17 At this point is there anybody in the audience  
18 that would like to make a comment on the Public Hearing  
19 for the Capital Improvement Plan for Fiscal Year 2017  
20 through '21? It could be in any aspect of the Capital  
21 Improvement Plan not just Laduemont.

22 Please come forward. While I know you, you  
23 need to state your name and address for the record.

24 MR. GRONECK: My name is Jack Groneck. I live  
25 at 12344 Woodline, County Forest. Only one question.

1 AMEREN was on the news recently talking about replacing  
2 streetlights with LEDs to reduce their cost. Have they  
3 come to the City, because they are talking about a  
4 five-year program, and we've got a lot of streetlights  
5 in the city? Do we save money?

6 MAYOR GLANTZ: Mr. Heines, do you want to  
7 address that?

8 MR. GRONECK: It's just you know, it's going  
9 to happen because they are going to do it.

10 MAYOR GLANTZ: Thank you for your comments.

11 MR. GRONECK: Yeah.

12 MR. HEINES: Yes, they're specific models of  
13 streetlights that they are replacing with LED. It is a  
14 five-year program. Not all of our streetlights will be  
15 replaced, but a large majority of them. Yes, we do see  
16 a reduction in the cost that we pay AMEREN for the  
17 streetlights because they are installing the LEDs.

18 MAYOR GLANTZ: Thank you.

19 MR. PERKINS: I would like to add though that  
20 we pay a maintenance agreement with AMEREN, so we are  
21 not just paying for energy. So, which is a little bit  
22 of a bone of contention, but we pay for maintenance for  
23 overall streetlights, so we're not going to see a  
24 substantial decrease. We might see 10 percent or  
25 something along those lines, but not 50 percent, even

1     though the electricity usage is going to go down  
2     substantially.

3             MAYOR GLANTZ:   Thank you for that  
4     clarification, Mr. Perkins.

5             Is there anybody else in the audience that  
6     would like to address our Capital Improvement Plan?

7             (No hands raised.)

8             MAYOR GLANTZ:   Any further questions or  
9     comments from members of the City Council?

10            (No hands raised.)

11            MAYOR GLANTZ:   Does the City Council want to  
12   clarify tonight or do we want to let the residents of  
13   Laduemont know that we are going to discuss their  
14   particular street at our next regularly scheduled City  
15   Council meeting?

16            COMMITTEE MEMBER SAUNDERS:   I think we should  
17   probably wait.

18            MAYOR GLANTZ:   I think that's a good idea.  
19   Could the Ward 4 representatives reach out to the  
20   Laduemont residents?

21            COMMITTEE MEMBER SAUNDERS:   Sure.   Then it  
22   would be like during the --

23            MR. PERKINS:   I would say during the regular  
24   meeting and probably business from the City  
25   Administrator would decide to do that.

1           MAYOR GLANTZ: But, I think a correspondence  
2 coming from you, Mrs. Baseley, to give the staff  
3 direction for that would be appropriate.

4           MR. PERKINS: I think that also gives us an  
5 opportunity, since we just got these R. V. Wagner  
6 numbers this afternoon, and kind of pull that together,  
7 and Matt kind of indicated it appears to be pretty  
8 close, and we can pull that together and go from there  
9 in two weeks.

10           MAYOR GLANTZ: Thank you, Mr. Perkins.

11           Is there anybody else that would like to be  
12 heard this evening in regard to our Capital Improvement  
13 Plan?

14           Mr. Lumley, do you have anything?

15           MR. LUMLEY: I guess to make sure it's clear,  
16 the Capital Improvement Plan is offered as an exhibit in  
17 this Public Hearing.

18           MAYOR GLANTZ: Thank you. With that being  
19 said I'll close this Public Hearing. Thank you all very  
20 much.

21                                   ooo000ooo

22  
23  
24  
25

**REPORTER'S CERTIFICATE**

I, SHERRY A. MARSHALL, a certified court reporter, for the State of Missouri, do hereby certify that pursuant to agreement came before me at the Government Center of the City of Creve Coeur, 300 North New Ballas Road, Creve Coeur, Mo. 63141 a hearing and several witnesses by me first duly sworn to testify to the whole truth of their knowledge touching the matters herein; that the hearing was held and witnesses made presentations, and the hearing and witness's presentations were reduced to shorthand by me on the day, between the hours, at the place and that behalf first aforesaid, and later transcribed into typewriting and said transcript is now herewith returned.

IN WITNESS WHEREOF, I have set my hand this 17th day of May, 2016.

/s/ Sherry A. Marshall

Sherry A. Marshall, CCR #486