



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 22, 2016
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, August 22, 2016 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mr. Glantz	Mayor
Mr. Faron	Council Member Ward I
Ms. Kramer	Council Member Ward I
Mrs. Lawrence	Council Member Ward II
Mr. Ruzicka	Council Member Ward II
Mr. Hoffman	Council Member Ward III
Mrs. D'Alfonso	Council Member Ward III
Mrs. Baseley	Council Member Ward IV

* Absent - Council Member Saunders, Ward IV

COMMENTS FROM THE GENERAL PUBLIC

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

Mayor Glantz thanked Artist, Genevieve Esson for the beautiful art work on the banners that will soon line Olive Blvd on the street light poles and thanked the Arts Commission for their work on the project. The art work is available for sale. Dan Tierney from the Arts Commission and Ms. Esson spoke about the project.

No one requested to speak.

ACCEPTANCE OF THE AGENDA

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

Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye
Council Member Faron – Aye
Council Member Ruzicka – Aye
Council Member D'Alfonso – Aye



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The vote upon the motion being 7 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***

FUTURE PUBLIC HEARING - Monday, September 12, 2016 - 7:00 p.m. - Setting the 2016 Property Tax Levy

1. CONSENT AGENDA

Council Member Hoffman moved, seconded by Council Member Kramer to approve the consent agenda.

A. Council Minutes Dated August 8, 2016

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

Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye
Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye

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

BILLS PAYABLE REPORT

For Information Only

Summary: Attached for your review is a bills payable listing dated August 16, 2016 in the amount of \$221,668.58. No vote is required.

UNFINISHED BUSINESS



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- 2. Bill No. 5608 - an Ordinance Calling an Election in the City of Creve Coeur, Missouri, on the Question of Issuing General Obligation Bonds for the Purpose of Constructing, Furnishing and Equipping a New Police Station on the Current Government Center Property and Making Safety, Security and Accessibility Renovations to the Existing Building, and Accordingly Increasing Tangible Property Taxes to Retire Such Bonds Within Twenty Years from Issuance. Final Reading and Passage**

City Clerk read Bill No. 5608 for the final time.

Council Member Kramer moved, seconded by Council Member Hoffman to approve Bill No. 5608.

Mark Perkins stated this is the combination of two years of study and research from elected officials, staff and the Government Center Needs Assessment Task Force. The Creve Coeur Government Center has housed the Police Department since it was converted from an elementary school in 1989, and no major renovation has occurred since that time. The Task Force reviewed numerous options before determining that building a new Police Station on the existing Government Center property is the best course of action to ensure a continuation of high quality police services well into the future. If approved by the required four-sevenths majority of voters, the measure will provide funding for the following:

- Construction of a new Police Station on the north end of the Government Center Property - \$7,912,766
- Sitework for the Police Station, utilities, grading and improving parking for Police and Government Center, new access road to Magna Carta to provide better emergency access - \$1,731,363
- Fixtures, furniture and equipment for the Police Station - \$391,353
- Safety, security, and accessibility improvements to the Government Center - \$498,405
- Bond Underwriting and issuance costs - \$153,275

The above cost estimates have been developed by the city's consultants, Cooper Construction Estimating, following an extensive needs analysis conducted by Bond Architects. The bond issue will enable the Police Department to continue to meet the high expectations of the community well into the future. Specifically, a new Police Station will:

- Provide much-needed additional work space for Police Officers, Detectives, Crime Prevention Officers and support staff. When the Police Department moved into the existing Government Center in 1989, the City's population and corresponding Policing needs were substantially less (pre-annexation of Ward IV).
- Address the inadequate Police training facilities, evidence storage and private interview rooms with victims of crime.
- Eliminate the unsafe parking lot configuration which creates hazards between Police vehicles and community center patrons and other pedestrians.
- Address multiple safety, security and accessibility deficiencies in the current building.



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- Provide a vastly improved Emergency Operations Center, which is a critical component to managing public safety and security during major incidents. The squad room currently serves as the EOC, lacking adequate space, technology or the physical strength to withstand natural disasters.
- Provide an environment to allow our Police Officers to keep the community safe as effectively and efficiently as possible.

The City is also in the process of hiring an Owner's Representative to manage the project, provide cost and quality control, and ensure the project is completed on schedule and within budget. General obligation bonds totaling \$10,690,000 will be issued upon voter authorization, resulting in an estimated real and personal property tax levy of \$0.080 for twenty years. This will result in an estimated increase in real estate taxes of \$60.80 annually on a home with a market value of \$400,000. The City's Finance Committee has reviewed the proposed financing plan and has recommended approval. Upon completion of the Police Station, the Government Center will be renovated to address safety, security and accessibility issues, improve efficiency and provided additional and improved work and public space. Aside from the allocation in the bond issue for safety, security and accessibility improvements as mentioned above, the Government Center renovation will be funded by a combination of existing city funds and financing within the Capital Improvement Fund - so no additional taxes will be needed for this work.

Council Member Ruzicka asked what type of police facility is proposed.

Mark Perkins stated it is of higher quality to maintain the quality of services the city is currently providing. Proposing to renovate the current building for the remainder of the departments to save funding.

Bobbie Glaser resident of 41 Ladue Meadows stated she is opposed to the proposed property tax for the new building. Suggested a sales tax instead, as Creve Coeur has the lowest sales tax rate of any adjacent communities. Ms. Glaser stated over the years the city has reduced services and began charging for other services and the residents in the community that are retired have not had an increase in their living wage over the years.

Mark Perkins stated during the couple years of research, staff did review various financing options for this project and sales tax is not an option for this project. The only sales tax that would be available would be a special purpose sales tax and those funds could not be used to construct a building.

Council Member Kramer stated the average break down per home would be approximately \$61 per year and there are alternatives to curb side trash pickup if it becomes a challenge for residents.

Mayor Glantz called the question to approve Bill No. 5608, with the vote upon such motion as follows, to-wit:



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Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye
Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Bill No. 5608 becomes Ordinance No. 5487.

3. Bill No. 5609 - an Ordinance Revising Sections 205.300, 205.305 and 205.310 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Deer Control Policy and Hunting Regulations. Final Reading and Passage

City Clerk read Bill No. 5609 for the final time.

Council Member Hoffman moved, seconded by Council Member Faron to approve Bill No. 5609, with the vote upon such motion as follows, to-wit:

Council Member Faron – Aye
Council Member Ruzicka – Aye
Council Member D'Alfonso – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Bill No. 5609 becomes Ordinance No. 5488.

4. Bill No. 5610 - an Ordinance Revising Chapter 160 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Access to Public Records. Final Reading and Passage

City Clerk read Bill No. 5610 for the final time.

Council Member D'Alfonso moved, seconded by Council Member Baseley to substitute Bill No. 5610 as provided in the packet, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye



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Council Member Faron – Aye

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

Carl Lumley stated there was an additional statutory change regarding expungements that has been included in the ordinance.

Mayor Glantz called the question to approve Substitute Bill No. 5610, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Substitute Bill No. 5610 becomes Ordinance No. 5489.

5. Bill No. 5611 - an Ordinance Revising Chapter 600 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Alcoholic Beverages. Final Reading and Passage

City Clerk read Bill No. 5611 for the final time.

Council Member Baseley moved, seconded by Council Member Hoffman to approve Bill No. 5611, with the vote upon such motion as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye
Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Bill No. 5611 becomes Ordinance No. 5490.

6. Bill No. 5612 - an Ordinance Revising Sections 310.050 and 310.060 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Emergency Vehicles. Final Reading and Passage

City Clerk read Bill No. 5612 for the final time.



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Council Member Hoffman moved, seconded by Council Member Faron to approve Bill No. 5612, with the vote upon such motion as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Bill No. 5612 becomes Ordinance No. 5491.

7. Bill No. 5613 - an Ordinance Revising Article I of Chapter 215 and Section 220.070 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Nuisances and Property Maintenance. Final Reading and Passage

City Clerk read Bill No. 5613 for the final time.

Council Member Baseley moved, seconded by Council Member Faron to approve Bill No. 5613, with the vote upon such motion as follows, to-wit:

Council Member Faron – Aye
Council Member Ruzicka – Aye
Council Member D'Alfonso – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Bill No. 5613 becomes Ordinance No. 5492.

8. Bill No. 5614 - an Ordinance Revising Chapters 135 and 360 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Municipal Court and Related Police Procedures. Final Reading and Passage

City Clerk read Bill No. 5614 for the final time.

Council Member D'Alfonso moved, seconded by Council Member Kramer to substitute Bill No. 5614 with the Bill as provided in the packet, with the vote upon such motion as follows, to-wit:

Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye



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Council Member Kramer – Aye
Council Member Faron – Aye
Council Member Ruzicka – Aye
Council Member D'Alfonso – Aye

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

Carl Lumley stated the additional changes are due to Supreme Court rule change.

Mayor Glantz called the question to approve Substitute Bill No. 5614, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye

The vote upon the motion being 7 ayes and 0 nays, motion carried. Substitute Bill No. 5614 becomes Ordinance No. 5493.

NEW BUSINESS

- 9. Bill No. - 5615 an Ordinance Repealing Ordinance No. 2153 and Authorizing the Issuance of a New Conditional Use Permit for an 87,986 Square Foot Religious Organization and School on the Property Addressed as 11645 Ladue Road, for Congregation Shaare Emeth. First Reading**

City Clerk read Bill No. 5615 for the first time.

Council Member Hoffman recused himself from the dais and disclosed his spouse is employed with Shaare Emeth.

Jason Jaggi made a presentation regarding this application.

Council Member Faron asked if the amended plan to address the set-back is compliant.

Jason Jaggi stated yes.

Council Member Lawrence stated she would like to review all the proposed building material that will be used at the next Council meeting and encouraged the use of a variety of trees.

Council Member D'Alfonso asked if the amendments will affect the safety of the student drop off/pick up area of the property.



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Jason Jaggi stated no.

Council Member Faron asked which building materials will be used.

Jason Jaggi stated all materials will be available for review at the next meeting.



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10. Bill No. 5616 - an Ordinance Approving Amendments to Section 515.060, Rights-Of-Way Permits, of the City Code of Ordinances. First Reading
City Clerk read Bill No. 5616 for the first time.

11. Bill No. 5617 - an Ordinance Confirming the Prior Repeal of Chapter 625 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding Taxis. First Reading
City Clerk read Bill No. 5617 for the first time.

Carl Lumley stated this will eliminate obsolete language to avoid confusion with state law.

12. Resolution No. 1238 - a Resolution Approving an Amended Site Concept Plan and Site Development Plan for New Parking Lot Additions and Modifications to Existing Parking Lots for Barnes Jewish West Campus Hospital.
City Clerk read Resolution No. 1238.

Council Member Hoffman disclosed he is an employee of Washington University and can practice at the hospital, but is not employed directly with them.

Council Member Hoffman moved, seconded by Council Member Faron to approve Resolution No. 1238 as presented.

Jason Jaggi made a presentation regarding the application.

George Stock of Stock and Associates was present to answer any questions.

Council Member Lawrence requested for the landscaping plan that the developer choose a variety of shade trees and not just one species.

Mayor called the question to approve Resolution No. 1238, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member D’Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye

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



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13. Resolution No. 1239 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Roadsafe Traffic Systems, Inc., for Roadway Restriping Related to the Annual Pavement Maintenance Program for the 2016 Fiscal Year for \$54,619.00.

City Clerk read Resolution No. 1239.

Council Member Baseley moved, seconded by Council Member Kramer to approve Resolution No. 1239, with the vote upon such motion as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye
Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye

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

14. Resolution No. 1240 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Paric Corporation to Perform as the Owner's Representative for the Proposed Police Building Construction, Associated Site Work, and Government Center Renovation for an Amount Not to Exceed \$523,532.

City Clerk read Resolution No. 1240.

Council Member Hoffman moved, seconded by Council Member Kramer to approve Resolution No. 1240.

Mark Perkins stated this firm will assist the city in managing this major project, the schedule, budget, and contractors and ensure that it is completed on time. They will be considered an extension of our staff and have the expertise in building construction management that the city staff does not. This contract with Paric is a result of an RFP process in which staff reviewed and considered several firms. The city received five proposals and interviewed two different firms. The interview panel included Mayor Glantz, Richard Koch, Dick Kutta, Jim Heines, George Siefried and himself. Staff chose Paric due to their extensive experience in public buildings. The city has the ability to cancel the contract at any time.

Council Member Lawrence asked if the funding for this contract coming from the General Fund.

Mark Perkins stated currently there is \$200,000 slated for this budget. If the bond issue passes, we can recover some funding back to the budget.

Council Member Lawrence stated she would like to request there be periodic presentations to Council regarding the project.



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Mark Perkins stated that was discussed during the interview process and is expected.

Council Member Ruzicka asked who will be the designer will be.

Council Member Faron asked if there would be any issues of the architect changed.

Mark Perkins stated Bond Architect have completed their contract as originally agreed upon. It is the intention to bid and consider a variety of architects.

Mayor Glantz called the question to approve Resolution No. 1240, with the vote upon such motion as follows, to-wit:

Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye
Council Member Faron – Aye
Council Member Ruzicka – Aye
Council Member D'Alfonso – Aye

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

APPOINTMENTS

15. Olive Blvd TDD Appointments

Mayor Glantz stated Council Member Ted Ruzicka is willing to take the place of former Council Member AJ Wang on the Olive TDD Board.

Council Member Hoffman moved, seconded by Council Member Kramer to appoint Council Member Ted Ruzicka to the Olive TDD Board replacing AJ Wang, with the vote upon such motion as follows, to-wit:

Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member D'Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye

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



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Mark Perkins stated Mayor Barry Glantz and Ms. Panagos (subject to her acceptance) need to be reappointed to the Olive TDD Board.

Council Member Hoffman moved, seconded by Council Member Faron to reappoint Mayor Barry Glantz to the Olive TDD Board for a term of three years, with the vote upon such motion as follows, to-wit:

Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Baseley – Aye
Council Member Kramer – Aye
Council Member Faron – Aye
Council Member Ruzicka – Aye
Council Member D'Alfonso – Aye

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

BUSINESS FROM MAYOR AND CITY COUNCIL

16. Council Liaison Reports

Council Member Faron stated the Storm Water committee met last week and discussed the following:

- Explored an idea of tying the stormwater management plan to the existing permitting process by adjusting the applicability and exceptions, and not to require more than we currently require
- Additional review plan process for land disturbance projects of greater than 200 square feet, which could be of a verbal nature
- Discussion of required department staff and costs of this approach – expecting further review and refinement along with legal ramifications
- Alden Lane bridge improvements will add safety and width to the site
- Meadowbrooke Lane is on hold awaiting MSD matters
- 26 Falcon Estates has mentioned legal actions related to their driveway bridge concerns – which is on private property
- Staff is reviewing a scope and fee proposal for the Park bridge improvements at the golf course and Malcolm Terrace Park
- Bids for the dam stabilization project are expected to be discussed with the City Council in September
- Further discussion and distribution of materials related to Missouri State Statutes 644.032 on Sales Tax tied to Storm Water Control and local parks will continue with more direct focus after our upcoming November election

Council Member Faron stated he and Council Member Kramer hosted Ward 1 Town Hall meetings last week, one in the evening and one in the morning. The evening meeting was well attended with approximately 20 participants, although the morning session was not. Most topics of discussion related to the upcoming election and residential storm water concerns.



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BUSINESS FROM CITY ADMINISTRATOR

17. FY 16 4th Quarter Financial Analyses

Dan Smith stated Council has received a good financial report for FY 2016. The revenues outpaced expenditures and were close to what was budgeted within \$24,000. Expenditures were significantly less than budgeted and he would like to credit the department heads for being good stewards of the budgeted funds. Overall, with the transfers that were made to the Pension Fund and the Capital Fund the City ended up with an estimated surplus of about \$590,000. Enterprise Revenue funds were up across the board and significantly higher than anticipated; however, the expenses were also higher than anticipated due to some compressor/ice repairs and the hiring of the golf consultants. Overall, even with a small deficit it was a good year for the complex. As far as the Capital Fund there was a slightly larger balance than anticipated in the budget. Anticipate beginning the new FY with a slightly higher balance than anticipated when the budget was proposed.

Mayor Glantz asked the Boy Scout in the audience to come forward and introduce himself.

Andrew Goldberg, Troop 529 said he attends Northeast Middle School and he is working on his Citizenship and Community Merit Badge.

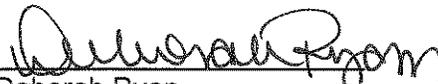
Mayor and Council thanked Boy Scout Goldberg for attending.

Council Member Hoffman moved, seconded by Council Member Faron to adjourn at 8:16 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Kramer – Aye
Council Member Baseley – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member D’Alfonso – Aye
Council Member Ruzicka – Aye
Council Member Faron – Aye

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

Submitted by:


Deborah Ryan
City Clerk


Barry Glantz
Mayor