



**REGULAR MEETING  
MINUTES  
CITY OF CREVE COEUR  
CITY COUNCIL  
300 NORTH NEW BALLAS RD  
JUNE 22, 2026  
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 Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, June 22, 2026, at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

Mayor Hoffman led the Pledge of Allegiance.

**ROLL CALL**

Mayor Robert Hoffman  
Council Member, Ward 1 Mark Manlin  
Council Member, Ward 1 Donna Spence  
Council Member, Ward 2 Nicole Greer  
Council Member, Ward 2 Kimberly Norwood  
Council Member, Ward 3 Drew Newman  
Council Member, Ward 4 Mara Berry  
Council Member, Ward 4 Scott Saunders

Council Member, Ward 3 David Hoffman was absent.

Staff Present: City Administrator Kris Simpson, Assistant City Administrator Sharon Stott, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Joan Leary, Director of Public Works Jay Lancaster, Civil Engineer Kevin Mulligan, Director of Recreation Jason Valvero, Chief of Police Jeffrey Hartman, Public Information Officer and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

**PROCLAMATION**

**1. Venable Park Task Force and Memorial Art Jury**

Mayor Hoffman presented a proclamation to the members of the Venable Park Task Force and Memorial Art Jury in recognition of their dedicated service and significant contributions to one of the City's most meaningful recent projects. The proclamation acknowledged their vital role in ensuring that the renovation and rededication of Dr. H. Phillip Venable Memorial Park honored Dr. Venable's legacy. Members of both groups were congratulated and recognized with a standing ovation.



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**COMMENTS FROM THE GENERAL PUBLIC**

Pati Trout, a resident of Creve Coeur, questioned the zoning classification of 825 and 827 Graeser Road, noting that the Creve Coeur zoning map identifies them as commercial, while, according to her, county records do not reflect any public hearings or ordinances approving a rezoning from residential.

Kelly Hackmann, a resident of Creve Coeur, spoke regarding the number of apartments in Creve Coeur, noting that approximately 40% are apartments, and that following the Olia Village development this could increase to about 47%. He also raised objections related to tenants voting on tax issues while having what she characterized as an unequal liability compared to residential property owners and emphasized what he described as an imbalance between business and residential interests.

**ACCEPTANCE OF THE AGENDA**

<p><b>RESULT: APPROVED (UNANIMOUS)</b> <b>MOVER:</b> Saunders <b>SECONDER:</b> Greer <b>AYES:</b> Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders</p>
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The vote on 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***

**CONSENT AGENDA**

<p><b>RESULT: APPROVED (UNANIMOUS)</b> <b>MOVER:</b> Saunders <b>SECONDER:</b> Spence <b>AYES:</b> Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders</p>
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The vote on the motion being 7 ayes and 0 nays, motion carried.

**2. Records Disposition List**



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**3. Approval of June 8, 2026, Regular Meeting Minutes**

**BILLS PAYABLE REPORT**

*For Information Only: Invoices Paid Listing*

**UNFINISHED BUSINESS**

No Unfinished Business.

**NEW BUSINESS**

**4. Bill No. 6221 - An Ordinance amending the adopted 2027 General Fund Budget of the City of Creve Coeur by authorizing an additional appropriation to the General Fund Budget for the Administrative Services Division for a part-time Special Projects Manager. First Reading.**

City Clerk read Bill No. 6221 for the first time.

City Administrator Kris Simpson presented the amendment and stated that the proposed new employee position would provide part-time assistance with project coordination, consultant oversight, records management, and other operational needs while helping manage workload and retain institutional knowledge.

In response to a question from Council Member Greer, Mr. Simpson stated that a more precise cost estimate would be provided at second reading. He noted that the position would have a set schedule, allowing the City to estimate hours worked, but anticipated actual compensation would be less than the budgeted amount due to varying project needs.

In response to a question from Council Member Berry, Mr. Simpson stated that the duration of the position would depend on the selected candidate and the City's needs, with an initial term of 12 months and the possibility of extension if necessary.

**5. Resolution No. 1874 — A Resolution authorizing the purchase of insurance coverages for the year beginning July 1, 2026.**

City Clerk read Resolution No. 1874.

Director of Finance Joan Leary described the proposed purchase and reported an overall increase of 1.55% compared to the prior year.



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**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Spence

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

**6. Resolution No. 1875 — A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of an agreement for Economic Development Services with the 39 North Agtech Innovation District.**

City Clerk read Resolution No. 1875.

City Administrator Kris Simpson provided an overview of the agreement, noting it would continue the City's partnership with 39 North to provide targeted economic development services focused on business attraction and retention, resident outreach and marketing, and implementation of the 39 North Master Plan. The proposed agreement term is three years, with scheduled funding increases in years two and three.

In response to a question from Council Member Manlin, Mr. Simpson discussed the economic return on investment associated with the City's support of the sector and the resulting economic activity.

Kelly Hackmann, a resident of Creve Coeur, asked how the City benefits from its investment in the Agtech sector. Mr. Simpson responded that investment in specialized facilities and infrastructure can increase assessed property values and generate property tax growth. He also noted that the industry supports highly skilled jobs and contributes to the long-term economic resilience of the community. Additionally, he highlighted the agricultural research being conducted within the 39 North District and its potential broader benefits.

Council Member Spence noted that purchases of specialized materials associated with the industry generate use tax revenue for the City. Mr. Simpson added that the City also benefits from utility tax revenues associated with these operations.

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Greer

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders



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

- 7. Resolution No. 1876 – A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Spencer Contracting Company for asphalt pavement resurfacing as part of the 2027 Fiscal Year Pavement Maintenance Program for the not-to-exceed contract sum of \$580,062.20.**

City Clerk read Resolution No. 1876.

Civil Engineer Kevin Mulligan provided an overview of the contract (see Exhibit A), noting that work on the project is scheduled to begin in July and is expected to be completed within one to two months. Mr. Mulligan stated that work at the Dielmann Recreation Center parking lot may require additional time to complete.

Council Member Spence stressed the importance of re-striping near schools before the start of each school year and asked whether it remains part of the program. Mr. Mulligan stated that re-striping was completed last year and noted that epoxy markings typically last four to five years. He added that he does not anticipate any issues with including school re-striping in the contract every one to two years.

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Spence

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

- 8. Resolution No. 1877— A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Thouvenot, Wade & Moerchen, Inc. for engineering services to develop Phase 2 of the Fernview Sidewalk Concept Plan for the not-to-exceed amount of \$39,336.00.**

City Clerk read Resolution No. 1877.

Civil Engineer Kevin Mulligan provided an overview of the contract to evaluate the feasibility of constructing a sidewalk along Fernview Drive from Gallagher Road to Mason Manor Road and to prepare conceptual plans for the preferred alignment. The study will evaluate alignment options on both sides of the street and include cost



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estimates to support future grant applications. Mr. Mulligan noted that due to project costs, Phase 2 may need to be divided into two segments. He also noted that Thouvenot, Wade & Moerchen designed both the Fernview Drive Roadway Improvement Project and the Fernview Drive Sidewalk Project – Phase 1.

In response to a question from Council Member Manlin, Mr. Mulligan stated that no permanent easements are anticipated.

In response to a question from Council Member Berry, Mr. Mulligan stated that if Phase 2 is divided into two segments, an additional Federal TAP grant would be pursued.

Responding to a comment from resident Pati Trout, Mr. Mulligan stated that Phase 1 was designed to meet City standards and that the same standards would be applied to Phase 2.

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Spence

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

**9. Resolution No. 1878 — A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Archimages for Alta Survey Services related to design and development of a new government center for a lump sum amount of \$32,000.00.**

City Clerk read Resolution No. 1878.

City Administrator Kris Simpson presented the contract, noting that the survey is essential for site design and would support future development planning for a new Government Center. He added that, if the referendum passes in November 2026, the expense would be eligible for reimbursement through the bond extension.

Carl Lumley stated that the revised contract distributed at the dais differed slightly from the version included in the agenda packet and clarifies that the lump-sum fee includes all expenses and establishes a completion deadline for the work.



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**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Spence

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

## **APPOINTMENTS**

### **10. Recommendations for Annual Appointments and Reappointments to Boards, Commissions, and Committees**

To approve the appointments and reappointment as recommended by the Nominating Committee.

#### **Arts Committee**

- Linda Kusmar – Reappointment to a three-year term expiring June 30, 2029.

#### **Building Code Board of Appeals**

- John Hixson – Appointment to a three-year term expiring June 30, 2029.
- Farhad Jadali – Reappointment to a three-year term expiring June 30, 2029.

#### **Economic Development Committee**

- Robert Huekler – Reappointment to a three-year term expiring June 30, 2029.
- Warren Davis – Reappointment to a three-year term expiring June 30, 2029.
- Davis Morris – Reappointment to a three-year term expiring June 30, 2029.
- Ramma Vissa – Reappointment to a three-year term expiring June 30, 2029.
- David Moeller – Appointment to fill an unexpired term through June 30, 2027, expiring June 30, 2030

#### **Finance Committee**

- David Sentnor – Reappointment to a three-year term expiring June 30, 2029.
- Stephen Keyser – Reappointment to a three-year term expiring June 30, 2029.
- Betty Kagan – Reappointment to a three-year term expiring June 30, 2029.



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**Horticulture, Ecology, and Beautification Committee**

- Linda Munsell – Appointment to a three-year term expiring June 30, 2029.

**Parks and Historic Preservation Committee**

- Nanci Allen – Reappointment to a three-year term expiring June 30, 2029.

**Personnel Appeals Board**

- Kirk Williams – Reappointment to a three-year term expiring June 30, 2029.

**Planning and Zoning Commission**

- Christopher Clark – Appointment to a three-year term expiring June 30, 2029.
- AJ Wang – Correction of a clerical error made in 2023; the expiration date of the second term should be revised to June 30, 2027.

**Police and Safety Commission**

- William Spieler – Reappointment to a three-year term expiring June 30, 2029.
- Alice Benner – Appointment to a three-year term expiring June 30, 2029.

In response to a question from Council Member Berry, neither the Mayor nor Council Member Saunders received any feedback regarding any difficulties with the overall application process.

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Spence

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

Mayor Hoffman noted that vacancies remain on several City committees and encouraged residents to submit applications.

**11. Olia Village CID Reappointments**

To reappoint the following board members to the Olia Village Community Improvement



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District:

- Council Member Donna Spence (term expiring June 24, 2030)
- Douglas Rasmussen, Steadfast City (term expiring June 24, 2030)
- Bernie Edler, Fireside Financial (term expiring June 24, 2030)

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Saunders

**SECONDER:** Newman

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

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

### **12. Council Liaison Reports**

Council Member Spence reported that the Energy and Environment Committee continues its work on the Green Cities Challenge. She noted that a recent meeting included a presentation on Ripple Glass recycling containers and their potential benefits and impacts. She also stated that the committee is collaborating with the Horticulture, Ecology, and Beautification Committee, and potentially the Stormwater Committee, to provide public education on the benefits of native plants.

Council Member Newman, Council Liaison to the Parks and Historic Preservation Committee, reported on the Rock Opera Summer Concert and noted that approximately 425 people attended the event.

## **BUSINESS FROM CITY ADMINISTRATOR**

### **13. Government Center Design Progress Update**

City Administrator Kris Simpson provided an interim update on the proposed Government Center project, noting that the space needs program and building design have been refined to reflect current operations. Key changes include the removal of space for the West County Dispatch Center due to its relocation to the Bayer campus, reducing project costs by eliminating specialized building and code requirements; maintaining a separate court area consistent with the current layout; and creating a centralized location for City archives.



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Mr. Simpson outlined the next steps, including preparation of an updated floor plan, followed by survey and cost estimate work. He stated that a work session would be scheduled prior to the second Council meeting in July to discuss the project in greater detail. Legislation will then be presented to the Council at its second July meeting for consideration of a potential ballot measure in November. He also noted that a walkthrough of existing facilities could be arranged for Council members upon request.

**ADJOURNMENT**

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Manlin

**SECONDER:** Saunders

**AYES:** Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

The meeting ended at 7:53 p.m.

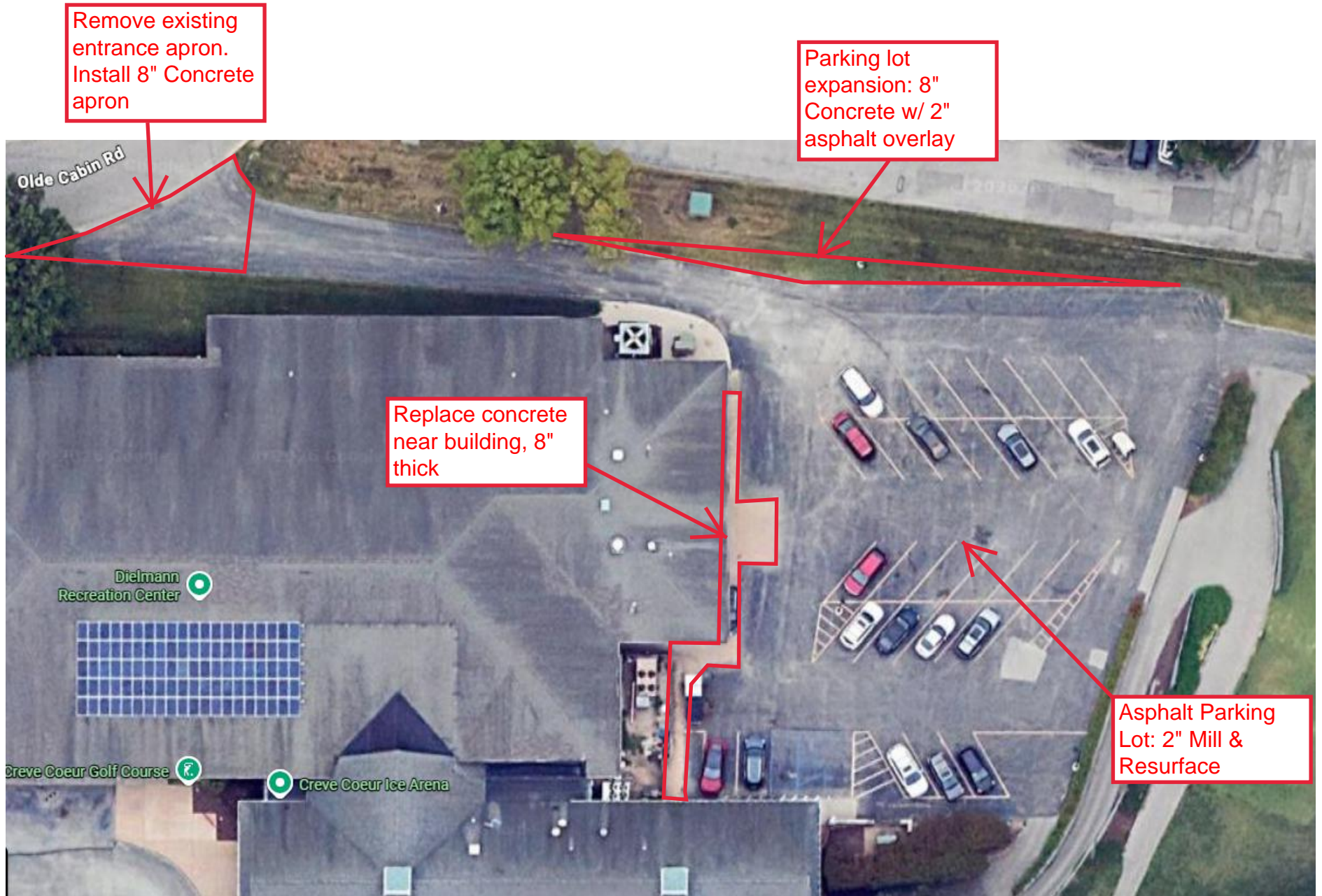
Submitted by:

\_\_\_\_\_  
Kellie Henke  
City Clerk

\_\_\_\_\_  
Dr. Robert Hoffman  
Mayor



## GOLF COURSE EAST PARKING LOT CONSTRUCTION DETAILS



**Exhibit A**