



CREVE COEUR POLICE DEPARTMENT



**AGENDA
CITY OF CREVE COEUR
POLICE & SAFETY COMMITTEE**

**JUNE 13, 2023
5:30 PM**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

UNFINISHED BUSINESS

- 1. Police Department Authorized Staffing

NEW BUSINESS

- 1. Street Light Program – Request for Input from the City Council

MONTHLY REPORT FROM THE CHIEF OF POLICE

- 1. Staffing Update (New hires, Departures, Academy, Recruiting)
- 2. Employee Benefit Updates
- 3. Questions

UPCOMING POLICE DEPARTMENT EVENTS

6/14/2023	4E at City Hall
6/18-6/23/2023	Camp Fury
6/26-6/29/2023	RAD Class at Creve Coeur w/Ladue PD
7/22/2023	Shred Event at Temple Israel
8/7-8/11/2023	RAD Instructor Course at CCPD
9/19/2023	Creve Coeur Night Out
Summer 2023	4E at Temple Israel
Summer 2023	4E at Chaminade
Summer 2023	Dog Days of Summer at CC Parks
Summer 2023	Shop with a Cop at Elks Lodge and West County Mall

REPORTS FROM COMMITTEE MEMBERS (IF APPLICABLE)

NEXT MEETING DATE

Tuesday, September 12, 2023

ADJOURNMENT

Attachments:

City of Creve Coeur Policy on Street Light Installation-Draft
Proposal for Solar Streetlight Subsidy Pilot Program-Joe Martinich
Solar Street Light Pilot Program and Proposed Changes to Existing Street Light Program-Staff Report
Residential Solar Street Light 50/50 Cost Share Pilot Program-Draft
Solar Street Light Pilot Program-Request Form



Residential Solar Street Light 50/50 Cost Share Pilot Program

Purpose: The City of Creve Coeur has established a pilot solar street light program effective July 1, 2023 through June 30, 2025, to provide a cost-effective and eco-friendly opportunity to increase the level of lighting in Creve Coeur neighborhoods and thereby promote public safety.

- Subdivision Trustees or interested residents may submit an application form provided by the City to participate in the 50/50 Solar Street Light Cost Share Program.
- Applicant shall submit an aerial photo identifying the proposed location of the solar street light. Proposed location must be in the public rights-of-way and no less than 300 feet from an existing street light.
- Applicant shall submit signatures of residents along the street within 150 feet of the proposed location approving said light. Applicant must also notify subdivision trustees of the proposed location.
- Applicant will be required to submit payment to the city for 50% of the cost to purchase and install the light upon approval of the application by the City.
- City staff will be responsible for coordination of the procurement, installation and maintenance of the lights.
- Applications for this initial pilot program will be limited to two lights per neighborhood.



CITY OF CREVE COEUR POLICY ON STREET LIGHT INSTALLATION

NEW SUBDIVISION (IN EXCESS OF 5 LOTS)

- **Developer is required to install street lights at standard interval spacing of 300 feet. City will not issue any certificates of occupancy for any lot in the subdivision until the required street lights are installed.**
- **Location of Street Lights to be shown on detailed development plans for the development submitted with the Final Subdivision Plat for approval by the Planning and Zoning Commission, location of street lights is subject to modification by the P&Z Commission.**
- **Developer is responsible for all installation costs (overhead or underground). The city will require that the developer post an escrow equal to the projected installation costs for street lights prior to construction (Estimate of installation costs from Ameren U.E. to be posted with escrow). Escrow will be released when the required street lights are installed.**
- **Developer and/or Subdivision Trustees to be responsible for the ongoing maintenance costs for street lights up to the point where the City council formally adopts a resolution accepting dedication of streets and other public improvements in the subdivision for public maintenance.**

- The city will accept responsibility for ongoing power and maintenance costs for street lights on public streets after acceptance. The city will be responsible for making the necessary billing arrangements with Ameren U.E.
- The City will not accept any responsibility for installation or maintenance of street lights unless and until the applicable streets have been dedicated for public use or maintenance.
- Should the subdivision developer refuse to install street lights when the subdivision is initially developed, a provision will be included in the subdivision trust indentures stating that the street lighting requirement has been waived by the PROPERTY OWNERS IN THE SUBDIVISION and that the City of Creve Coeur is under no obligation or has the responsibility to install or maintain street lights in the subdivision in the future.

EXISTING SUBDIVISION (IN EXCESS OF 5 LOTS)

OVERHEAD SERVICE

- Streets must have been dedicated and accepted for public maintenance before the city can respond to a request for street light installation.
- **Subdivision trustees may initiate a request for street lighting by completing a Street Light Installation Request Form.**
- **A petition executed by a majority of subdivision trustees and all property owners on that street within 150 feet of all proposed street light locations must be submitted to the City.**
- The City's Public Works Department shall review the sufficiency of the request and the petition and will work with Ameren U.E. to determine appropriate street lighting methodology and locations utilizing an interval spacing of one street light every 300 feet as a general guideline. The Public works department will consult with the Police Department regarding security and crime prevention considerations. The Public Works Department shall determine projected monthly and annual maintenance and power costs as well as any applicable installation costs.

- **Based on its investigation, the Public Works Department shall prepare a recommendation regarding street light installation in response to the subdivision's petition for City Council consideration.**
- **No street light shall be installed on publicly accepted streets without specific authorization from the City council.**
- **After approval of a street light(s) installation by City council, the City Administrator shall authorize Ameren U.E. to install street lights with the City to be responsible for ongoing maintenance and power costs.**
- **The policy of the city is to install street lights in existing subdivisions at a minimal interval of 300 feet and to install standard overhead fixtures as prescribed by Ameren U.E. Should the residents of a subdivision desire installation of street lights at an interval less than 300 ft or special, non-standard or ornamental type fixture(s); the subdivision trustees shall be responsible for any differential costs for such installation and ongoing maintenance over and above the city standard.**

EXISTING SUBDIVISION (IN EXCESS OF 5 LOTS)

UNDERGROUND SERVICE

- **In general, the city's experience has been that the cost of remedial installation of street lights in an existing subdivision with underground electric service is significantly higher than installation involving overhead service. Accordingly, it is the policy of the city that the additional costs for underground street light installation should be borne by the residents of the affected subdivision as direct beneficiaries of the installation, instead of the city as a whole.**
- **The process for authorization of street light installation in subdivisions with underground electric service shall be substantially the same as the process outlined for subdivisions with overhead service. However, the recommendation for street light installation from the Public Works Department to the City Council must be accompanied by a notarized**

statement from the applicable subdivision trustees stating that the subdivision itself will be responsible for the payment of any costs of street light installation greater than those that would be required for standard overhead installation (differential higher costs). Said differential cost shall be determined by the Public Works Department in cooperation with Ameren U.E.

- **Subdivision Trustees shall be responsible for direct payment of any differential costs for installation to Ameren U. E.**
- **After Payment of all required installation costs by the subdivision and installation of the street lights, the city shall assume the responsibility for payment of ongoing maintenance and power costs for the street lights.**
- **Should the residents of an existing subdivision with underground electrical service desire installation of street lights at an interval spacing less than 300 feet or installation of special, non-standard, or ornamental type poles and/or fixtures other than the standard installation prescribed by Ameren U.E.; the trustees of the subdivision shall be responsible for any differential costs for installation and ongoing maintenance resulting from the variance from the city and Ameren U.E. standard.**

Rationale:

1. Both nationwide and locally, auto thefts, thefts from autos, burglaries, and street crime have been increasing, including in residential neighborhoods.
2. More importantly, at townhall meetings, subdivision meetings, and in one-to-one conversations with Council members, residents of Creve Coeur have repeatedly expressed their concern about the increase in these crimes, and their general feeling of not being as safe in their homes and neighborhoods as they used to be. Many have stated that they no longer go out at night unless it is absolutely necessary.
3. There is extensive evidence that good street lighting improves safety in at least two ways: (1) it reduces crime, and (2) it reduces traffic accidents, including pedestrian injuries.
4. Although some Creve Coeur subdivisions have good street lighting, many have limited or no street lighting, other than for that provided by individual houses/residents. Whether or not a subdivision has streetlight has generally been determined by the developer at the time the subdivision was constructed.
5. Some (though not all) residents who live in subdivisions with little or no street lighting would like to have streetlights in their neighborhood. Unfortunately, the cost of installing a grid-connected streetlight requires an electric line connected to the grid, and the overall expense of installing such a light is rather expensive (often greater than \$5000).
6. With improvements in solar technology, the cost of solar-powered streetlights has decreased to the point where they are now less expensive to install in many cases than traditional grid-connected streetlights. They are also easier to install and have the advantage that they do not require connection to the grid. There is no cost for electricity, only the cost of replacing batteries every ten years, which is typically less than the cost of electricity from Ameren. The City of Brentwood instituted a solar streetlight pilot program beginning in December 2019 (they installed three lights in December, 2019 and two more in June, 2021), and they have been pleased with the cost and performance of the lights they have installed (average installation cost was less than \$5000 per streetlight – see details below).
7. Even with this lower initial cost few, if any, group of residents or subdivisions are able to pay for the full cost of installing streetlights, so we are proposing that the City of Creve Coeur institute a trial program to subsidize installation of approximately 5-6 solar street lights in areas where the neighboring residents request them and agree to pay one-third of the cost (with the City paying two-thirds of the cost). We propose that the City allocate a total of \$25000-\$30,000 to the program, spread over a two-year period (FY 24 and FY25) to fund the program.
8. The complete details can be worked out after discussion by appropriate committees, City staff, and the Council, but below we have outlined some general guidelines or policies that might govern the program:

Suggested Program Details:

1. A temporary committee/task force will be formed, which will: (1) Evaluate proposals requesting matching funds for the installation of solar streetlights, and it will make recommendations to the Council for which projects to approve, and (2) Research solar streetlight suppliers and make a recommendation of which supplier and streetlight styles/models should be subsidized and installed. (An alternative approach would be to have the Public Works Department handle this role.)
2. The City will contract with a solar streetlight company to purchase streetlight materials (poles, lights, batteries, controls, etc.). The City will then install the streetlights either using City personnel or contracting with a private installer. This approach should allow the City to obtain more favorable prices for materials, create a degree of uniformity, and ensure installation is done correctly.
3. We understand that some residents may not want a streetlight near their houses, but many do. Therefore, any subdivision or group of adjacent residents of single-family homes may apply to have a subsidized solar streetlight installed. During the pilot program, we would want all residents “close” to the proposed streetlight to support and approve of the streetlight installation and participate in funding it (either directly or by their subdivision). (A residence would be considered “close” if it is within 150 feet of the proposed light location, **and** the residence is on the same street as the proposed light, or on a cross street, if the light is proposed to be on a corner lot.

Just for reference, the lights installed by Brentwood were purchased from First Light Technologies (FirstLightTechnologies.com). The first three streetlights installed by Brentwood, which have a standard design, cost less than \$10,000 total for the materials (including shipping and handling) and equipment rental to install them (City workers did the installation). The next two lights were much more expensive (over \$5000 each just for materials) because they had an old-style design to blend into the neighborhood better (they also gave off much less light than the first three). Brentwood also appears to have used three different LED lights, which have substantially different levels of illumination. The two old-style lights do not give off much light, and I personally would not recommend using them. Of the other three lights, two were Model SCL2-Type 5 LED and one was SCL2-Type 4 LED. In actual field tests the Type 4 LEDs provided much better lighting (7.3 Lux reading versus 3.2 for the Type 5). First Light has a variety of options and models, including different light “colors” (Kelvin values of 2700, 3000, and 4000 are options. Personally, given that the purpose of the lights is safety, not atmosphere, I would recommend using the 4000 K or 3000 K lights (whitish light), but the committee should evaluate this as well.

I suggest that the task force contact Dan Gummersheimer, the Brentwood Director of Public Works / City Engineer, to get more information about Brentwood’s experience and thinking on this. (Phone 314-963-8643 dgummersheimer@brentwoodmo.org)



SOLAR STREET LIGHT PILOT PROGRAM

SUBDIVISION NAME:		
SPONSORS*	ADDRESS	PHONE NUMBER
1.		
2.		
3.		

*Sponsor can be trustees and/or interested residents.

Existing Street Lights?

Yes ____ No ____ How many? ____

Please describe location of existing and proposed lights, and attach drawing of subdivision streets with location of all street lights marked.

Have streets been dedicated and accepted for public maintenance?

Yes ____ No ____

Please include the following items with your request:

1. A copy of the subdivision formal written request
2. The Street Light Installation Request Form
3. A petition stating in detail the subdivision request, signed by all residents on the street within 150 ft of proposed light(s)
4. A list of affected subdivision residents and trustees including name and phone number
5. A subdivision drawing clearly marked with the street light locations and/or requested new installation



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: May 16, 2023
TO: Mark Perkins, City Administrator
FROM: Jim Heines, Director of Public works
SUBJECT: Solar Street Light Pilot Program and Proposed Changes to Existing Street Light Program

During the Business from the Council section of the April 10, 2023 Council meeting, City Council expressed their interest in creating a Solar Street Lighting Cost Share Program. Their discussions also included revising specific sections of the existing Street Lighting Policy regarding the level of subdivision approvals required. A copy of Council member Martinich's proposal is attached for your convenience.

City staff has developed the attached documents for discussion with committees to further develop guidelines for a successful and manageable pilot program. The documents include:

- Draft Residential Solar Street Light Guidelines
- Solar Street Light Request Form
- Revised Street Lighting Policy – Redline copy

Solar Street Light Pilot Program

The purpose of the pilot program is to introduce solar powered street lights on a trial basis to determine if they meet the standards and expectations of AC powered street lighting. It also reduces the cost to residents by sharing the purchase and installation cost with the city.

The existing street lighting policy requires subdivisions to assume the cost to install street lighting poles/fixtures, underground conduits and wiring. This is typically very expensive and the price increases significantly the further the light is from the power supply.

The goal is to make the program easy for sponsors to apply for, simple to collect property owner approvals from directly affected residents, and manageable for staff to administer the program.

Revised Street Lighting Policy

The guidelines that Council expressed interest in changing were related to who can apply for a street light and the percentage of residents in a subdivision that must approve the addition of a street light. Currently only trustees can request streetlights to be installed or work through the process with staff. Also required is approval from at least 75% of the property owners in the subdivision. Unfortunately, some subdivisions do not have an HOA or trustees to represent them. Moreover, in larger subdivisions it is very difficult to track down residents and get

signatures from 75% of the property owners when in fact the requested light only affects only 8-10 properties at best.

Proposed revisions to the policy would allow both trustees and/or property owners can sponsor a request for street lights and work with city staff on their request. In addition, approval of the installation and location of the light is only required from property owners on the street within 150 ft. of the proposed location of the light.

We look forward to discussing the proposed revisions and guidelines for the street lighting programs with Committee members.