JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL & ENERGY AND ENVIRONMENT COMMITTEE
300 NORTH NEW BALLAS RD
JUNE 9, 2025
6:00 PM

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. **Approval of May 27, 2025, City Council Work Session Minutes**
2. **Climate Action Plan Phase 3 Draft**
   Summary: The Energy and Environment Committee is presenting its Climate Action Plan Phase 3 Draft to the City Council for discussion.
3. **Dielmann Recreation Complex Solar Panel System**
   Summary: Staff to provide an update on the current solar panel system and to solicit direction from the City Council on future solar array for the Dielmann Recreation Complex. Now is the time for discussion, since the complex roof is scheduled to be replaced in the next fiscal year.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: ____________________

Date/Time posted: ____________________

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.

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CITY COUNCIL & ENERGY AND ENVIRONMENT COMMITTEE
300 NORTH NEW BALLAS RD
JUNE 9, 2025
6:00 PM

WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 27, 2025
6:00 PM

CALL TO ORDER

A work session 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 Tuesday, May 27, 2025, at 7:49 p.m.

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 David Hoffman
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Scott Saunders

Council Member, Ward 4 Mara Berry was absent.

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Director of Recreation Jason Valvero, Chief of Police Jeffrey Hartman, Finance Manager Tracy Brothers, and City Clerk Kellie Henke.

DISCUSSION ITEMS

1. Approval of May 12, 2025, City Council Joint Work Session Minutes

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Greer
AYES: Manlin, Spence, Greer, Norwood, Hoffman, Newman, Saunders

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

2. Fiscal Year 2026 Preliminary Budget

City Administrator Mark Perkins and Director of Finance Lori Obermoeller continued thereview of the FY2026 Budget with the Council and responded to questions (see Exhibit A, Slides 39–64). Ms. Obermoeller stated the Finance Committee finished their review of the budget at their meeting on May 20, 2025, and recommended approval of the proposed budget.

WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 27, 2025
6:00 PM

City Administrator Mark Perkins presented the FY26 Capital Improvement Fund (CIP) budget and expenditures, and discussed anticipated grant funding for the New Ballas Phase Two, Craig Road, and Lindbergh - Old Olive Intersection projects.

Director of Finance Lori Obermoeller reviewed the FY26 Debt Service Fund revenues and expenses, as well as the debt reduction strategy, noting that the FY23 defeasance and the eight years since the 2016 bond issuance for the new police station now allow the City to call those bonds at any time. Ms. Obermoeller then stated that staff proposes using FY26 tax and interest revenues to pay down the current bond debt. This action would enable the city to seek a new bond issue with no tax increase to partially fund the construction of a new government center. Mr. Perkins added that, with Council approval, this information would be incorporated into the final budget following its adoption. Ms. Obermoeller explained that using these funds in this way would eliminate the Police Building Fund and add the prepayment to the Debt Service Fund.

Mr. Perkins discussed projected revenue sources for the Public Safety Fund, including a half-cent county-wide public safety sales tax and additional sales tax on recreational marijuana. Mr. Perkins provided a breakdown of how the funds are to be allocated: police operating costs, public safety capital expenditures, police building maintenance and operations, and police pension liability. Mr. Perkins also discussed the projected expenses in FY26, including walkie-talkies, surveillance cameras, and gas masks.

Mr. Perkins provided an overview of the Parks and Stormwater Fund, noting that the revenue generated is not subject to county sharing. Mr. Perkins discussed the projected FY26 revenues and expenses, including park projects, stormwater projects, capital equipment, and project administration.

Mr. Perkins reviewed the Municipal Enterprise Fund, which includes the budgets for the Golf Course and Ice Arena. He discussed the projected FY26 revenues and expenses, noting that the goal is for user fees to cover all operating costs. Mr. Perkins also mentioned that staff will be reevaluating potential rate increases for the Ice Arena.

Mr. Perkins reviewed the Sewer Lateral Fund, noting that residents contribute $28 annually through their property tax bills, and discussed the projected revenues and expenses.

Ms. Obermoeller summarized the Use Tax outcomes in various St. Louis Municipalities, including their population, the election date for the measure, and estimated revenue (see Exhibit B). The Council discussed which months would be advantageous to put the

Use Tax on the ballot and will discuss this further at an upcoming regular meeting. Ms. Obermoeller stated the Finance Committee recommends pursuing a Use Tax.

Council Member Newman inquired about the City's current or planned adoption of AI. Mr. Perkins responded that the City has begun using minute summary platforms for committees, the police department is exploring AI-powered traffic counting instead of manual methods, and the City is considering a website Chatbot and a text-based question assistance feature.

ADJOURNMENT

The meeting adjourned at 8:31 p.m.

Submitted by:

________________________	________________________
Kellie Henke, MRCC	Dr. Robert Hoffman
City Clerk	Mayor

Exhibit A

FY 2026 Proposed Budget

Joint Work Session

City Council & Finance Committee

May 12, 2025

FY26 Annual Budget Overview

- Proposed budget provides resources for meeting high expectations of the community

- City continues to be financially strong, with substantial reserves and AAA bond rating

- Revenues are flat, while expenditures are increasing

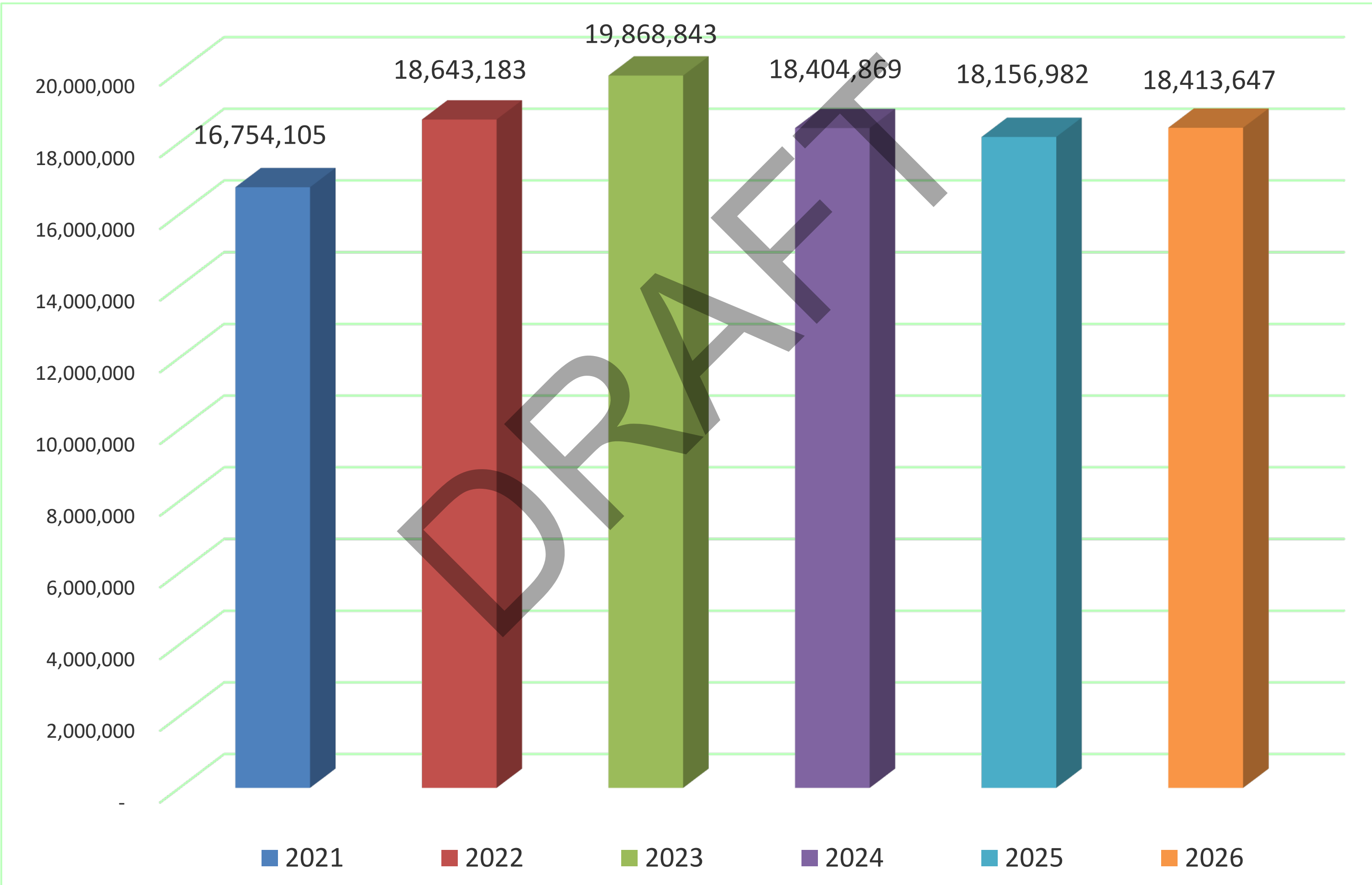
FY26 Annual Budget Overview

- Revenue growth average of 1.4% over 10 years
- Expenditure growth average of 2.3% over 10 years
  - Higher costs across the board
  - Personnel Costs +8.5% FY24-26
  - Trash & recycling contract +29% effective 7/1/25

FY26 Annual Budget Overview

- General Fund unassigned balance of $13.1M, or 70.5% of annual expenditures after:
  - Set aside excess reserves for City Facilities Replacement
    - Goal of $10M by FY2028
    - Government Center Replacement Cost $22M
    - No Tax Increase Bond Issue to generate $10-12M
  - Street Program reserves of $2M

General Fund 5 Year Operating Revenue Trend

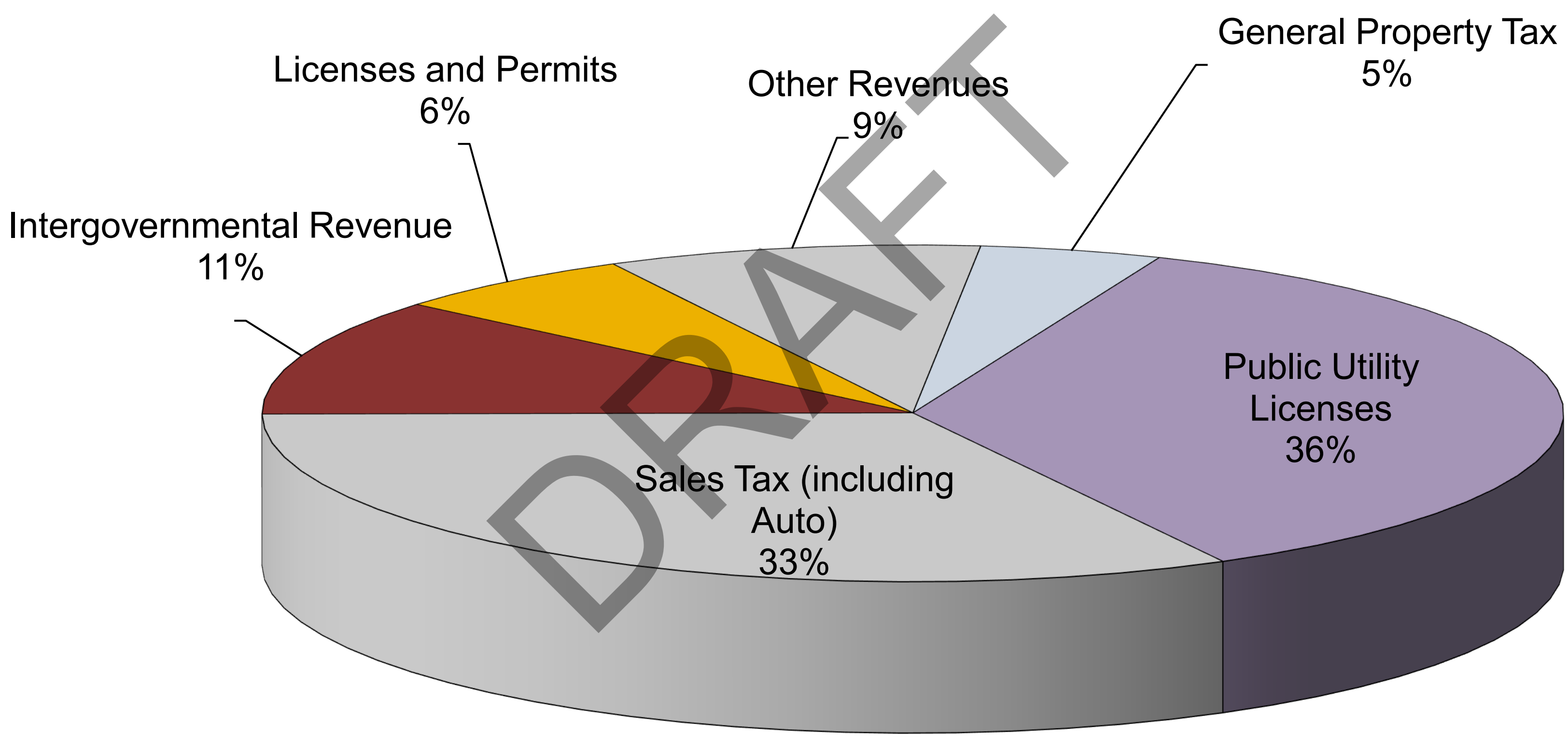


$1.9M in ARPA Funds included in 2022 and 2023

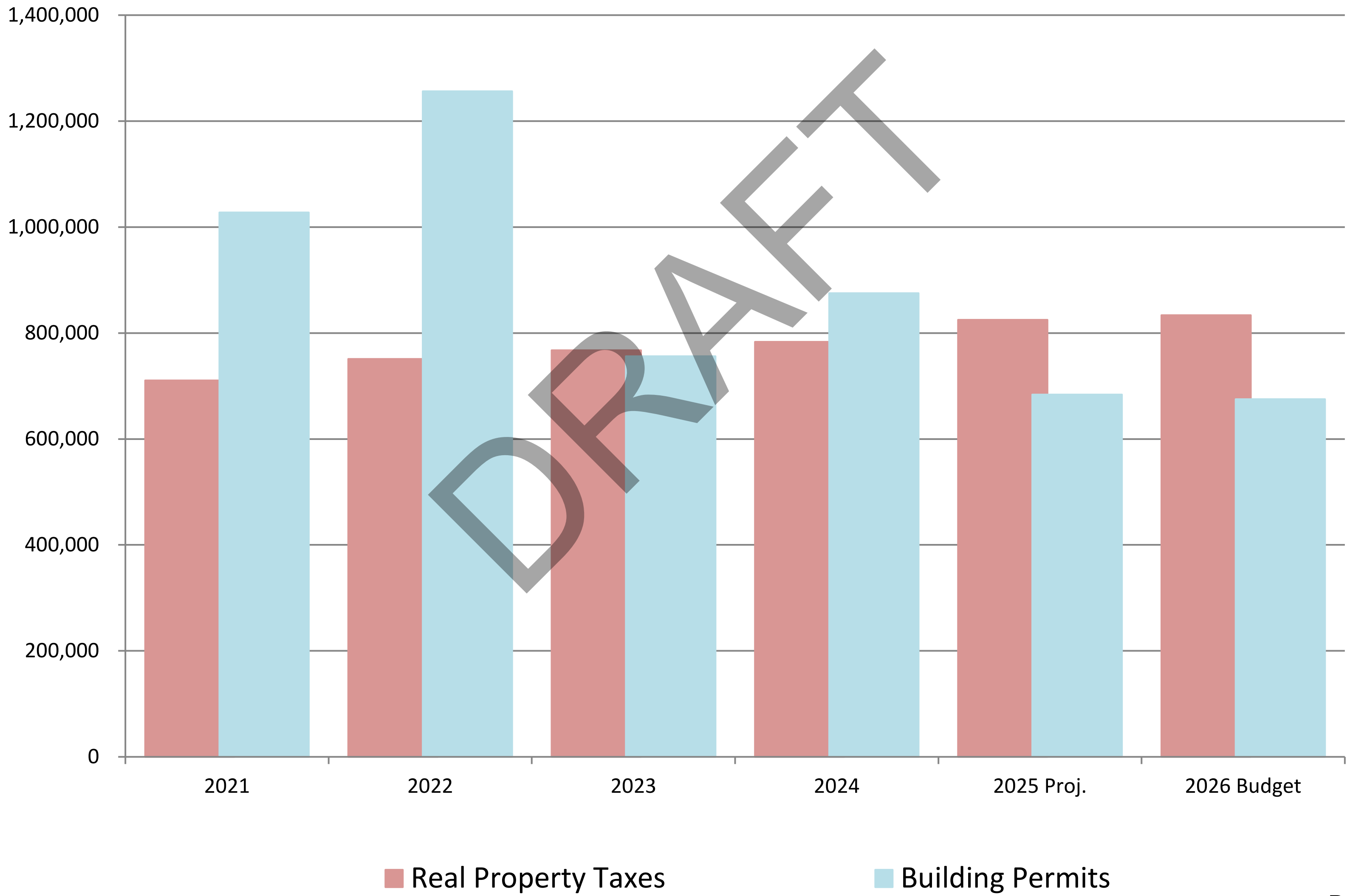
FY26 General Fund Revenues

Sales Tax (including Auto)	$6,034,200
Public Utility Tax	$6,614,495
Other Intergovernmental Rev	$2,078,932
Licenses and Permits	$1,139,599
General Property Tax	$833,452
Investment Interest	$875,000
Municipal Court	$407,844
Other Revenues	$358,125
Municipal Facilities	$72,000
Total	$18,413,647

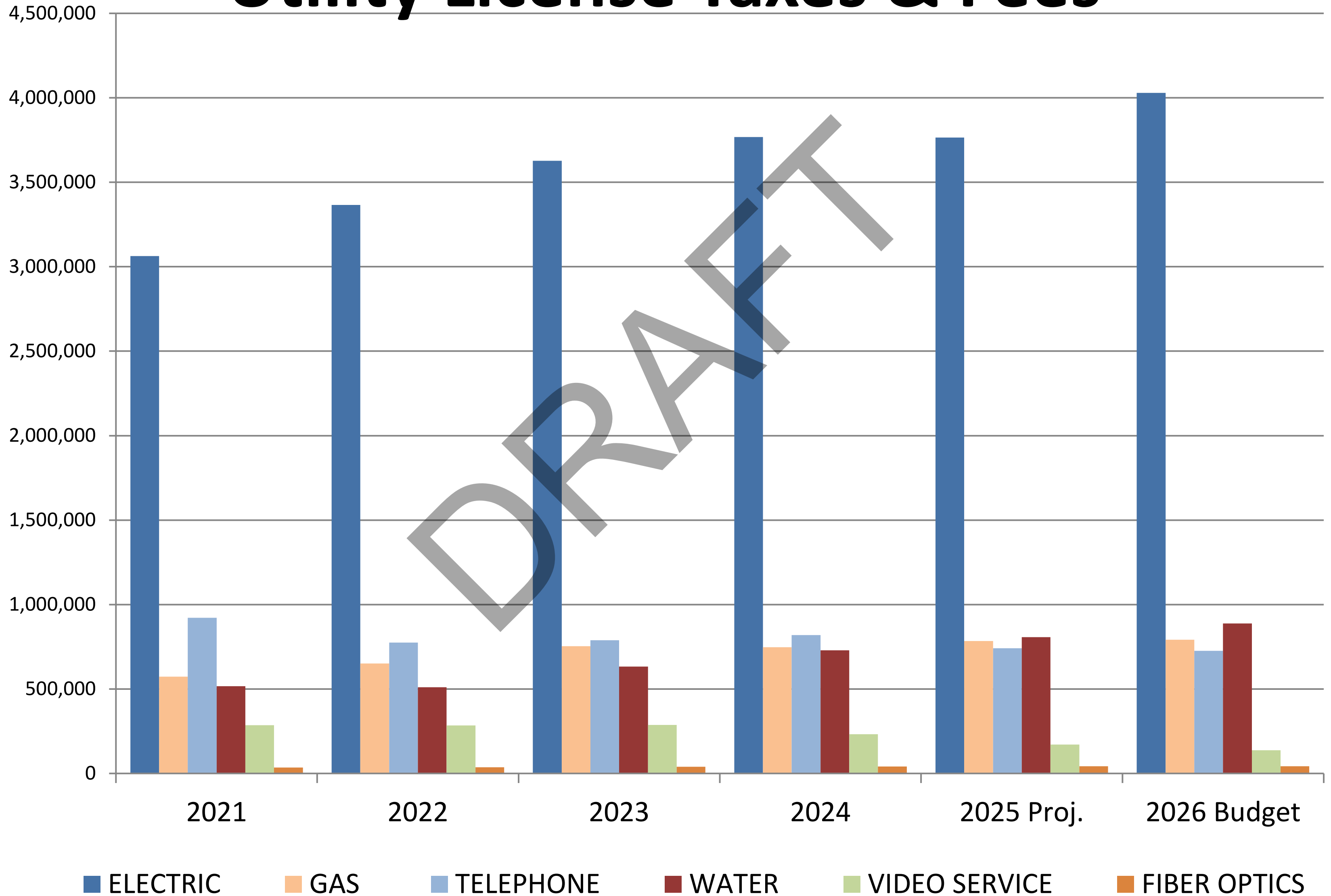
General Fund Revenues by Class



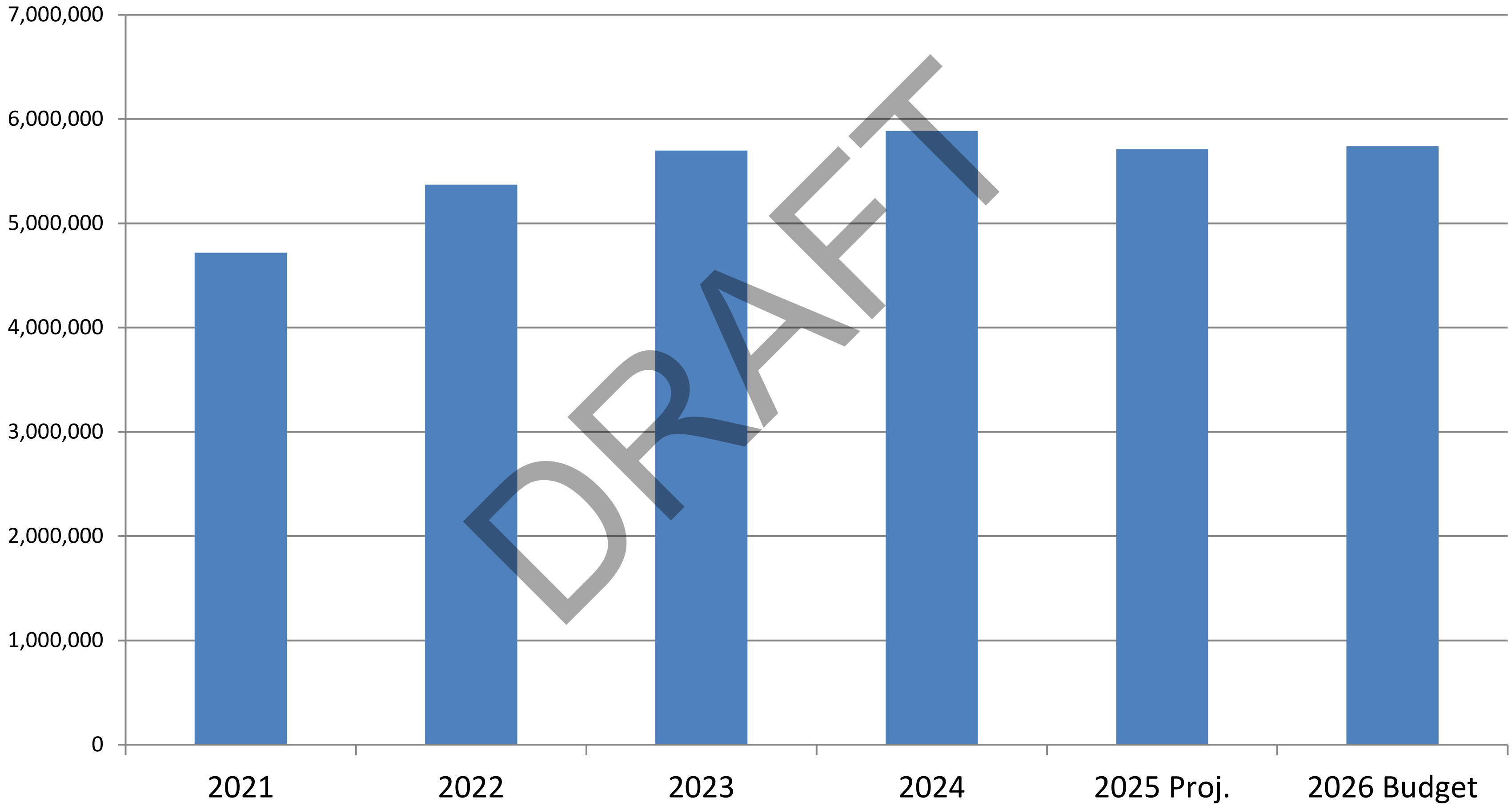
Property Taxes & Building Permits



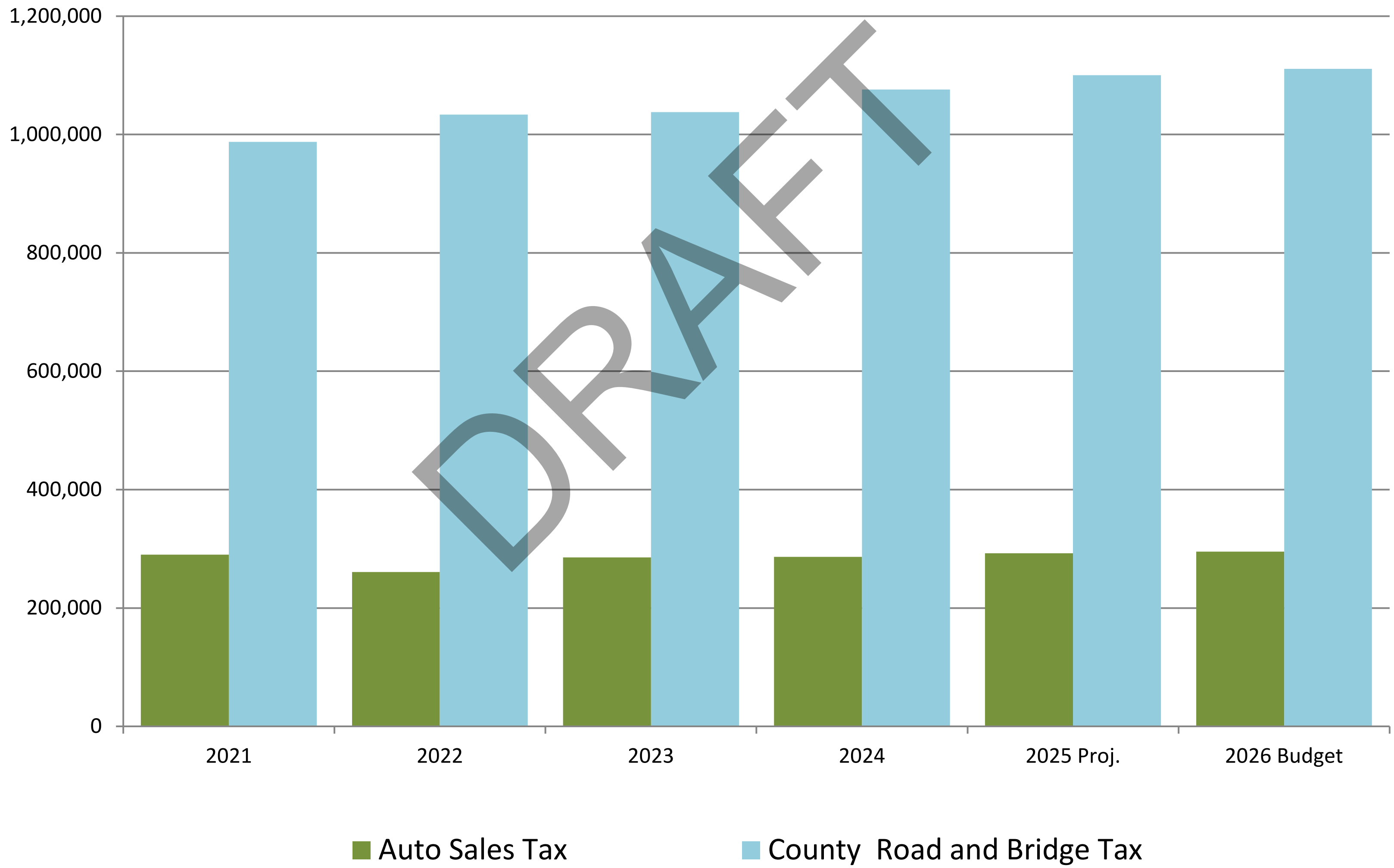
Utility License Taxes & Fees



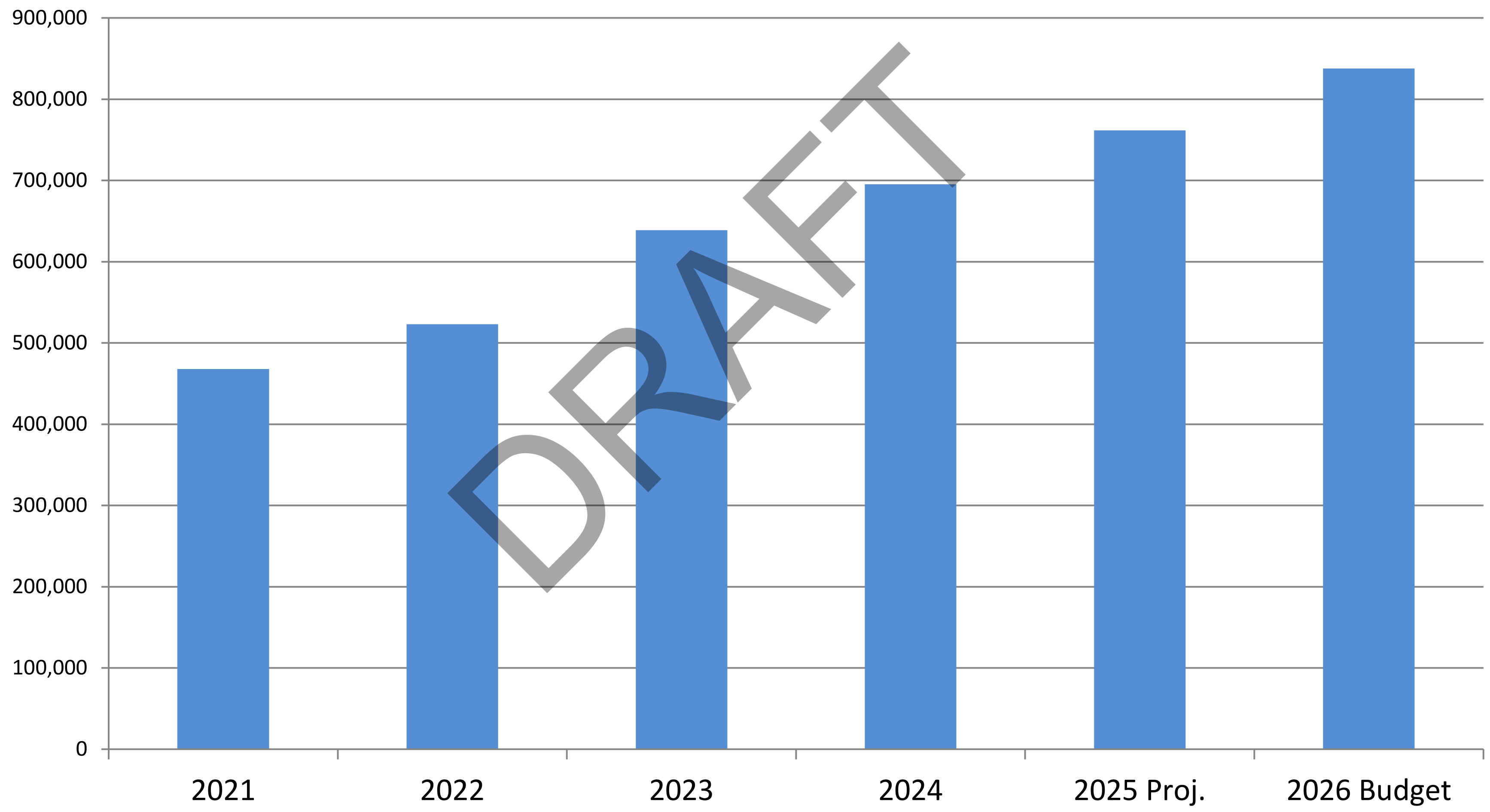
City Sales Tax



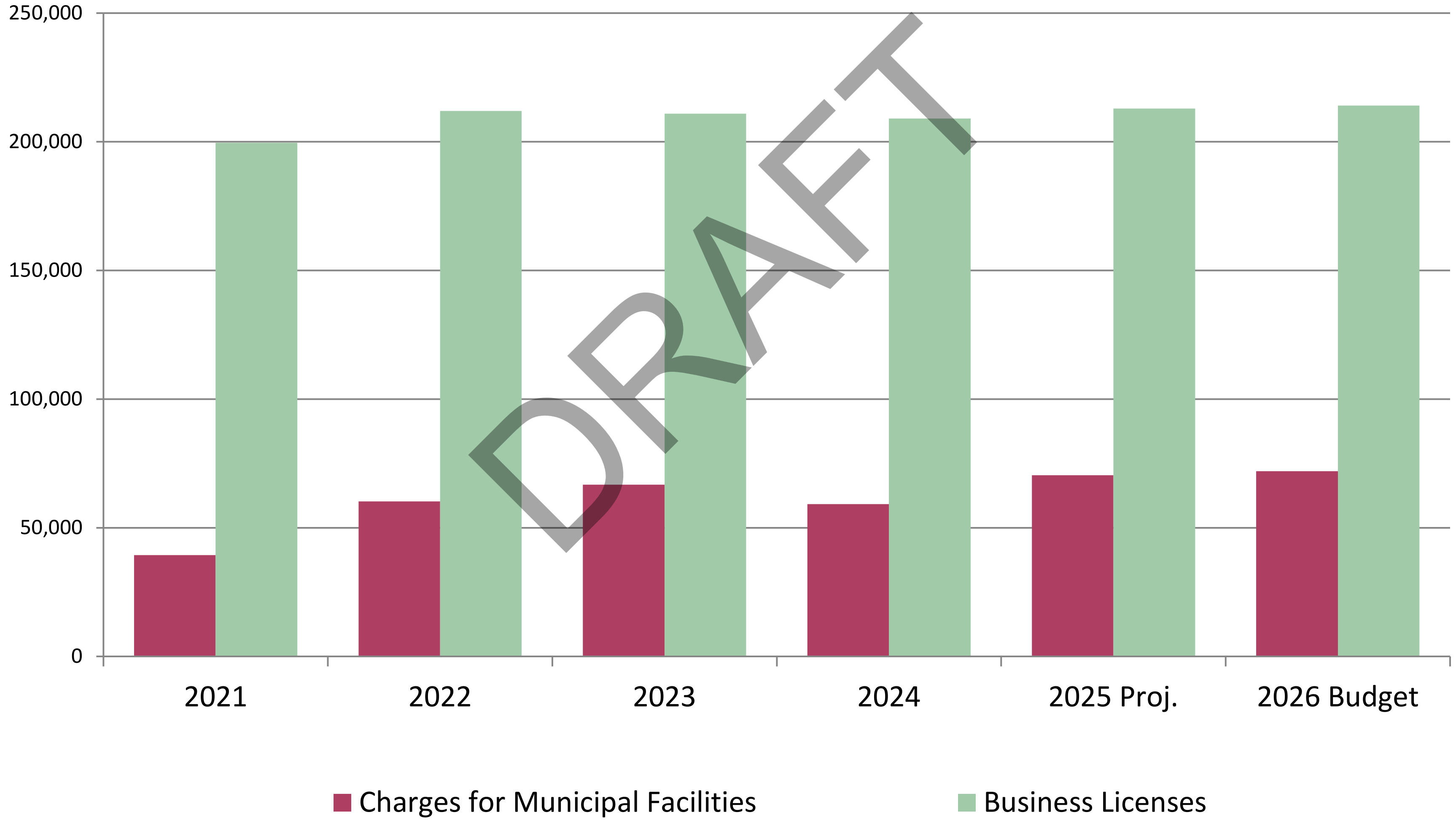
Auto Sales Tax and County Road & Bridge



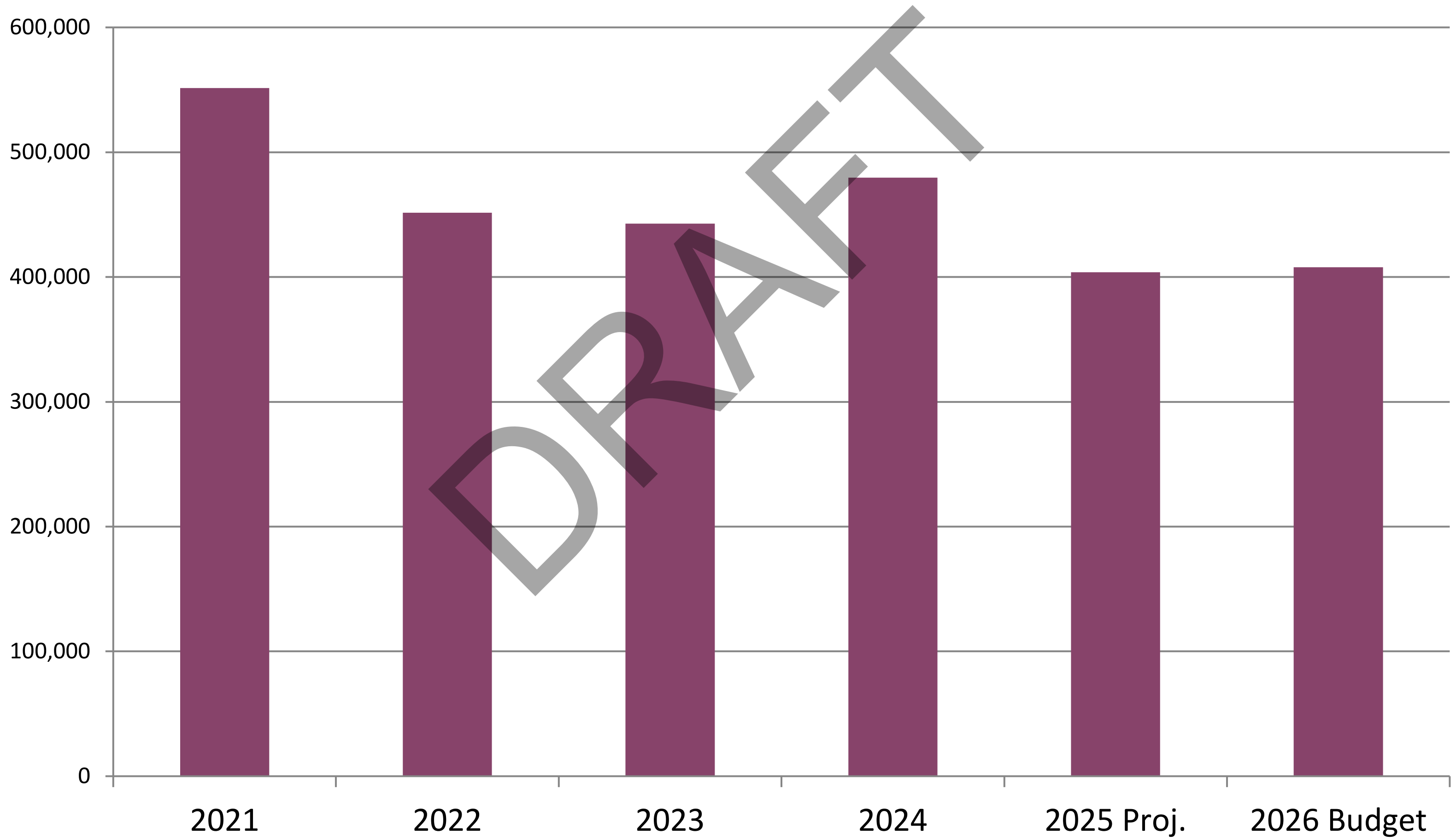
Gasoline Taxes



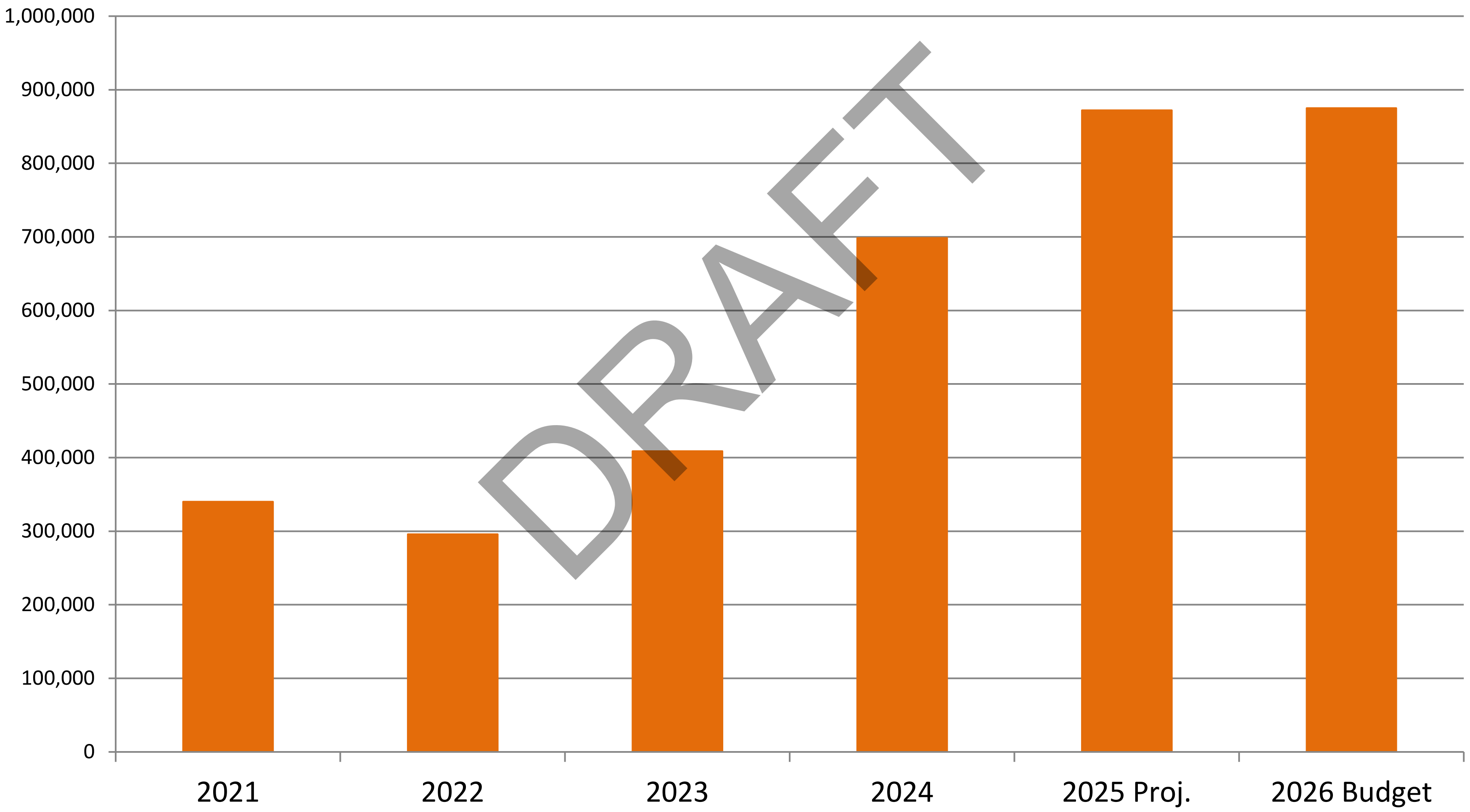
Municipal Facilities & Business License



Municipal Court and Traffic Fines



Interest on Investments



Real Estate Tax

- Projected increase of 1% in FY26
- Amount of increase is limited to rate of inflation and any new construction
- Real estate taxes comprise less than 5% of city's General Fund Revenues
- Tax rate is projected to decrease from $.068 to $.063 for residential and from $.078 to $.063 for commercial per $100 AV due to a reassessment year (+17.4% assessed value)

Property Tax Rate

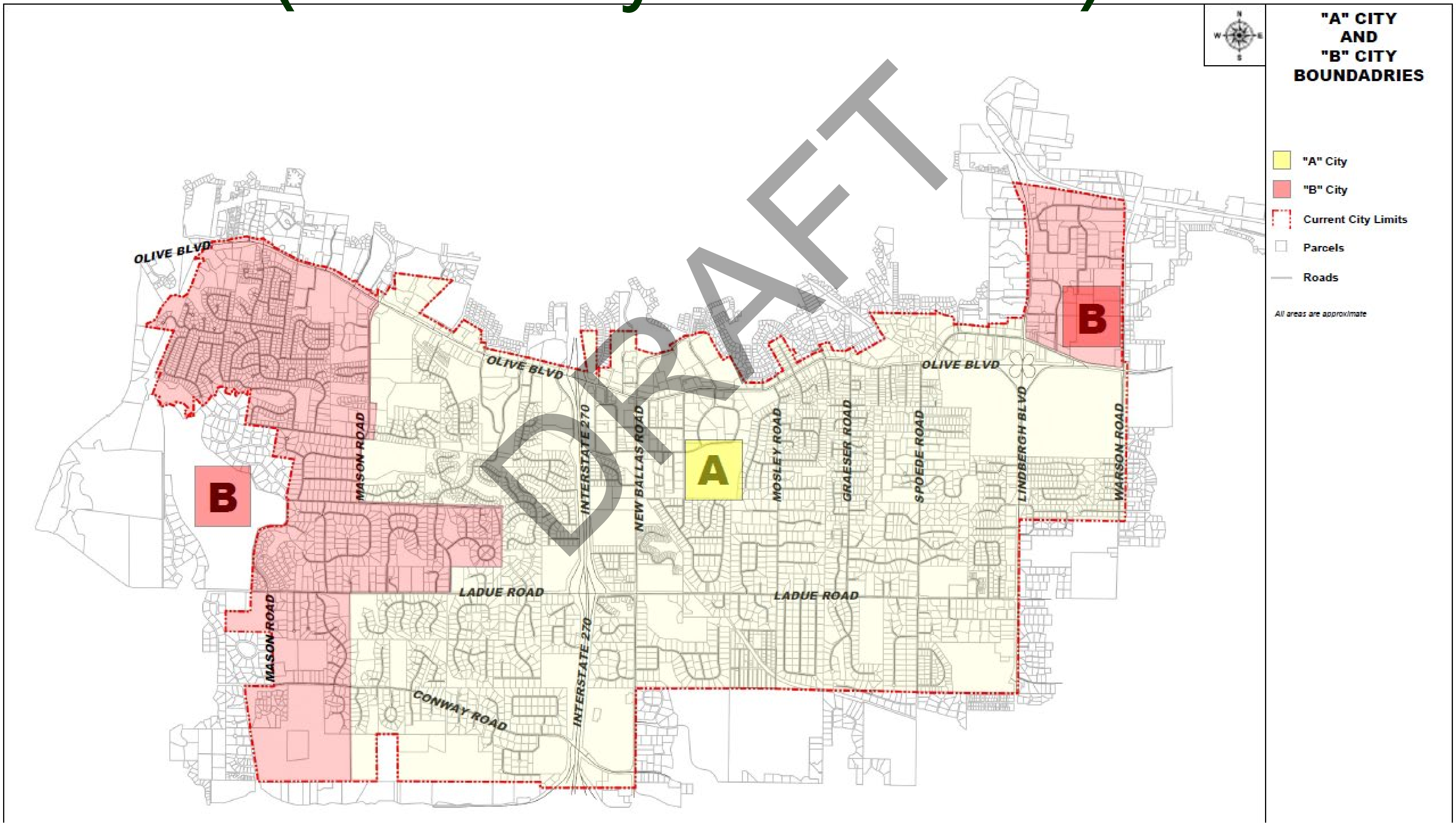
Assessed Value Increase: Res 12.5%; Personal Property .6%

Tax Year	2024	2025	$ Change
Real property			
Market value	500,000	562,276	
Tax rate	0.068	0.063	
Real Estate Tax	**$64.60**	**$67.30**	**$2.70**
Personal property			
Market value	30,000	30,170	
Tax rate	0.000	0.000	
Personal Property Tax	**$0.00**	**$0.00**	**$0.00**
Debt Service Levy			
Police Building & Renovations	0.082	0.082	
Debt Service Levy on Res.	**$77.90**	**$87.60**	**$9.70**
Debt Service Levy on PP	**$8.12**	**$8.16**	**$0.05**
Sewer lateral assessment			
Per Home	**$28**	**$28**	**$0**
Net tax effect	**$178.62**	**$191.07**	**$12.45**

General Fund Revenues

- Sales Tax Sharing
  - 1993 Legislation requires sharing by “A Point of Sale” cities based on sliding scale formula
  - Annexed Areas - “B Pool” – Shared County-wide based on population
  - Creve Coeur includes both “A” and “B” Areas
  - “A” City - $5.5M less $1.1M sharing
  - “B” City - $1.3M

General Fund Revenues (A & B City Boundaries)



FY26 Revenue Outlook

- Overall General Fund Revenues are Flat from FY25 at $18.4M

- Utility Taxes are up 4.8% to $6.6M from FY25 as a result of a proposed electric, gas and water tax rate increase from the utility companies (phone & video service fees are decreasing 2% & 20% respectively)

- Intergovernmental Revenues (including sales tax) is up 1% to $8.1M from FY25 (10% increase in Gasoline Tax, .5% increase in Sales Tax)

- Licenses & Permits are projected to decrease $124K or 9.8% due to Building Permits coming off record years & returning to normal 5-year trend

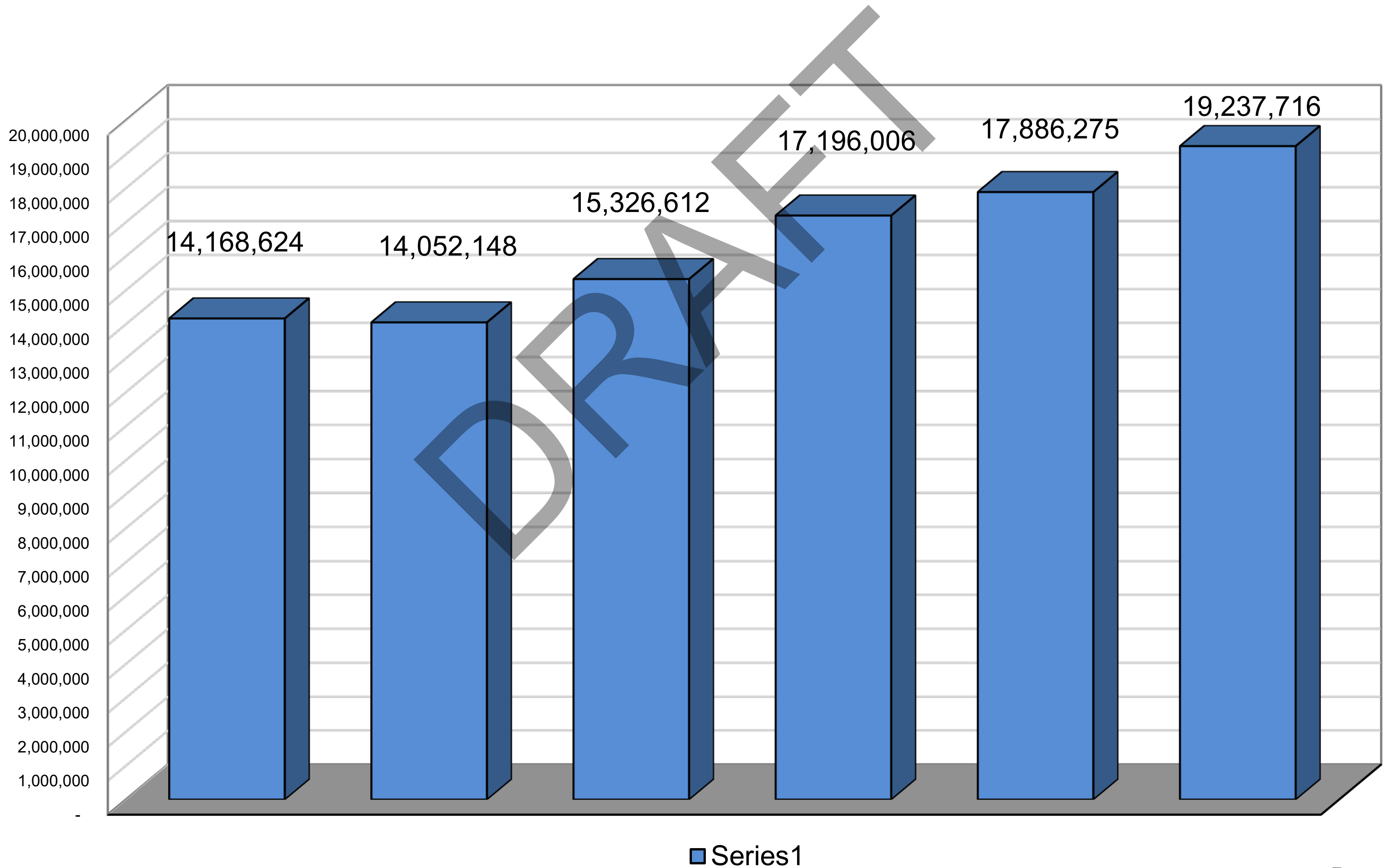
FY26 General Fund Transfers

- Transfer In from Public Safety Fund: $1,046,030
  - PD moved to 12-hour shift in FY19; Market equity and Step Plan pay adjustments in FY22, FY23, FY25 & FY26; now includes 20% of Sales Tax (used to be expense in PS, but now Transfer In to GF to cover PD Pension Costs)
- Transfer in from Park & Stormwater Fund: $541,181
  - Represents 20% of P&S Sales Tax revenues to supplement park and stormwater operations/maintenance
- Transfer out to Capital Improvement Fund: $1.4M
  - A portion of Cunty Road & Bridge tax revenue use to pay for road improvements – increased $900K for roof replacements

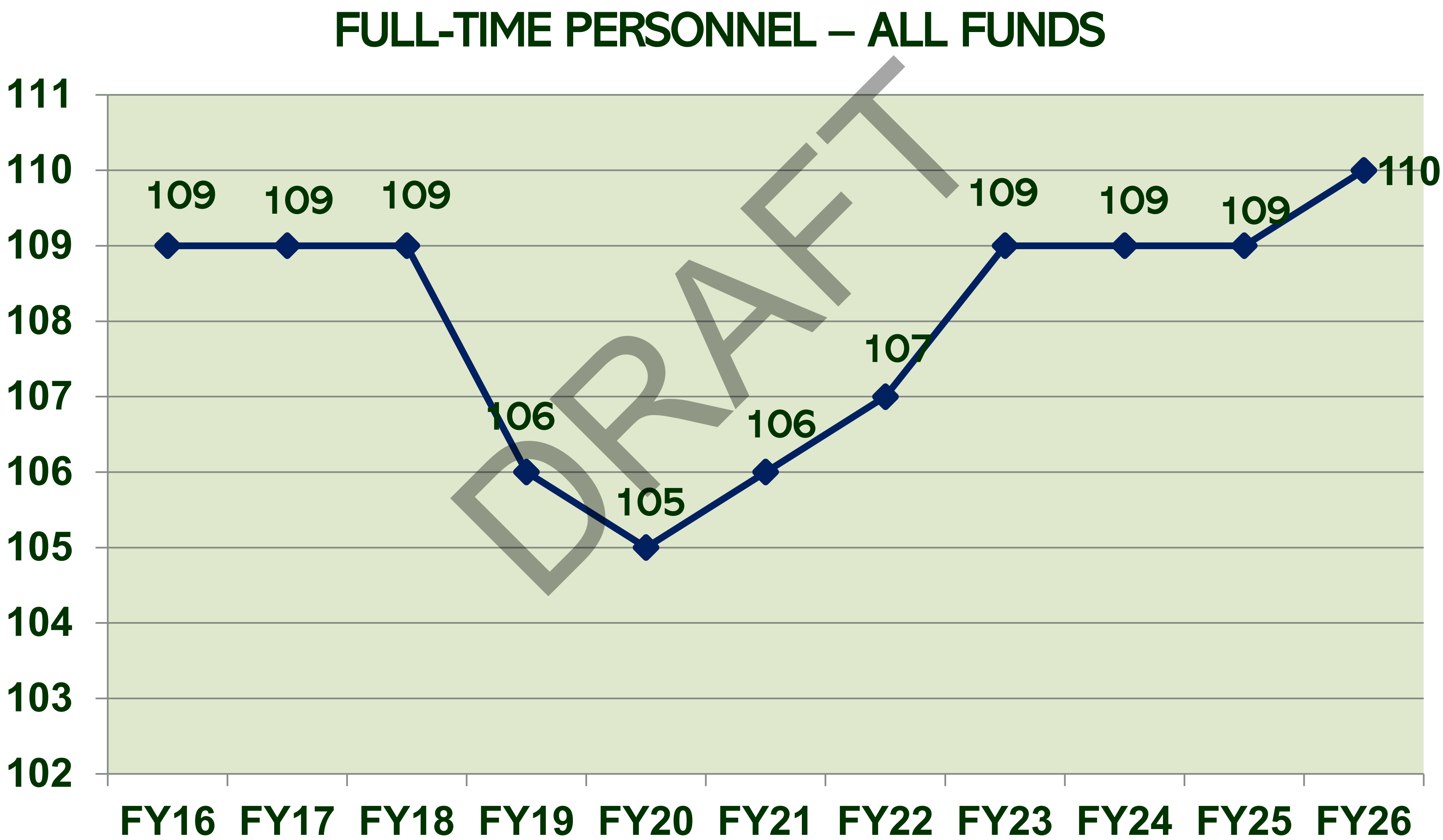
General Fund Expenditures By Category

	FY25 Projected	FY26 Budgeted	% Change
Personnel Services	$12,517,594	$13,561,485	8.3%
Operating Expenses	$4,848,095	$5,244,276	8.2%
Capital Outlay	$520,587	$431,955	(17.0%)
TOTAL	**$17,886,275**	**$19,237,716**	**7.6%**

General Fund 5 Year Operating Expenditure Trend



10-Year Staffing Levels



General Fund Personnel FY26

- 5% Increase in Minimum & Maximum Salary Ranges
  - Reclassifying a few position to higher salary grades to be more comparable with competitor cities
- 2% to 5% Market Equity Adjustments ($311,535)
- 3.5% Increase for Merit-Based & Step-Based employees ($245,645)

Local Gov't Employees Retirement System (LAGERS)

- In FY24, City moved remaining Legacy Plan employees (23) to LAGERS
- Upgraded LAGERS plan
- Provided a COLA to current retirees
  - (One-time cost $2.4M)
- Transferred Legacy Plan admin to LAGERS
- City has no further obligation to Legacy Plan;

Local Gov't Employees Retirement System (LAGERS)

- FY26 City contribution is $1,624,133 up from $1,418,069 reflecting a full year in LAGERS and full staffing
- Employees contribute 4% of salary to LAGERS ($387,036)

St. Louis Area Insurance Trust (SLAIT)

- Self-insured pool - 27 member cities/agencies
- Worker's compensation, general liability and health;
- Worker's Compensation
  - FY26 includes a 10% increase in the rate
  - Rate Mod went from 1.03 to 1.14 (additional 28%)
- Liability – FY26 includes a 10% increase

SLAIT Health Insurance

- Health Insurance Premium + 6% for FY26 – $86K increase
- 10-year average increase: 4.15%
- Total City Cost FY26 - $1,526,317
- Employee contribution - $312,868
- Spousal Surcharge ($200/month)
  - Only applies to spouses with other available health coverage
  - estimated savings - $125K annually

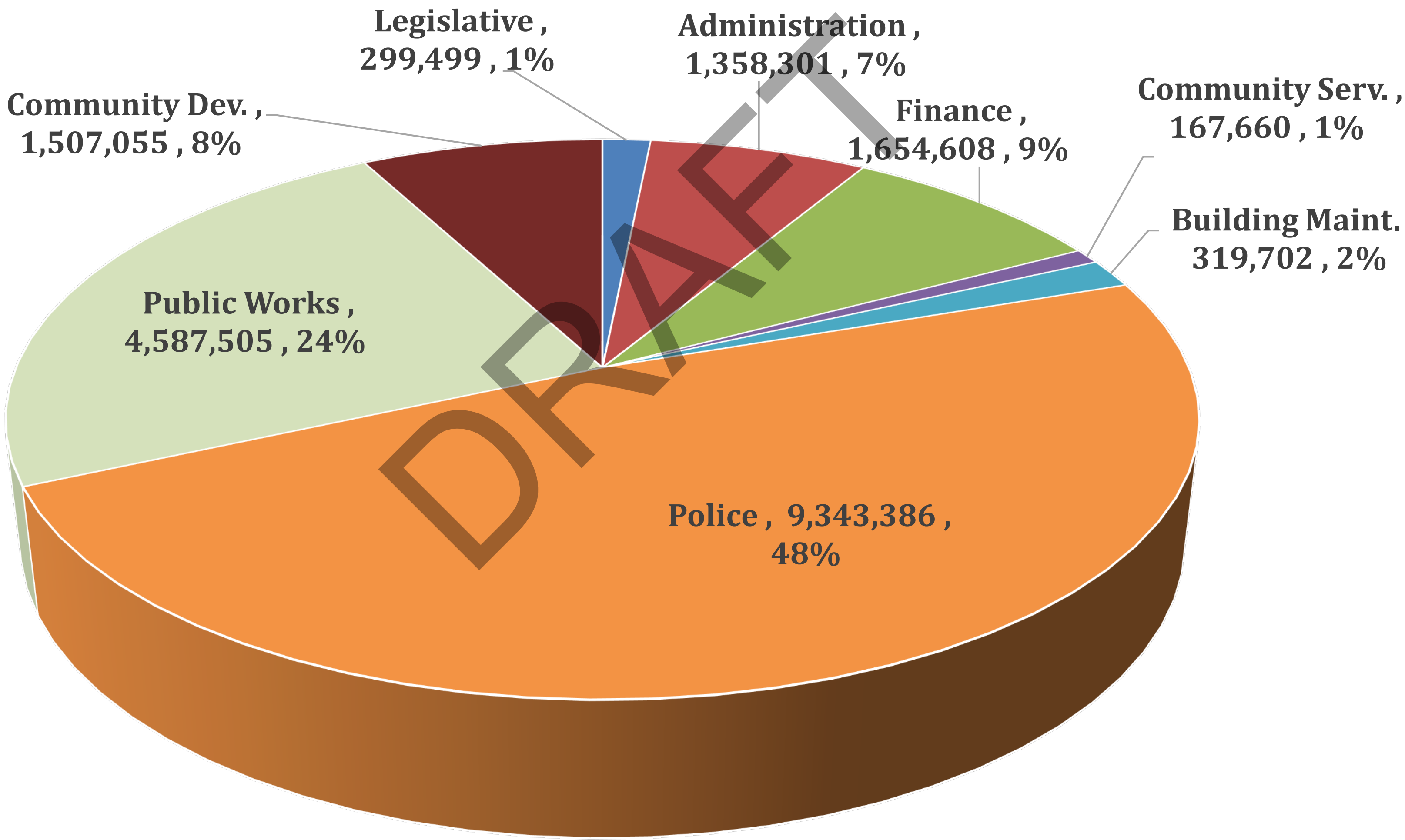
General Fund Operating Expenditures

- Overall increase of 8.2% to $5.2M
- Trash & recycling service for single family homes and condos ($1,119,040)
  - 21.3% of General Fund non-personnel or capital costs
  - 29% budgeted increase in FY26 ($251,540)
    - 23% rate increase
    - 6% increase for additional homes
  - 5 year contract effective July 1, 2025

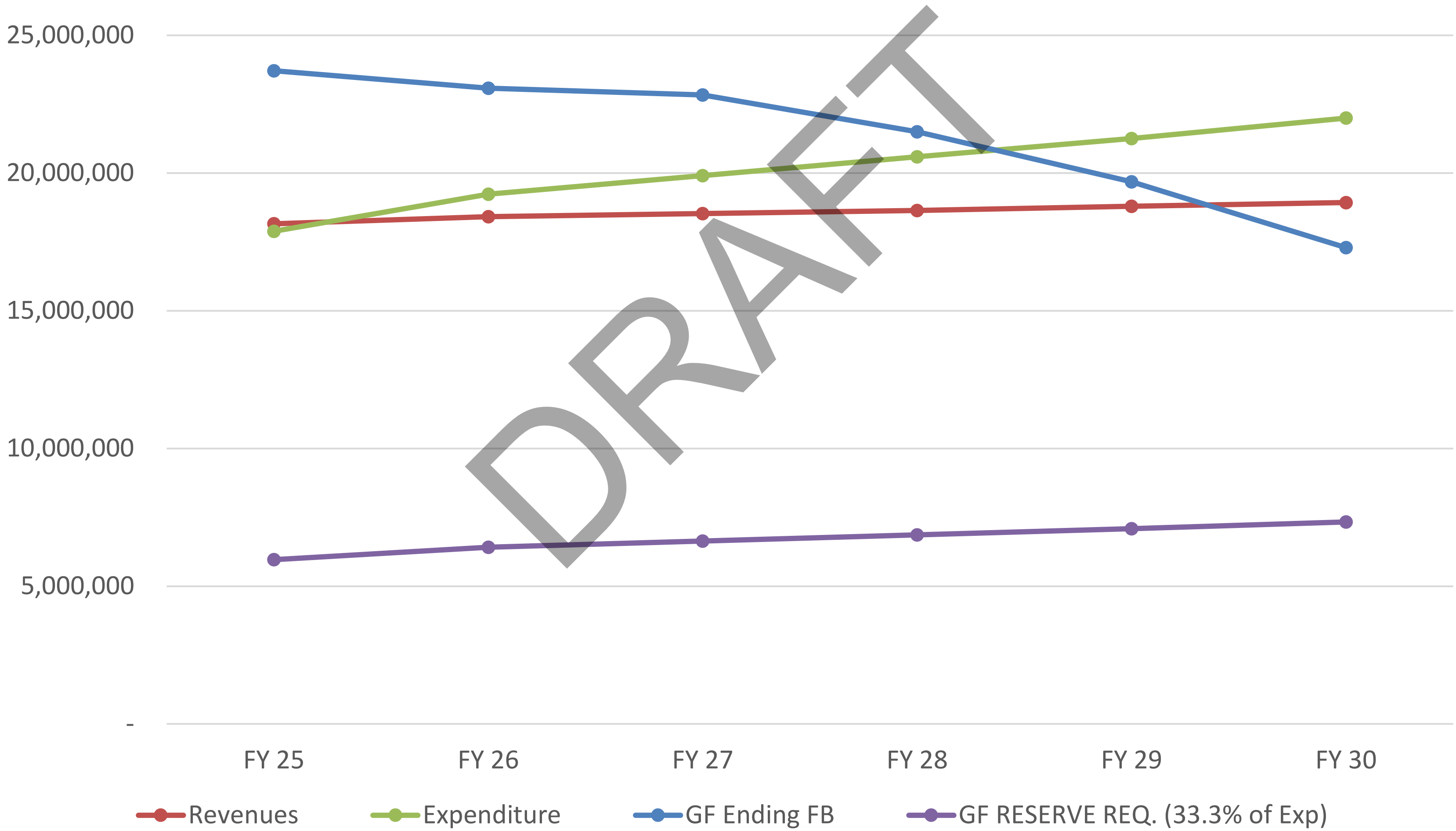
General Fund Capital Outlay

- Decrease of 17% in FY26 to $431,955
- Police:
  - 4 police vehicles to be purchased in FY26 ($276,800 including equipment and upfitting)

General Fund Expenditures By Department



General Fund 5 Year Projections



General Fund 5 YR Projections

(FY 2025-2027)

	FY 2025	FY 2026		FY 2027
Revenues	18,156,982	18,413,647		18,525,447
Expenditures	-17,886,275	-19,237,716		-19,901,563
Revenue over (under) Expenditures	270,707	-824,069		-1,376,116
Transfers - In (From Public Safety)	799,822	1,046,030		1,085,363
Transfers - In (From Parks & Stormwater)	565,998	541,181		543,887
Transfers - Out (To Enterprise)	0	0		0
Transfers - Out (To Capital/P&S)	-500,000	-1,400,000		-500,000
Net Change in Fund Balance	1,136,527	-636,858		-246,866
Fund Balance - Beginning of year	22,577,979	23,714,506		23,077,647
FUND BALANCE - End of the Year	23,714,506	23,077,647		22,830,781
*Less RESERVE GF BAL. FOR CAPITAL CONS	9,000,000	10,000,000	*	11,000,000
Unassigned Fund Balance	14,714,506	13,077,647		11,830,781

General Fund 5 YR Projections

(FY 2028-2030)

	FY 2028	FY 2029	FY 2030
Revenues	18,643,112	18,797,088	18,929,522
Expenditures	-20,589,613	-21,253,459	-21,994,927
Revenue over (under) Expenditures	-1,946,501	-2,456,371	-3,065,405
Transfers - In (From Public Safety)	1,113,603	1,142,785	1,172,938
Transfers - In (From Parks & Stormwater)	546,606	549,339	552,086
Transfers - Out (To Enterprise)	0	0	0
Transfers - Out (To Capital/P&S)	-500,000	-500,000	-500,000
Net Change in Fund Balance	-786,292	-1,264,248	-1,840,382
Fund Balance - Beginning of year	22,830,781	21,497,883	19,684,297
FUND BALANCE - End of the Year	21,497,883	19,684,297	17,291,829
*Less RESERVE GF BAL. FOR CAPITAL CONS	12,000,000	12,000,000	12,000,000
Unassigned Fund Balance	9,497,883	7,684,297	5,291,829

Options for Cost Savings / Revenue Enhancements

- 1.25% Use Tax – projected revenue: $500,000+
- Trash/Recycling Direct Invoice to Residents
  - Projected savings: up to $1.1M
- Business License Fee
  - Currently $30 per 1,000 square feet; Minimum $40; Maximum $1,000 per business
  - Rates among lowest in region
  - Unchanged since 1990
  - Projected revenue: varies

Use Tax (1 of 2)

- Applied on MO transactions purchased from Out-of-State Vendors
  - Replaces sales tax revenue lost to on-line and out-of-state purchases
  - Would level the playing field for “brick and mortar” retailers
  - In lieu of, not in addition to, sales tax
  - Local use tax rate = local sales tax rate (1.25%)

Use Tax (2 of 2)

- Rate is determined based on Point of Delivery, instead of Point of Sale
- Vendor remits to the DOR, who then sends to the City
- State of Missouri Rate is 4.225%
- 54 of 81 St. Louis County Municipalities have it

- May only be implemented with Voter Approval

Capital Improvement Fund (1 of 2)

- FY 26 Sales Tax Revenue Estimate: $2.3M
- Sales tax subject to 15% county sharing
- Grant funding projected to be $5.1M
  - New Ballas Road Phase 2 - $1,333,000
  - Craig Rd - $960K
  - Lindbergh-Old Olive Intersection - $1,845,100

Capital Improvement Fund (2 of 2)

- CIP Fund Expenditures for FY 2026:
  - Building & Improvements ($605,000)
  - Park and Recreational Facilities ($1,720,000)
  - Street & Sidewalk Improv. ($5,957,000)
  - Capital Equipment ($379,655)
  - Personnel & Operating ($191,506)

Debt Service Fund

- Voters approved $10.7 million bond issue in 2016 to build a new police station
- $0.082 tax levy on real estate and property taxes for 20 years – remains same due to defeasance in FY23
- Revenues from tax & interest in FY26: 1,017,100
- Expenses from principal & interest in FY26: $696,608

Police Building Fund

- Expenses in FY25 include:
  - Police Parking Lot Security Fence - $219,257

- No Expenses in FY26

Public Safety Fund

- Half-cent County-wide public safety sales tax; 5/8th disbursed to cities (per capita)
- 3% Sales Tax on Recreational Marijuana effective October 1, 2023
- Sales tax revenues projected at $1,624,452 FY26 (4.4% increase).

Public Safety Sales Tax Policy

- Police Operating Costs – 45-55%
  - Compensation & Training
  - FY26 – 59.72%
- Public Safety Capital Expenditures – 15-25%
  - Equipment, park security, etc.
  - FY26 – 16.3%
- Police Bldg Maint. & Operation – 10-20%
  - FY26 – 11.3%
- Police Pension Liability – 15-25%
  - FY26 – 19.16%

Public Safety Fund

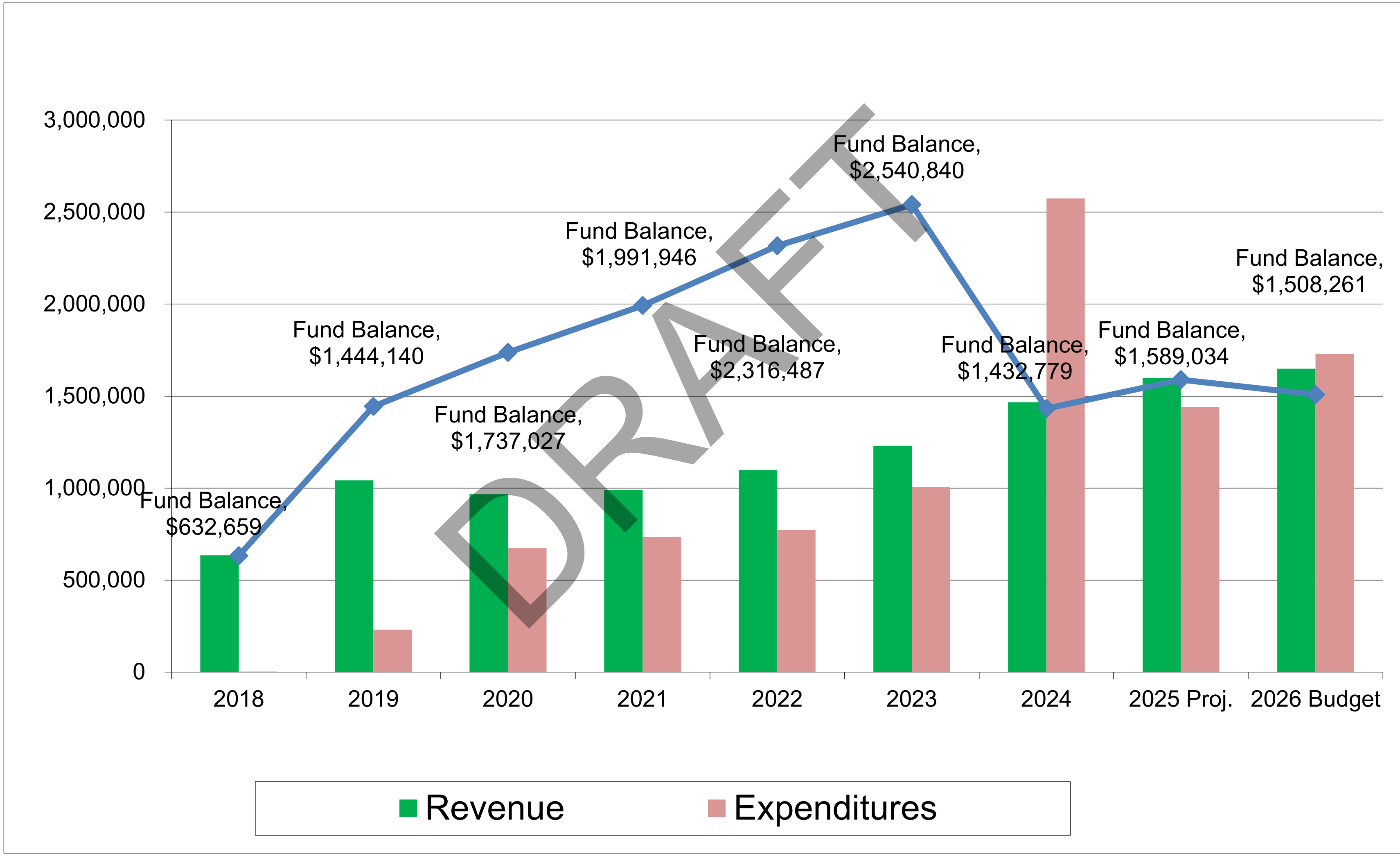
- Expenses in FY26 ($1,730,225) include:
  - Ongoing Personnel Costs to transition from 8 hour shift to 12 hour shift from FY19, Market Equity adjustments in FY22, FY23, FY25 & FY26 ($734,756)
  - 20% of sales tax used for offsetting police legacy retirement plan ($311,274)
  - Operating Costs ($419,395)

Public Safety Fund

Capital Expenditures ($264,800)

- $64K for Walkie Talkies
- $62K for In-Car Mobile Data Terminals
- $47K for Admin Vehicle
- $41K for Surveillance Cameras
- $22K for Building & Improvements
- $12K for Gas Masks

Public Safety Fund



Parks & Stormwater Fund

- Half cent sales tax – adopted by Creve Coeur voters in 2020
- City retains 100% - no county sharing
- FY26 Sales Tax Estimate: $2,715,910
- FY26 MSD OMCI District Revenue: $950,000

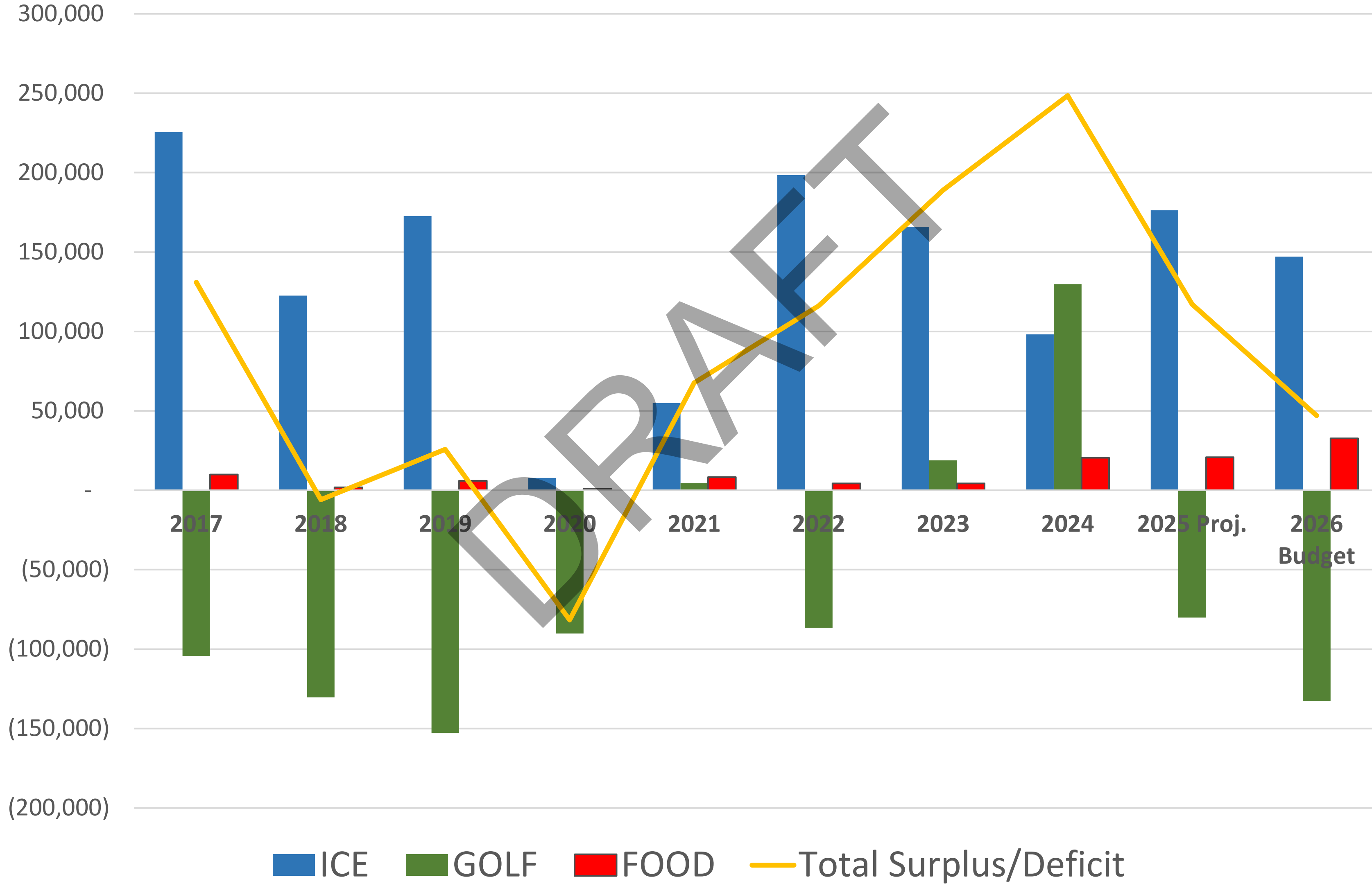
Parks & Stormwater Fund

- Expenses in FY26 ($2,785,021) include:
  - Park Projects ($495,000)
  - Stormwater Projects ($2,075,000)
  - Capital Equipment ($30,000)
  - Project Administration ($185,021)

Municipal Enterprise Fund

- Golf Course & Ice Arena budgets are accounted for in the Municipal Enterprise Fund (MEF)
- Goal is for MEF to cover all operating costs with user fees.

Enterprise Fund



Municipal Enterprise Fund

- Financial health of the MEF Continues to Improve due to:
  - Golf Course continues to see higher usage
  - Recent rate increases

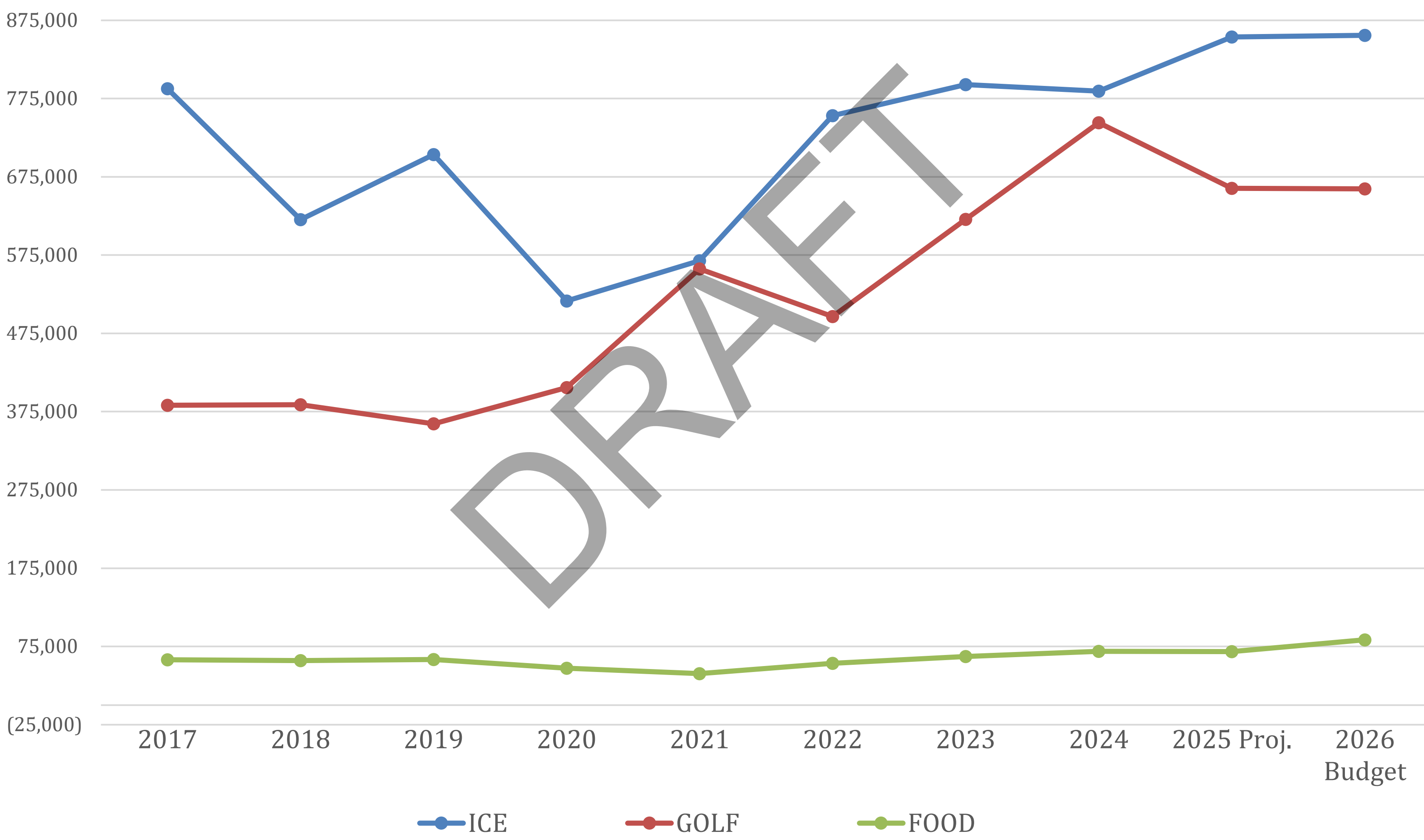
- Projected Fund Balance for FY26: $768,560
  - No Need for transfers from General Fund
  - $82,500 capital improvements in FY26 instead of Capital Fund

Enterprise Fund FY26

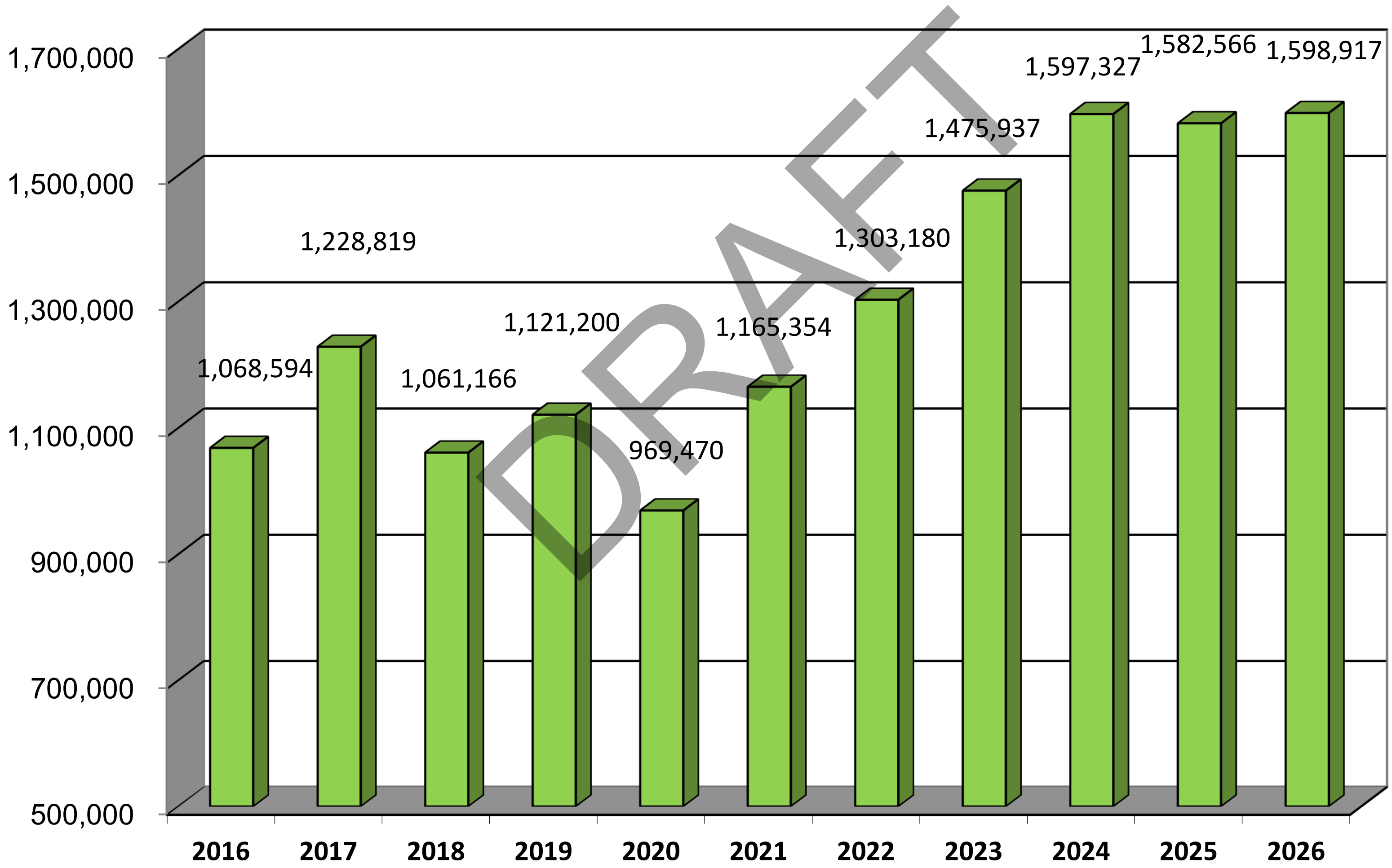
- Overall Operating Revenues estimated to increase 1% to $1,598,917 for FY26
  - Ice Arena – increase .25% to $856K
  - Golf – decrease .12% to $660K

- Revenues have increased average 4.7% per year over last 10 years

Enterprise Revenue by Division



Enterprise Fund 10 Year Operating Revenue Trend



Enterprise Fund Revenues

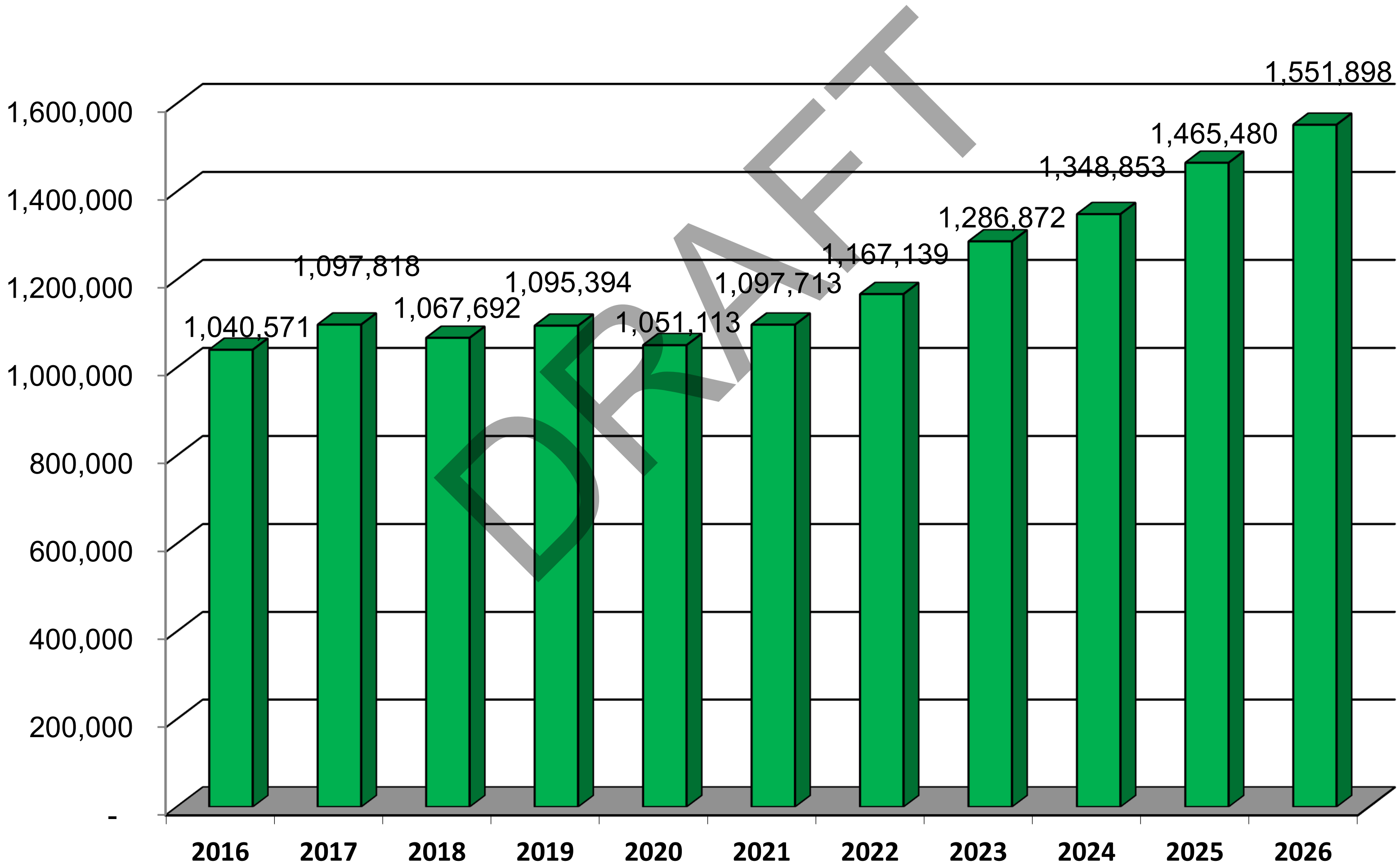
	FY25 Estimate	FY26 Projected	% Change
Ice Arena	$853,728	$855,856	.25%
Food Service	$68,500	$83,500	21.9%
Golf Course	$660,338	$659,561	(.12%)
Transfer from GF	$0	$0	
TOTAL REVENUES	**$1,582,566**	**$1,598,917**	**1.03%**

Enterprise Fund FY26

- Overall Operating Expenses estimated to increase 5.9% to $1,551,898

- Expenditures have increased average 5% per year over last 10 years

Enterprise Fund 10 Year Operating Expenditure Trend



Enterprise Fund Expenditures by Category

	FY25 Estimate	FY26 Projected	% Change
Personnel Services	$834,351	$907,788	8.8%
Operating Expenses	$529,730	$507,958	(4.1%)
Capital Outlay	$101,399	$136,152	34.3%
TOTAL EXPENSES	**$1,465,480**	**$1,551,898**	**5.9%**

Enterprise Fund FY26

- One additional full-time position
  - Building Maintenance Position
  - Replaces several part-time positions
  - Net cost: $26,400

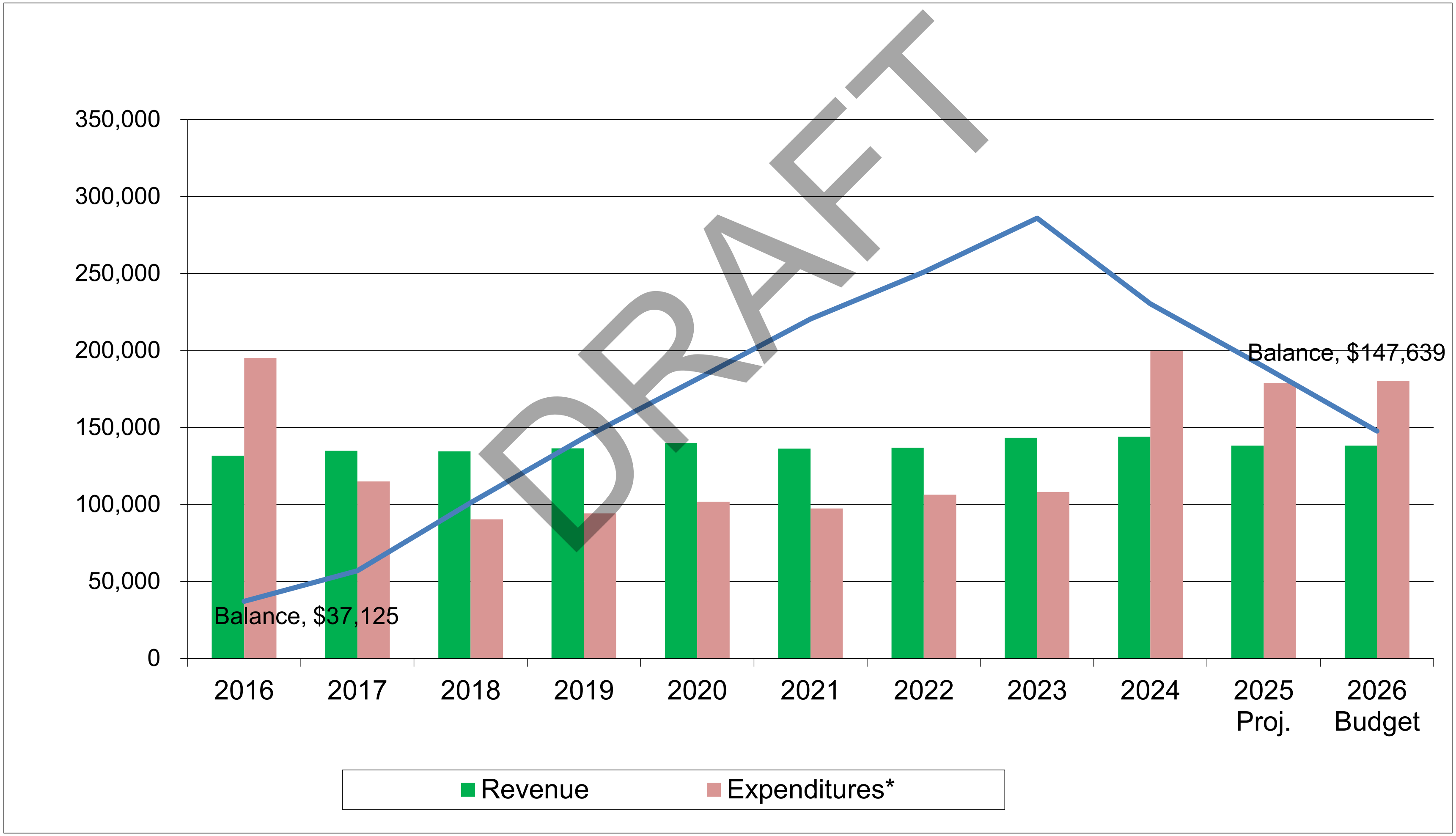
Enterprise Fund Capital Outlay

- Golf Cart Lease ($32,040)
- Golf Course Turf Tractor ($50,000)
- Golf Course Restroom Renovations ($30,000)

Sewer Lateral Fund

- As of October 1, 2023, provides reimbursement of 70% ($7,500 cap) for sewer lateral replacement
- Funded by $28 annual fee on property tax bill
- FY26 estimated operating revenues $138,200; expenditures $180,129

Sewer Lateral Revenues Expenses & Fund Balance



Questions & Answers

Exhibit B

MEMORANDUM

DATE: May 27, 2025

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Use Tax

As a follow-up to the budget work session held on May 12, 2025, 54 out of the 81 municipalities in St. Louis County have adopted the Use Tax, while 27 have not.

The chart below provides a summary of cities that have either passed or failed the Use Tax, organized by election month:

Ballot Date	Passed	Failed
April	25	28
June	1	2
August	3	1
November	6	10
Total	**35**	**41**

The first chart on the following page shows 35 St. Louis County municipalities that passed the Use Tax **after 2015**, along with the election month in which it was approved. Of these 35 municipalities, 25 placed the measure on the April ballot, 1 in June, 3 in August, and 6 in November. The chart also includes the year the Use Tax was passed, which may be helpful in identifying whether it occurred in an even or odd year.

The 2nd chart on the next page shows the 27 cities that have NOT passed the Use Tax.

CITY	POP	MUNI RATE	TOTAL TAX RATE	PASSED
Richmond Heights	9,286	1.75	9.4875	Nov-15
Bel-Ridge	2,132	1.25	8.9875	Apr-16
Country Club Hills	1,014	1.75	9.4875	Apr-16
Crestwood	12,404	1.75	9.4875	Apr-16
Frontenac	3,612	1.50	9.2375	Apr-16
Greendale	642	1.00	8.7375	Aug-17
Moline Acres	2,156	1.25	8.9875	Aug-17
Beverly Hills	475	1.50	9.2375	Nov-17
Pagedale	2,554	1.25	8.9875	Nov-17
Cool Valley	1,039	1.75	9.4875	Apr-18
St. John	6,643	1.25	8.9875	Apr-18
Clayton	17,355	1.50	9.2375	Nov-18
Pine Lawn	2,754	1.75	9.4875	Apr-19
Velda Village Hills	881	1.00	8.7375	Apr-19
Calverton Park	1,143	0.50	8.2375	Jun-20
Brentwood (1)	8,233	2.00	9.7375	Nov-20
Bridgeton	11,445	1.25	8.9875	Apr-21
Rock Hill	4,750	1.50	9.2375	Apr-21
Sunset Hills	9,198	1.25	8.9875	Apr-21
Warson Woods	2,018	1.25	8.9875	Apr-21
Bellerive Acres	191	0.75	8.4875	Apr-22
Dellwood	4,914	1.25	8.9875	Apr-22
Florissant (2)	52,533	1.25	8.9875	Apr-22
Hanley Hills	2,009	1.00	8.7375	Apr-22
Lakeshire	1,554	0.50	8.2375	Apr-22
Oakland	1,390	1.00	8.7375	Apr-22
Pasadena Park	435	0.50	8.2375	Apr-22
Shrewsbury	6,406	1.50	9.2375	Apr-22
Twin Oaks (5)	605	1.25	8.9875	Apr-22
Webster Groves	24,010	1.50	9.2375	Apr-22
Wilbur Park	439	0.50	8.2375	Apr-22
Ferguson (3)	18,527	2.00	9.7375	Aug-22
Bellefontaine Neighbors	10,740	0.50	8.2375	Nov-22
Fenton	3,989	0.50	8.2375	Apr-23
Maryland Heights	28,284	0.50	8.2375	Apr-25
# of cities that have adopted the tax after 2015				35

CITIES NOT PASSED
Ballwin
Berkeley
Charlack
Chesterfield
Creve Coeur
Crystal Lake Park
Ellisville
Eureka (9)
Grantwood Village
Green Park
Hillsdale
Jennings (3) (7)
Kinloch (4)
Ladue
Manchester
Marlborough
Northwoods
Norwood Court
Overland
Pacific
St. Ann (8) (10)
Town & Country
Valley Park
Velda City
Wellston
Wildwood
Winchester

I also reviewed election results dating back to 2015 and identified the cities listed on the next page that placed a Use Tax measure on the ballot, but did not pass it during those years. (Cities highlighted in the list have since successfully passed the Use Tax as of the date of this memo.)

Of the 41 Use Tax ballot measures that failed since 2015, 28 were held in April, 2 in June, 1 in August, and 10 in November. Seven of these cities eventually succeeded in passing the Use Tax, including one city that placed it on the ballot twice after 2015 before it finally passed in 2025.

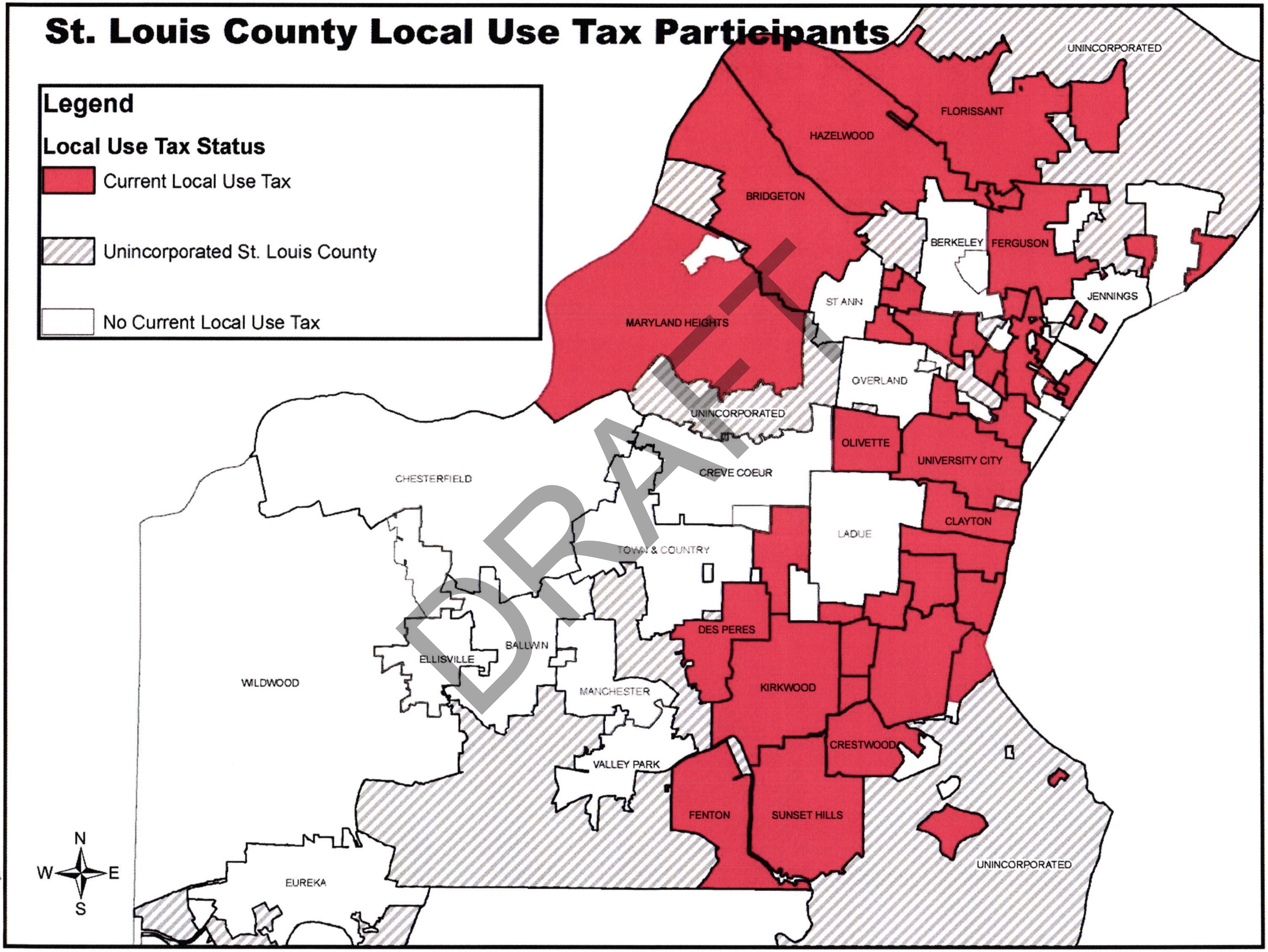
Municipality	Date Failed	Date Passed
Manchester	Apr-16	
St. Ann	Apr-16	
Brentwood	Nov-17	Nov-20
Pine Lawn	Nov-17	
St. John	Nov-17	
Jennings	Apr-18	
Pine Lawn	Apr-18	
Velda Village	Apr-18	
Winchester	Apr-18	
Ferguson	Aug-18	Aug-22
Bellefontaine	Nov-18	Nov-22
Pine Lawn	Nov-18	
Valley Park	Nov-18	
Velda Village	Nov-18	
Ladue	Jun-20	
Shrewsbury	Jun-20	Apr-22
Webster Groves	Apr-21	Apr-22
Ballwin	Apr-22	
Chesterfield	Apr-22	
Ellisville	Apr-22	
Eureka	Apr-22	
Fenton	Apr-22	Apr-23
Glen Echo	Apr-22	
Grantwood Village	Apr-22	
Jennings	Apr-22	
Kinloch	Apr-22	
Manchester	Apr-22	
Northwoods	Apr-22	
Overland	Apr-22	
Town & Country	Apr-22	
Maryland Heights	Nov-22	Apr-25
Chesterfield	Apr-23	
Flordell Hills	Apr-23	
Maryland Heights	Apr-23	Apr-25
Northwoods	Apr-23	
Town & Country	Apr-23	
Velda City	Apr-23	
Berkeley	Nov-24	
Jennings	Nov-24	
Jennings	Apr-25	
St. Ann	Apr-25	

The chart below lists several St. Louis County cities that have adopted the Use Tax and includes data on their population, local sales tax rate, sales tax revenue, use tax revenue, and the ratio of use tax to sales tax.

Population	Municipality	Local Sales Tax	Local Sales Tax	Local Option Use Tax	Ratio (Use/Sales *100)
8,233	Brentwood	2	12,421,133	1,314,019	11%
11,445	Bridgeton	1.25	6,744,781	1,400,908	21%
17,355	Clayton	1.5	4,431,514	1,509,116	34%
12,404	Crestwood	1.75	3,658,351	582,550	16%
9,193	Des Peres	1.75	8,175,984	1,809,383	22%
3,612	Frontenac	1.5	3,246,624	317,248	10%
31,276	Hazelwood	2.25	7,554,015	3,416,245	45%
29,461	Kirkwood	1.5	7,144,312	1,711,701	24%
8,269	Maplewood	1.75	6,023,068	543,114	9%
8,504	Olivette	1.5	1,551,603	515,390	33%
9,286	Richmond Heights	1.75	6,916,552	1,376,609	20%
6,406	Shrewsbury	1.5	2,388,642	398,299	17%
9,198	Sunset Hills	1.25	2,839,201	397,320	14%
35,065	University City	1.5	6,595,086	1,064,288	16%
24,010	Webster Groves	1.5	3,903,978	477,842	12%

According to the Missouri Municipal League (MML) and the data in the chart above, the average Use-to-Sales Tax ratio across the state – and even when considering just the cities listed above - is approximately 20%. Based on these averages and the City of Creve Coeur's FY2024 local sales tax revenue of $6,265,244, the City could reasonably expect to generate between $626,524 (at 10%) and $1,253,049 (at 20%) in Use Tax revenue.

St. Louis County Local Use Tax Participants



MEMORANDUM

DATE: June 9, 2025

TO: Mark Perkins, City Administrator

FROM: Melissa Bradford, Public Information Officer & Management Analyst

SUBJECT: Climate Action Plan Phase 3 Draft

RECOMMENDATION:

The Energy and Environment Committee is presenting its Climate Action Plan Phase 3 Draft to the City Council with the following objectives:

- **Review of measurable data** (p. 12-14) to assess how it reflects the City's performance in meeting sustainability goals. This information is intended to track progress over time and inform the development of future fiscal year action items.
- **Review of proposed fiscal year actions** (p. 15) to ensure alignment between the Committee's recommendations and the City Council's goals. This section is designed to be a dynamic, living document that may be revised annually to reflect evolving priorities.
- **Consideration and adoption of Phase 3 of the Climate Action Plan** by the City Council.

BACKGROUND INFORMATION:

A Climate Action Plan serves as a comprehensive framework for measuring, planning, and reducing greenhouse gas (GHG) emissions and addressing the impacts of climate change. After conducting its first greenhouse gas inventory in 2008, the City adopted Phase 1 of the Climate Action Plan in 2010. The City conducted a follow-up greenhouse gas inventory in 2015 and adopted Phase 2 of the Climate Action Plan shortly after. The original plan envisioned a three-phase approach: beginning with achievable strategies focused on municipal operations, then gradually expanding to broader community-wide efforts.

To maintain momentum and keep climate action a priority, the Energy and Environment Committee drafted Phase 3 of the Climate Action Plan. This draft plan was presented to the City Council during a joint work session in spring 2024. At that time, the Council recommended including data to better assess progress toward the City's sustainability goals, which is now included in the attached revised draft.

ATTACHMENTS:

- Climate Action Plan Phase 3 Draft

Prepared by the Energy & Environment Committee

Draft Version 4-16-2025

City of Creve Coeur

Climate Action Plan

Phase III: 2025-2050

ACKNOWLEDGEMENTS

The Energy & Environment Committee would like to acknowledge the following individuals for their support in developing the phase III climate action plan.

- Nicole Greer, Energy & Environment Council Liaison
- Mark Manlin, Energy & Environment Council Liaison
- Kim Norwood, Energy & Environment Council Liaison
- Donna Spence, Energy & Environment Council Liaison
- Melissa Bradford, PIO and Management Analyst
- City Staff
- Mayor Robert Hoffman
- City Council Members

The Energy & Environment Committee would also like to offer our appreciation to the residents and businesses of Creve Coeur for their continued dedication to building a more sustainable and environmentally-friendly community.

Document prepared by former and current members of the Energy & Environment Committee

- Greg Campbell
- Walker Gaffney
- Sheerie Green
- Hal Harris
- Saranya Konala
- Tarab Kumar
- Andrew Lowenthal
- Robert McCormack
- Paige Recker
- Donna Spence

CLIMATE ACTION PLAN

PHASE III

INTRODUCTION

The city of Creve Coeur recognizes the importance of being a sustainable and environmentally conscious community and has initiated many efforts over the years in support of these values. In 2010, the city adopted the initial Climate Action Plan (CAP). A CAP is a detailed and strategic framework for measuring, planning, and reducing greenhouse gas (GHG) emissions and related impacts from climate change. The 2010 CAP envisioned a three phase program, starting with easily achieved strategies focused on government operations, then gradually expanding to include more ambitious strategies that involved the community at large. As the plan enters its third phase, the plan looks to implement more ambitious initiatives that involve more significant changes in both the community as a whole to achieve a 50% reduction in GHG emission by 2050 (compared to a 2005 baseline).

The city of Creve Coeur was a Green Power Community as designated by the U.S. Environmental Protection Agency (EPA) from June 2013 to 2019.

TABLE OF CONTENTS

HISTORY

In 2010, the city adopted the first phase of a Climate Action Plan to reduce greenhouse gas emissions community-wide 20 percent by 2015 in comparison to 2005 baseline levels. The following projects have been implemented by the city of Creve Coeur as part of the reduction goal:

- Decorative LED lighting on Olive Boulevard from Cross Creek to Mason (70% energy reduction and maintenance free for approximately 10 years)
- New boiler and hot water system at the Government Center has resulted in up to 75% reduction in energy usage
- Retrofit all lighting at municipal facilities with energy efficient fixtures
- Reflective white coating on Government Center and Public Works facility roofs has dropped the surface temperature by at least 30 degrees in the summer
- Radiant heating at the Public Works facility has reduced winter gas bills by nearly 75%

In December 2011, the City Council adopted a resolution to initiate the Environmental Protection Agency (EPA) Green Power Community Challenge in Creve Coeur to support the purchase of renewable energy. The city became a Green Power Community in June 2013. In December 2013, the city received a Sustainable Business Advantage Award from the St. Louis Regional Chamber and in 2014, the city took the 25x20 Energy Benchmarking Pledge to reduce municipal building energy consumption in the St. Louis regional by 25% by the year 2020. In July 2016, the City Council adopted the second phase of the plan.

In 2020, Creve Coeur, along with many municipalities worldwide, faced the challenges of the Covid-19 pandemic which slowed down progress on sustainability work. The third phase of the CAP is intended to reinvigorate this important work and provide a pathway to achieve emissions reduction goals.

Climate Efforts Begin — 2008

Creve Coeur signs the US Mayors' Climate Protection Agreement and completes 1st GHG emissions inventory (using 2005 data).

CAP Phase I — 2010

City approves the Creve Coeur Climate Action Plan Phase I which establishes a plan to reduce emissions by 20% by 2015 and 50% by 2050.

Energy Audit — 2013

A comprehensive energy audit of City of Creve Coeur buildings is completed to identify strategies to save energy and reduce emissions.

2nd GHG Inventory — 2015

City completes 2nd GHG emissions inventory (using 2014 data) to measure progress.

CAP Phase II — 2016

City approves the Creve Coeur Climate Action Plan Phase II.

CAP Phase III — 2025

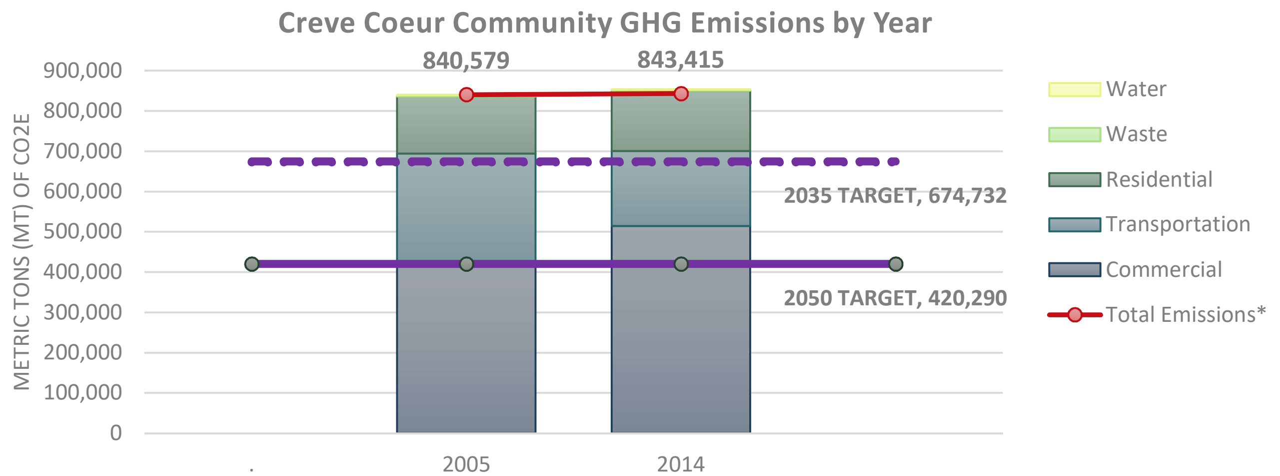
City develops Creve Coeur Climate Action Plan Phase III which is intended to be a living document to manage ongoing climate efforts.

CREVE COEUR EMISSIONS

The Phase I CAP set ambitious goals of reducing GHG emissions by 20% by 2015 and by 50% by 2050. After evaluating progress in 2014, the Phase II CAP made a new recommendation that Creve Coeur adopt an interim goal of reducing GHG emissions by 20% by 2035 from 2014 emissions.

COMMUNITY EMISSIONS

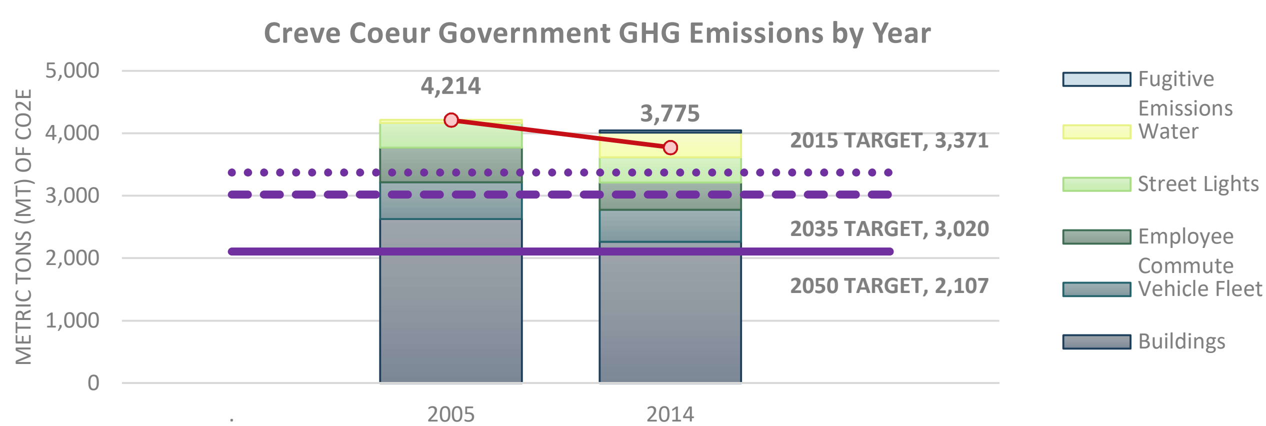
In the community at large, GHG emissions increased by 2,836 metric tons (mt) of CO2e from 2005 to 2014. However, a per capita emissions decrease was seen from 49.7 mtCO2e in 2005 to 47.2 mtCO2e in 2014. The overall GHG emissions increase was due to construction which added two million square feet of commercial space under roof during that time. Community emissions are allocated to five different sectors: commercial, transportation, residential, waste, and water. The graph below shows how community emissions are trending.



***Notes: 2014 total emissions include 10979 mtCO2e reduced due to the purchase of pure power renewable energy credits. Additionally, the 2035 target remains the same as the 2015 target due to target re-evaluation in the phase II CAP.**

GOVERNMENT EMISSIONS

When looking at government operations, emissions were reduced by 439 mtCO2e from 2005 to 2014. Government emissions are allocated to six different areas: buildings, vehicle fleet, employee commute, street lights, water, and fugitive. 2014 fugitive emissions are from leaked coolant used at the Dielmann Recreation Complex's Ice Arena. The graph below shows how government emissions are trending



***Note: 2014 total emissions include 273 renewable energy credits purchased by the city of Creve Coeur as part of the Ameren Pure Power program.**

LOOKING FORWARD

As the CAP enters phase III, the plan looks to implement ambitious initiatives that involve more significant changes community-wide to achieve a 50% reduction in GHG emissions by 2050 (compared to a 2005 baseline). While previous efforts focused on municipal operations, future efforts will need to improve involvement from the business community and local residents. Types of actions need to create broader community buy-in include:

- **Educating and engaging** the community on strategies to reduce energy consumption and GHG emissions
- **Incentivizing** emissions reduction activities (e.g. group-buy programs, public infrastructure such as charging stations, state and federal credits and grants)
- **Streamlining** municipal processes through updated environmentally-friendly ordinances
- **Tracking and monitoring** community emissions to provide ongoing feedback

GOALS

Creve Coeur has identified five goals to help support the community in achieving GHG emissions reduction targets. These goals are an update and expansion of the goals set forth in the original Climate Action Plan.

ENERGY EFFICIENCY AND CONSERVATION

Increase energy efficiency and support conversation of energy in the community as a whole and in government operations.

WASTE

Reduce waste in the community as a whole and in government operations.

RENEWABLE ENERGY

Increase the use of renewable energy in the community as a whole and in government operations.

NATURAL ENVIRONMENT AND ADAPTATION

Protect the natural environment and encourage the development of plans and strategies to create a resilient community to cope with and adapt to the changes that will occur as a result of climate change.

ALTERNATIVE TRANSPORTATION

Increase the use of alternative transportation in the community as a whole and in government operations.

STRATEGIES

For each goal listed above, a one-page description of strategies is provided in this next section of the CAP. Strategies describe how the city of Creve Coeur plans to reach the above goals and achieve the objective to achieve an objective of a 50% reduction in GHG emissions by 2050.

ENERGY EFFICIENCY AND CONSERVATION

Increase energy efficiency and support conversation of energy in the community as a whole and in government operations.

Reducing energy use through energy efficiency and energy conservation have a similar goal to reduce energy use. Energy conservation relies on cutting back on activities that consume energy—by turning off lights or using appliances less often. Energy efficiency harnesses technology to help avoid or reduce energy waste so that you can still turn on the lights, drive, or wash your clothes but use less energy doing so. Many products, homes, and buildings use more energy than they actually need, through inefficiencies and energy waste. Energy efficiency is one of the easiest ways to eliminate energy waste and lower energy costs. It is also one of the most cost-effective ways to combat climate change, clean the air we breathe, help families meet their budgets, and help businesses improve their bottom lines.

LIghting at all municipal facilites has been retrofit with energy efficient fixtures.

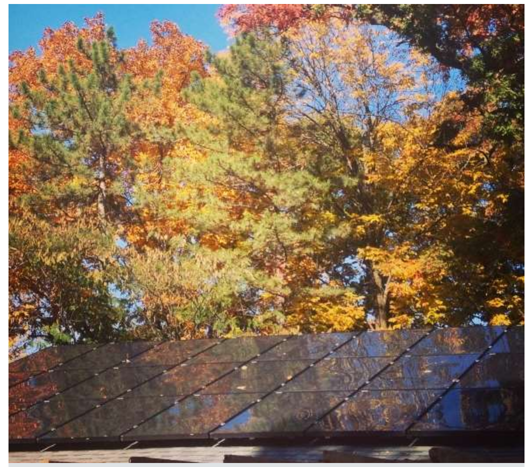
STRATEGIES

- Encourage participation in building benchmarking. Benchmarking allows building energy consumption to be tracked over time and compared to the energy consumption of other similar buildings around the country.
- Encourage commercial building upgrades & retrofits.
- Develop a program to encourage energy audits in small commercial and residential building to identify sources of energy waste.
- Develop and identify financial incentives for energy efficiency (fee reductions, zoning incentives, federal tax credits, trade-in programs).
- Review and adopt updates to the International Energy Conservation Code (IECC) and a regular basis.
- Explore requiring “Green” certification of new municipal buildings.
- Educate residents and business owners on energy efficiency and conservation tips including but not limited to:
    - Lighting
    - Insulation and weather-stripping
    - Efficient appliances and HVAC
    - Landscaping

RENEWABLE ENERGY

Increase the use of renewable energy in the community as a whole and in government operations.

Access to renewable energy sources, such as wind, solar, and geothermal power is key to creating a sustainable and carbon neutral society. While energy efficiency is the most cost effective strategy for reducing GHG emissions, it will not be possible for Creve Coeur to achieve the deep reductions in GHG emissions that are needed without access to renewable energy. Renewable energy has fewer harmful environmental impacts than conventional energy does and can reduce the impacts of climate change.



Rooftop solar array on home in Creve Coeur.

STRATEGIES

- Purchase additional renewable energy credits.
- Educate community on solar and geothermal installation process, financing, and on benefits of renewable energy.
- Support rollout of solar group buy programs.
- Review and streamline the solar installation process.
- Research participation in the Sol Smart, which provides no-cost technical assistance to help local governments follow national best practices to expand solar energy use in their jurisdictions.
- Establish a larger community solar installation, often called a "solar garden," which would sell some or all of its power to Creve Coeur residents.

ALTERNATIVE TRANSPORTATION

Increase the use of alternative transportation in the community as a whole and in government operations.

Burning fossil fuels. like gasoline and diesel, releases carbon dioxide into the atmosphere. Emissions from vehicles account for 22% of Creve Coeur's greenhouse gas emissions. Strategies that encourage alternative modes of transportation (walking, bicycling, transit, and carpooling) would not only reduce GHG emissions, they would bring other benefits to the citizens of Creve Coeur, such as safer roads, increased air quality and better health. Efficient vehicles, such as hybrids and electric, can improve fuel economy, lower fuel costs, and reduce local emissions.

A rendering of the 39 North Greenway project, which when completed will connect to the regional Centennial Greeway.

STRATEGIES

- Enhance street infrastructure to facilitate multimodal mobility.
  - Improve pedestrian connectivity
  - Develop a bikeway plan.
  - Enhance bus stops.
  - Explore adoption of a complete streets policy.
- Encourage rideshare, walking, biking and other modes of micromobility.
  - Develop a carpooling program for businesses in Creve Coeur routes to all schools.
- Promote zero- and low-emissions vehicles.
  - Research electric vehicle (EV) charging and EV readiness ordinances.
  - Convert municipal fleet (police and other city vehicles) to zero- and low-emissions vehicles
  - Explore federal grants for public EV charging facilities.
- Run an anti-idling campaign.

WASTE

Reduce waste in the community as a whole and in government operations.

While greenhouse gas emissions from waste and associated activities contributed little to overall emissions in Creve Coeur, promoting waste reduction is an essential element of sustainable communities. Solid waste creates GHG emissions in two ways. Greenhouse gasses are initially released from the vehicles used in collecting and transporting the waste. Secondly, greenhouse gasses are emitted from the decomposition or incineration of the solid waste. Reducing, reusing, and recycling materials can reduce GHG emissions by reducing emissions from manufacturing new products.

2023 electronics recycling event.

STRATEGIES

- Research opportunities for residential composting and community gardens.
- Distribute reminders on residential recycling.
- Explore potential of bins at City Hall for hard to recycle items such as batteries, bags and ink cartridges and continue the city yearly electronics recycling event.
- Create an avenue to share tips on reducing use of hard to recycle items and reusing items.
- Periodically review municipal waste contracts.

The Energy & Environment Committee set up a recycling education booth at the city's 2023 Arbor Day event.

Arbor Day Event: Tips from community members on reducing use of hard to recycle items

- Use dryer balls instead of fabric softener
- Buy and use rechargeable batteries
- Freeze fresh food that would go bad before you use it
- Use powder detergent instead of liquid
- Use biodegradable toothbrushes
- Use only reusable bags when shopping
- Buy and use bar soap and eliminate ongoing purchase and use of plastic bottles
- Fix or refurbish rather than throw out and buy new
- Make your own coffee and use reusable cups

NATURAL ENVIRONMENT AND ADAPTATION

Protect the natural environment and encourage the development of plans and strategies to create a resilient community to cope with and adapt to climate change.

While it is of upmost importance to reduce the amount of greenhouse gases emitted into the atmosphere there is overwhelming consensus that we are beginning to see, and will for the foreseeable future continue to see, the effects of global climate change. For this reason, it is important for communities to implement strategies to protect the national environment and to mitigate climate change's effects. For the Midwest, and the St. Louis area in particular, the direct effects include hotter summer days, warmer winters, more severe and acute rain events that could lead to flooding, and longer dry periods between the rains.

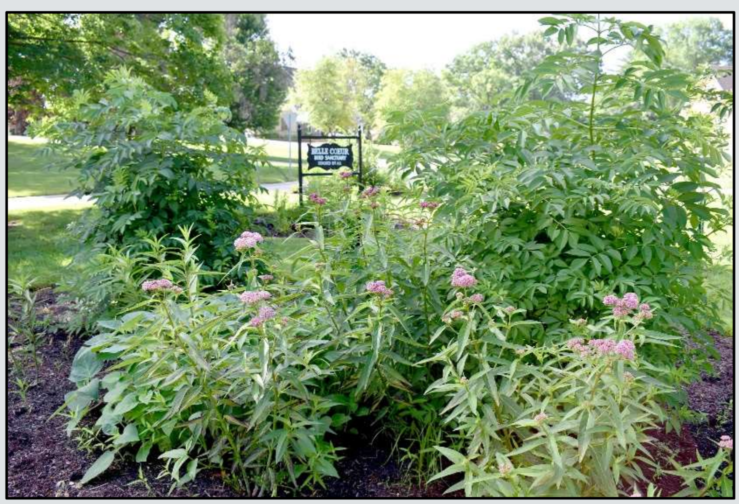
Remnants of natural forest in Creve Coeur containing Carya (hickory) and Quercus (oak).

STRATEGIES

- Manage stormwater runoff through mitigation strategies (rainscaping, pervious surfaces, drainage systems, etc.).
- Develop a drought action plan and a heat emergency plan.
- Remind residents about night time bird migration and encourage them to shade any outdoor lighting, use window coverings indoors.
- Provide native planting habitats for pollinators.
- Support expansion of the tree canopy.

Belle Coeur Bird Sanctuary, Chasselle Lane

This 2022 “Best Use of Natives” Creve Coeur Beautification Award winner was a resident led initiative. The group tore out all of the bush honeysuckle and burning bush (two Missouri invasive species) and replaced them with native shrubs and perennials. As these shrubs mature, they will offer greater sanctuary for Missouri birds and pollinators.



MEASURING PROGRESS

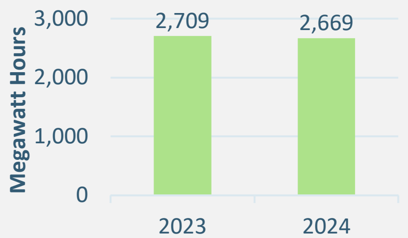
A greenhouse gas (GHG) inventory is a list of emission sources and the associated emissions quantified using standardized methods. Creve Coeur has complete two inventories (using 2005 and 2014 data) to support managing GHG risks and identifying reduction opportunities. The results of these inventories can be found on page 5. To support on-going tracking between inventories, this plan establishes a list of performance indicators as proxy measures to quantify climate action progress. Each indicator is organized by the plan's five goal areas.

Energy Efficiency and Conservation	1. **Total municipal electric energy use (MWh) -** source: Ameren, Creve Coeur 2. **Total municipal natural gas use (Ccf) -** source: Spire, Creve Coeur 3. **Number of Creve Coeur Green Business Certifications –** source: Creve Coeur
Renewable Energy	4. **Solar array permits issued –** source: Creve Coeur 5. **Municipal solar power generation (kWh) –** source: Creve Coeur
Alternative Transportation	6. **Number of public charging ports -** source: https://afdc.energy.gov/stations 7. **Miles of city-owned bike facilities -** source: Creve Coeur 8. **Miles of city-owned sidewalks -** source: Creve Coeur 9. **Transit, walking, and carpooling mode share for work commute (%) –** source: data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=160XX00US2917272
Waste	10. **Total trash generation (tons) –** source: Republic Services 11. **Total yard waste generation (cubic yards) –** source: Republic Services 12. **Total recycling amount (tons) –** source: Republic Services 13. **Recycling waste diversion (%) –** source: Republic Services 14. **E-waste collection (lbs.) -** source: Creve Coeur 15. **Document shred event (lbs.) –** source: Creve Coeur
Natural Environment and Adaptation	16. **Tree Canopy and land cover (%) -** source: canopy.itreetools.org

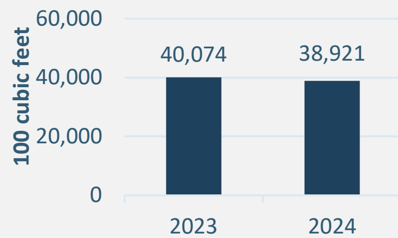
PERFORMANCE INDICATOR PROGRESS

Energy Efficiency and Conservation

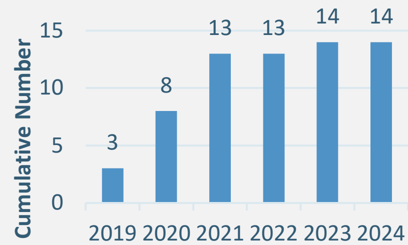
Municipal Electricity Use



Municipal Natural Gas Use

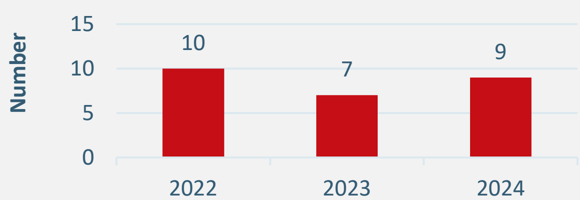


Certified Green Businesses

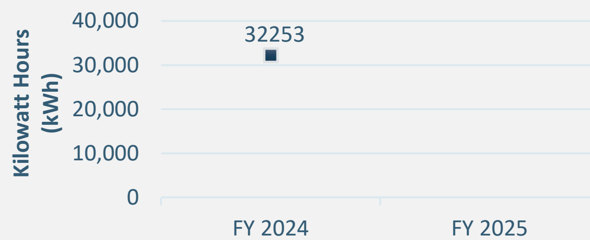


Renewable Energy

Solar Array Permits Issued

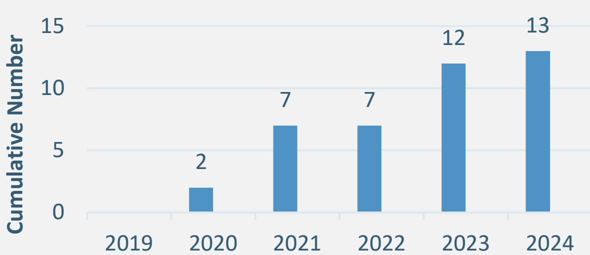


Municipal Solar Power Generation

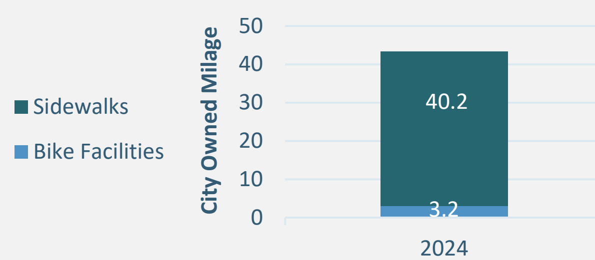


Alternative Transportation

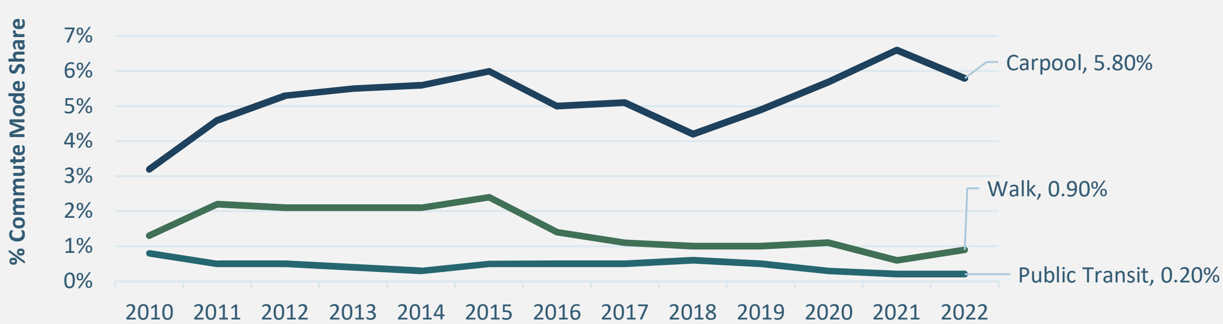
Electric Vehicle Charging Ports



Active Transport Infrastructure

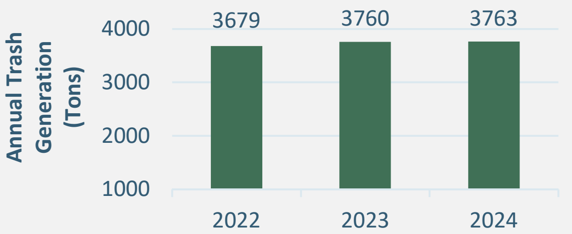


Alternative Transportation Mode Share

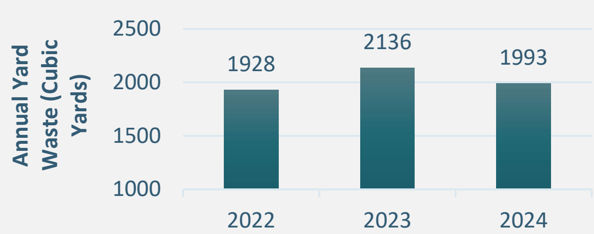


Waste

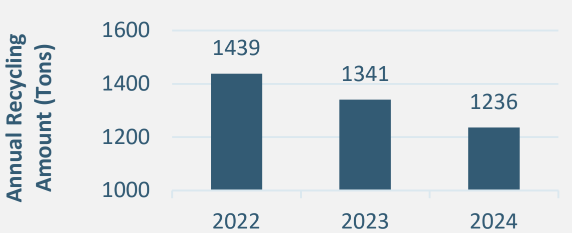
Trash



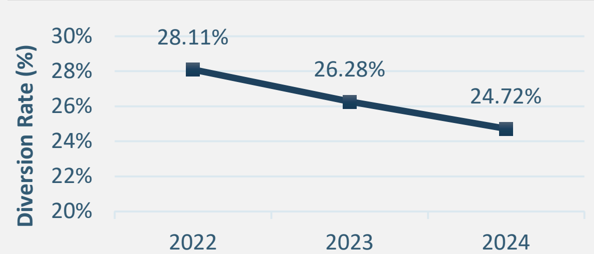
Yard Waste



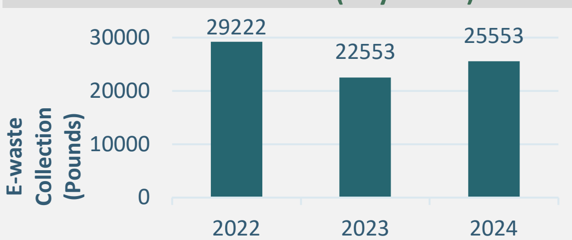
Recycling



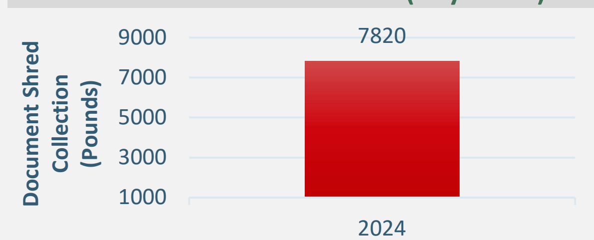
Recycling Waste Diversion Rate



E-waste Collection (City Event)

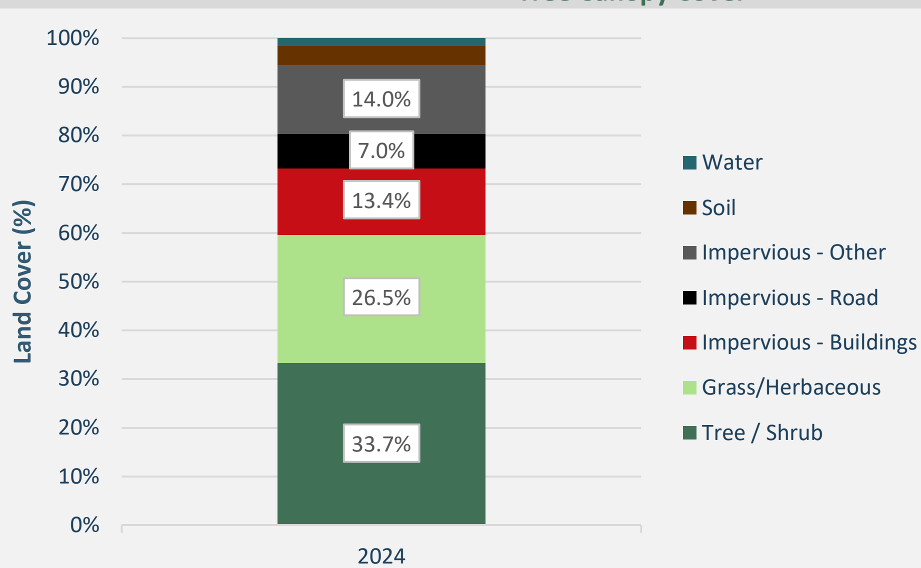


Document Shred Collection (City Event)



Natural Environment and Adaptation

Tree Canopy Cover



Land and tree cover are estimated using random sampling of aerial imagery (500 data points). Tree data represents the full canopy cover of the tree. The category of impervious other includes primarily parking lots and driveways.

FISCAL YEAR 2025 ACTIONS

Each year the Energy and Environment Committee selects five top actions to advance the achievement of the Climate Action Plan goals. The actions are selected by the committee and are designed to highlight areas that may have the largest impact. For fiscal year 2025, the actions are:

	Action	Why?	Committee Lead
1	Publish Phase III of the Climate Action Plan.	The city of Creve Coeur has made significant improvements in reducing municipal emissions while emissions in the community at large have not seen such gains. Furthermore, the Covid-19 pandemic reduced focus on climate action goals and thus this plan is designed to reactivate support and make progress on goals.	Saranya
2	Educate residents and businesses in Creve Coeur about energy and environment best practices.	This task prioritizes learning from other municipalities on how to outreach to residents and learning from the chamber of commerce on increasing business participation. Messaging and communications will be critical, thus key tasks will include improving website presence, continuing the newsletter E & E section and developing easy feedback channels, etc.	All Committee Members
3	Develop a Solar Energy education campaign and review streamlining the solar installation process.	It is important to get residents and businesses thinking about the potential for solar on their homes and buildings. For this effort to be successful the program must be marketed and community members should be educated on the process.	All Committee Members
4	Study the potential for an electric vehicle in the municipal fleet and public electric vehicle charging.	As electric vehicles expand nationwide, it's important for Creve Coeur to support their expansion at the municipal level. Furthermore, there are several federal grants available to public electric vehicle charging stations through the Bipartisan Infrastructure Law.	Andy, Saranya
5	Implement smart lighting practices that promote lower kelvin, shielded lighting where needed to improve safety.	In alignment with the new residential street light program, it is important to educate residents on the benefits and costs of lighting.	All Committee Members
6	Continue work on the 39 North Greenway	Greenways support biking and walking in communities. The 39 North greenway is currently in the design phase.	City staff led

CITY OF CREVE COEUR

MEMORANDUM

Date: May 3, 2025
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC:
Subject: Dielmann Recreation Complex Solar Panel System

The City entered into a contract with Microgrid Energy in 2014 to install a 25 kWdc solar panel system at the Dielmann Recreation Complex (DRC). The system went live in September of 2014. The solar system supplies about 15% of the energy for a portion of the DRC; the Dielmann East meeting room, concession area, and golf cart charging stations. The solar panels do not provide power for the ice arena, warming area or the Dielmann West meeting room nor were they intended to.

The city had no capital expense associated with the system under the 5-year lease, only a $2,000 per year lease payment. The city took ownership in May of 2020.

<u>Solar System Equipment</u>

The solar system consists of 100 Trina Solar TSM-250W PA05 solar panels, two (2) Fronius IG Plus 12.0-3 inverters and a Fronius Datalogger for sending the data to an internet host. The panels are located on the roof above the ice rink, the two inverters are installed on an outside wall and the router is located inside the maintenance office. The pictures below show the panel system and inverters.

Purchasing Option

The city had an option to take ownership of the solar system after the 5-year lease and chose to do so. There is a potential savings of approximately $3,200 per year, due to any solar energy produced will offset the cost the city would otherwise have to purchase from Ameren.

Staff had discussed maintenance and repair costs of the system moving forward with Microgrid. Microgrid has replaced the two outside inverters due to flooding at a cost of $3,400 each and spent approximately $650 to replace one broken solar panel. The inverters and panels had a 10-year warranty for product defects/workmanship and a 25-year warranty for module output, so there is still a warranty on the panel output. Staff did have to replace the datalogger in September of 2021, at a cost of $710.46 due to a lightning strike close to the building.

Once the city took ownership of the system, staff entered into an agreement with a local solar system provider to perform yearly preventative maintenance, which includes a yearly inspection of the entire system. The cost is $600 per year, which includes a written report.

Financial Summary

During the 5-year lease, the system produced 153,742 kWh of energy, resulting in cost savings of approximately $12,417. After deducting the $9,465.80 in lease payments ($2,000/year less $534.20 in credits), the resulting net savings to the city was $4,787. Since taking ownership in May 2020, the total energy generated equaled 157,401 kWh, with savings equaling $14,953.

Looking to put the saving into perspective, the savings could charge a Tesla Model 3 for 1.2 million miles, could charge 62,000 smartphones for a year or could power 29 homes for a year.

Actual Production

The chart below shows the actual production compared to the projected production. The low production in the first year was attributable to an electrical malfunction after the inverters were flooded from gutter overflow. This resulted in the system being out of service for 6+ weeks before the equipment was replaced. Microgrid provided a corresponding credit for the underperformance.

The first five (5) years were under the lease agreement and the city took ownership in May of 2020. The first 10 years totaled 311,143 (kWh) in energy savings, with the 25-year energy production expected to be 788,080 (kWh).

Year	Actual Energy	Projected Energy	Percentage
2014 - 2015	27,261	33,456	81%
2015 - 2016	32,039	33,298	96%
2016 - 2017	32,319	33,122	97%
2017 - 2018	31,854	32,957	97%
2018 - 2019	30,269	32,792	92%
2019 - 2020	30,926	32,628	94%
2020 - 2021	29,934	32,465	92%
2021 – 2022	32,108	32,302	100%
2022 – 2023	32,180	32,141	100%
2023 - 2024	32,253	31,980	100%

Roof Replacement Project

The DRC is scheduled for a full roof replacement in fiscal year 2026, which begins on July 1, 2025. The city solicited bids for two roofing options: an asphalt roof with a 30-year life expectancy and a metal roof with a 50-year life expectancy. The low bid for the asphalt roof came in at $536,287, while the metal roof was significantly higher at $1,726,296.

A key factor in considering the metal roof option is unlike asphalt roofing, which requires penetrations for solar panel mounts, the metal roofing system uses a "T" style seam connection between panels, allowing solar panels to be attached without piercing the roof surface. This system significantly reduces the risk of water intrusion and future leaks.

In preparation for the roof replacement, the existing solar panel system must be removed. The cost to remove and recycle the system is estimated at $23,000. However, if the city chooses to remove, store, and reinstall the system, the cost increases to $55,476. This higher cost is due to the current support structure (rails and clamps) being obsolete, necessitating a completely new support system for reinstallation.

While the upfront cost of the metal roof is substantially higher, it offers a longer lifespan and better integration with the solar panel system, potentially resulting in lower maintenance and repair costs over time.

Expanding Solar Grid

Staff met with a local vendor who handles the financing of solar systems and recommended the DRC expand its system to be 100 kWdc. The total number of solar panels would be approximately 172 verse the current system which has 100 solar panels. The new panels would have a 30-year life span and can capture more watts over the current ones.

This would be at a cost of $275,000, with a payback in year 15 with an outright purchase by the city or finance the new system and receive a payback in year 17 with a 5-year loan or a payback in year 20 with a 15-year loan.

Overall savings would range from $245,000 up to $341,000 depending on the financing over the 30-year life span of the panels. Currently, there is a $110,000 rebate/incentive which the city could apply for. The city would want to apply for the rebate/incentive in 2025, as it may not be available after this calendar year.

Moving Forward

The city will have to make a decision on what roof material to select, if we want the solar panel system to be reinstalled and do we want to expand the current system to help off-set a greater percentage of the monthly electric bill.