



**WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 10, 2026
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Approval of July 27, 2026, City Council Work Session Minutes

2. Parliamentary Procedure

Summary: Parliamentary procedure, commonly based on Robert's Rules of Order, provides a structured framework for conducting meetings efficiently and fairly, balancing majority rule with protection of minority rights. Dr. Karen Goodwin, retired City Clerk for the City of Florissant, will provide an overview and discussion.

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.



**WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 27, 2026
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 Monday, July 27, 2026, at 6:15 PM.

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 Mara Berry
Council Member, Ward 4 Scott Saunders

Also Present: Roy Mangan and Kate Mitchell of Archimages.

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, Assistant Director of Public Works Dione Garson, Chief of Police Jeffrey Hartman, Public Information Officer and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

DISCUSSION ITEMS

1. New Government Center Presentation

City Administrator Kris Simpson presented an overview of the proposed Government Center project, including the current condition of the existing facility and recent developments (see Exhibit A). He stated that this presentation coincides with the bill's first reading to submit the Government Center replacement bond to voters in November.

Mr. Simpson stated that the current building is experiencing significant deficiencies and that its layout and excessive size result in operational inefficiencies. He reviewed previous feasibility studies that evaluated renovation and replacement options, noting that replacement was the recommended course of action. He also provided an update on the project's progress and discussed program modifications that have been made



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since the project was last presented in 2022.

Roy Mangan of Archimages presented an overview of the proposed building layout and design.

Mr. Simpson reviewed the 2026 project cost estimate, noting that both contingency and cost escalation were included. He explained that the proposed funding plan follows a zero tax rate increase strategy by combining accumulated reserves with the proposed general obligation bonds.

Council Member Newman asked whether solar energy was being considered as part of the building design. Mr. Simpson responded that the bid process would be designed to allow for alternate bids addressing environmental and sustainability features.

Mr. Simpson explained that the \$14 million in Proposition S General Obligation Bonds will be issued at one time following voter approval, leveraging the city's anticipated AAA credit rating. To comply with SEC arbitrage regulations, the City's goal is to spend bond proceeds within regulatory deadlines.

These proceeds will be drawn down as construction progresses to cover primary project costs, working alongside the city's \$10 million cash reserve contribution. This combined approach funds the \$24 million project with expectation maintaining a flat debt service levy of \$0.082 with no tax rate increase for residents. Mr. Simpson also noted that the proposed funding plan has been reviewed by the Finance Committee, which discussed the financing strategy in detail and is in support of the plan.

Mr. Simpson discussed the next steps for the project, including public education rollout through the fall, leading up to the November election. If approved by voters, construction documentation preparation will occur through spring 2027, followed by contractor bidding and staff relocation to temporary leased space in the summer. Groundbreaking would target 2027, with final move-in and completion anticipated in spring 2029.

ADJOURNMENT

The meeting adjourned at 6:58 p.m.

Submitted by:

Kellie Henke
City Clerk

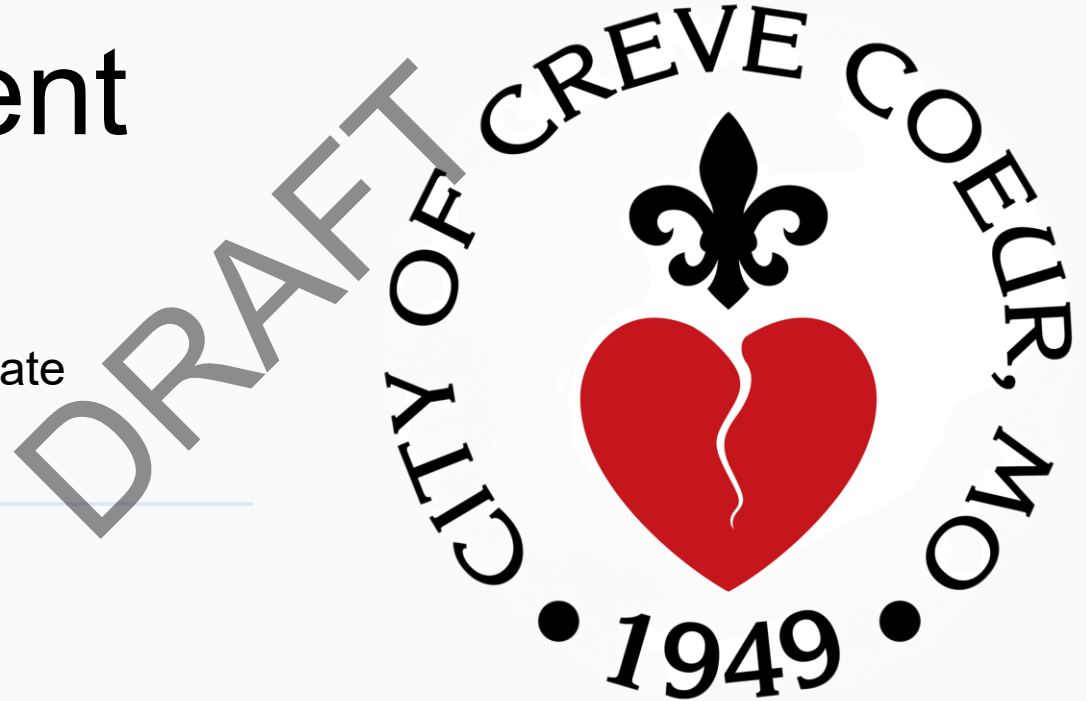
Dr. Robert Hoffman
Mayor

City of Creve Coeur

Government Center

Replacement Project Update

July 27, 2026



Government Center Conditions

Photos and assessments of structural and mechanical deficiencies



Roof Replacement

Temporary fix has ~4 years left. Full replacement requires an estimated \$1.8M to \$2M.



Foundation Issues

Floor-to-ceiling crack discovered after leaks. Patched with a sump pump redirect system.



Exterior Cracks

Ongoing brick settlement cracks. Stabilizing the foundation is a multi-million-dollar project.



HVAC Systems

Heat pumps are 10-15 years old. Replacing all 53 pumps costs an estimated \$15k each.



Generator

30-year-old generator at end of life. Replacement estimated to cost \$150k - \$200k.

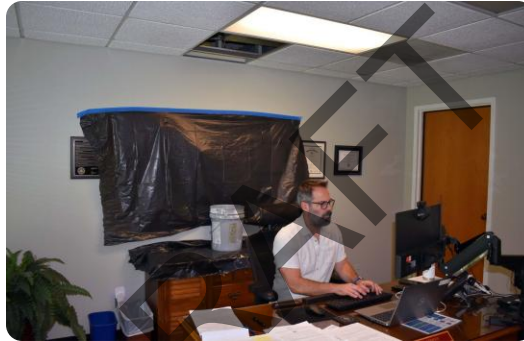
Recent Events

Within the last 30 days



Water Line Rupture

Structural failure occurred early July requiring temporary water shut off and emergency repairs.



HVAC Leak

Temporary plastic sheeting installed in administrative offices to protect equipment and workspaces from active ceiling leaks.



Storage Room Backflow

Significant sediment backflow in mailroom.

Government Center Conditions

Current Building is Failing

Our current Government Center is a 75-year-old former elementary school that has outlived its useful life.

The infrastructure is deteriorating, creating a need for modern, purpose-built facility to serve the community.

Operations are Inefficient

Since the Police Department moved out in 2019, the City has been paying to heat, cool, and maintain a 60,000 sq. ft. building.

We currently only need half that space.

Maintaining empty, unutilized spaces creates an ongoing financial drain on City operational resources.

Replacement vs Renovation

Feasibility studies recommended new construction

Renovation

Cost Estimate

Statistically similar to new construction

Lifespan & ROI

Requires continued maintenance on 75-year-old core; extends lifespan for limited margin

Footprint

Retains 60,000 sq. ft. inefficiency

Security, Tech., & ADA

Retrofitted solutions

Recommended

Replacement

Cost Estimate

\$24M Total Project Budget

Lifespan & ROI

New 30+ year lifespan

Footprint

Right-sized footprint with a small amount of room to grow

Security, Tech., & ADA

Built to modern standards

2026 Progress to-date



Summary of Program Changes

Comparing 2022 and 2026 facility plans

West Central Dispatch (WCDC)

2022 Plan

2,400 square feet allocated to WCDC within the program.

2026 Plan

WCDC removed from program. Space is no longer needed as WCDC relocated to a new office with a 10+ year lease.

Dispatch space requires special construction standards and carry high cost, not recommended to build this out speculatively.

Municipal Court

2022 Plan

Shared lobby with main Government Center. This created operational issues with a large public presence during Court sessions, created a noisy environment, and made crowd control and security challenging.

2026 Plan

Relocated to its own dedicated entrance and lobby at the rear of the facility. Space needs have also been aligned with Court best practices, including support for virtual court, and area for sequestering victims from defendants pre-trial.

Summary of Program Changes

Comparing 2022 and 2026 facility plans

Public Works / Community Dev.

2022 Plan

No specific plans for how best to use existing sally port.

Two separate public service counters for PW/CD and Finance

2026 Plan

Repurposes existing sally port as a “mudroom” and storage for equipment and supplies for field workers.

Single, consolidated public service counter for PW/CD and Finance.

Administration / Finance

2022 Plan

Previous plan did not call out office for HR Generalist.

Administration and Finance had independent, smaller conference rooms.

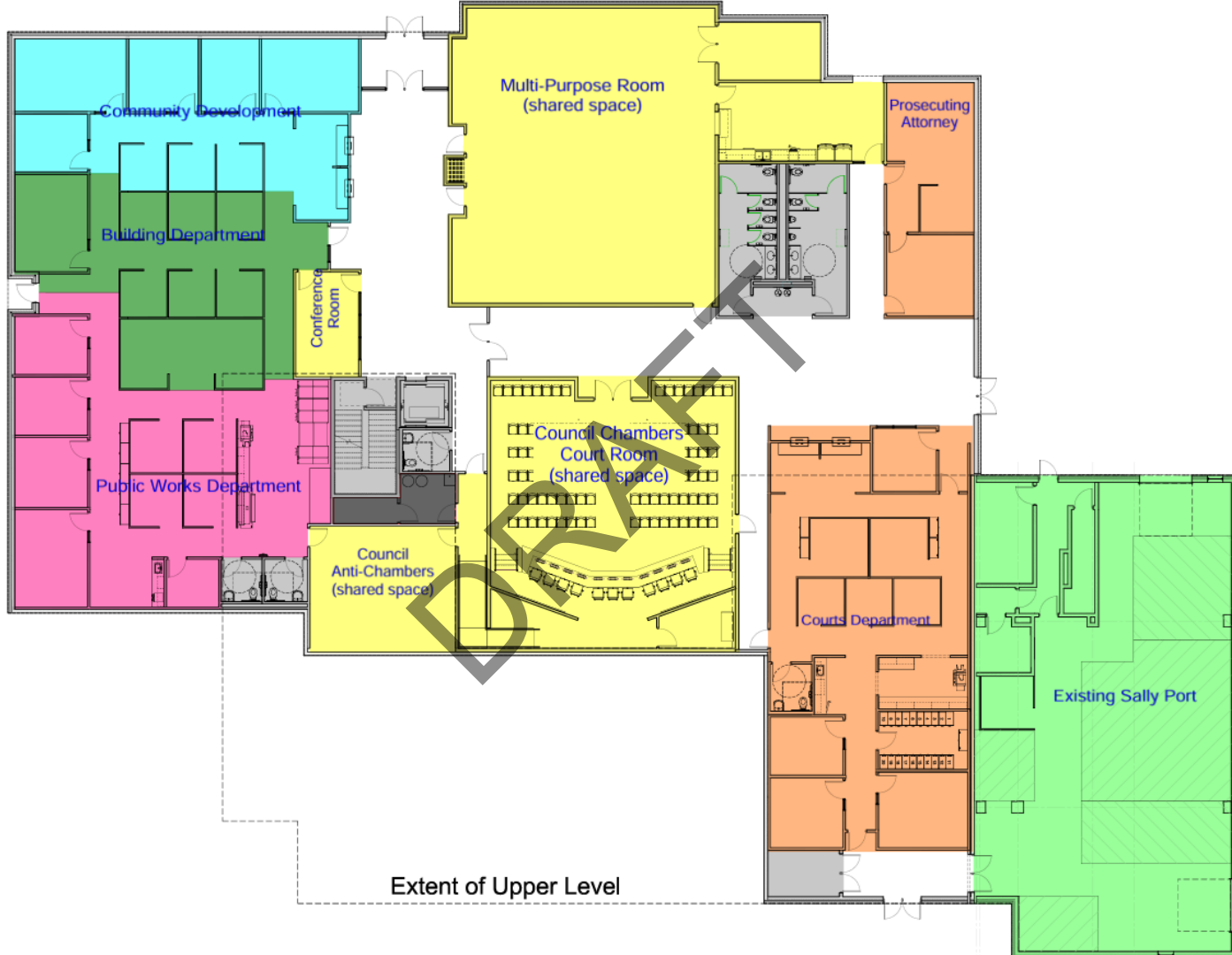
Records storage was distributed throughout city departments

2026 Plan

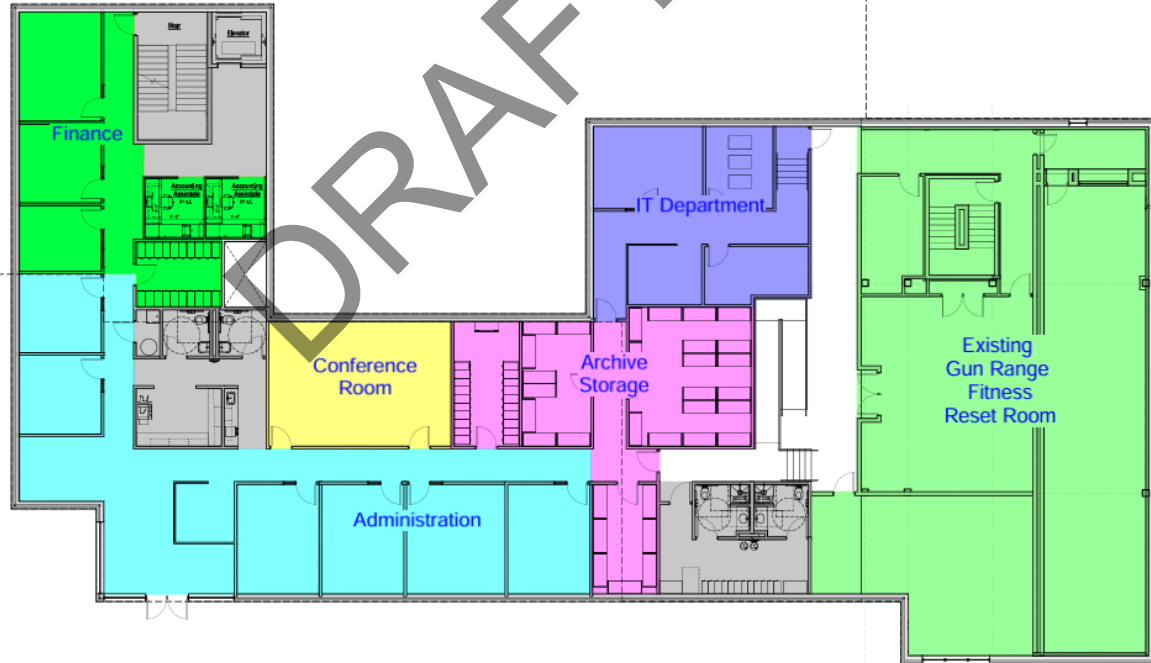
Administration space includes private office for HR Generalist to have confidential discussions.

Administration and Finance will share a single, larger conference room.

Records storage consolidated by City Clerk's office



Extent of Lower-Level



2026 Cost Estimate

Category

Estimated Cost

General construction and demolition	\$16,723,028
Permits, utility work	\$261,888
Furniture and fixtures	\$568,800
Professional services (architect, rep, geotech)	\$2,223,225
Technology (beyond Gen. Construction)	\$150,000
Temporary office lease	\$513,333
Financing / Legal costs	\$354,381
Construction contingency (15%)	\$2,508,454
Other misc costs (moving, abatement)	\$175,000
Escalation (3%)	\$501,691

Total Estimated Budget

\$23,979,800

Funding Notes

Construction & Demo represents the largest share at 69.7% (\$16.7M) of the overall budget.

Contingency provides \$2.5M in project cushion.

Funding Plan

A zero-rate-change strategy combining accumulated reserves and proposed bonds

City Cash Contribution

\$10.0M

Funding Source Breakdown

\$9.0M set aside as of FY 2027

\$1.0M additional planned for next fiscal year

General Obligation Bonds

\$14.0M

Proposition S

Zero-rate-change measure keeping debt service levy at \$0.082

Finance Committee issued positive recommendation

Bonds fund remaining balance without tax increase

57% voter approval required

Funding Plan

A zero-rate-change strategy combining accumulated reserves and proposed bonds

Bond Structure & Credit

AAA Rating

General Obligation Bond Info

High security loan backed by city's taxing power and property tax base.

Low interest borrowing: Exempt from federal and state income taxes.

Stifel expects another top credit rating for lowest borrowing rates.

Taxpayer Impact (Prop S)

\$0.082 Levy

Zero-Rate-Change Strategy

Keeps current debt service levy flat at \$0.082.

Maintains an annual debt service tax of \$62 for a \$400,000 home. Zero-rate-change.

Stifel Analysis: Even if actual conditions worse than their conservative models, worst-case risk is limited to fractions of a cent (~\$3/yr).

Ballot Language

For the November 3, 2026 election

PROPOSITION S

Shall the City of Creve Coeur, Missouri, issue its general obligation bonds in an amount not to exceed \$14,000,000 for the purpose of demolishing the existing 75-year-old Government Center and designing, constructing, furnishing, and equipping a new Government Center on the same property?

If this proposition is approved, the debt service levy of the city is expected to remain unchanged at the current levy of \$0.082 per one hundred dollars assessed valuation of real and personal property.

Next Steps

Key milestones for the proposed Government Center

Preparation

AUG - NOV 2026

Aug 10: 2nd reading of
ballot ordinance

Schematic design
phase

Explore commercial
space options for lease

Public education

Design & Plan

NOV 2026 - MAY 2027

Nov 3: Election Day

Voter approval triggers
5-6 month construction
document (CD) design
phase

Office lease executed

Begin preparing for
move

Bid & Relocate

SUMMER 2027

Project goes out to bid

Staff review bids &
make recommendation

Council contract
approval

Staff relocates off-site

Construction

SEP 2027 - MAR 2029

Sept '27
Groundbreaking
ceremony

Spring '29
Move-in and ribbon
cutting

Prop S: Service, Stewardship, Safety

Public Education Plan

AUGUST 2026

Aug 6: Coffee with the Mayor

Sept Newsletter: "City Council Approves Ballot Measure"

Social Media: Ongoing educational content launch

SEPTEMBER 2026

Sept 3: Coffee with the Mayor

Oct Newsletter: Two-page educational spread

Summer Concert: Flyers available to attendees

Poster Boards: Placed in Gov. Center & Dielmann lobbies

Social Media: Continual updates & messaging

Town Halls: Public tours offered

OCTOBER 2026

Mayor Coffees: Oct 1 (7:30 AM) & TBD Evening Coffee

Mailings: Postcards to all residents mid-Oct

Voting Info: Press releases & November Newsletter features

Yard Signs: Printed for ROW and elected officials

Video: Dedicated educational video produced & posted

Town Halls: Public tours offered