



WHERE COMMUNITY AND SPIRIT MEET®

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
May 19, 2016
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, May 19, 2016, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Sears, and Ward. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Betty Montaño, and City Attorney John Hessel.

PRESENTATIONS

Fire Marshall Leo Meyer presented an award to Police Officer Joseph Veselsky for his life saving actions on March 9, 2016 for the call to assist the Fire department for a woman down behind the shed at 120 North Ballas.

INTRODUCTIONS AND RECOGNITIONS

NONE

PUBLIC HEARINGS

Public Hearing #1

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Special Use Permit for a car wash for Lou Fusz Toyota at 10725 Manchester Road. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on April 12, 2016, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on April 15, 2016, as Exhibit 2; a list of property owners who were sent notice of the public hearing, as Exhibit 3; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated April 7, 2016, as Exhibit 5; the Planning and Zoning Commission Subcommittee Report dated April 6, 2016, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Ryan Spencer presented the matter to the council.

- The petitioner is requesting a Special Use Permit Amendment to permit the installation of an automatic car wash bay.
- The car wash bay (752 square feet) will be constructed adjacent to the east side of the existing show room.
- The car wash bay will not be for public use and will operate during the same business hours as the existing operations.



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- The Planning and Zoning Commission recommended approval of the Special Use Permit by a vote of 8-0 at its April 7, 2016 meeting.

Some of the questions and comments regarding the petition are as follows:

- What are the hours of operation? Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturday 7:00 a.m. to 3:00 p.m.
- Concern was raised regarding noise levels. The car wash will not have a blower.
- Will there be any chemicals used outside of the soap and detergent? No.

The bill will be placed on the June 2, 2016 agenda for first reading consideration.

Public Hearing #2

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for Mixed Use Development in the B-2 Zoning District for the Sugar Shack at 151 West Argonne. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on April 27, 2016, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on April 29, 2016, as Exhibit 2; a list of property owners who were sent notice of the public hearing, as Exhibit 3; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated April 21, 2016, as Exhibit 5; the Planning and Zoning Commission Subcommittee Report dated April 20, 2016, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Ryan Spencer presented the matter to the council.

- The petitioner is requesting a final development plan approval (B-2 mixed use) to construct a two story 3,000 square foot addition onto the rear of an existing 3,000 square foot retail building.
- The front half of the first floor will be dedicated to the existing retail business.
- The back half of the first floor will be dedicated to a garage, storage and mechanical uses.
- The entire second floor will be dedicated to residential use.
- The parking demand will be reduced from 18 spaces to 9 spaces.
- The Planning and Zoning Commission recommended approval of the request by a vote of 8-0 at its April 21, 2016 meeting.

Some of the questions and comments regarding the petition are as follows:

- The storm water downspout would be tied into the building as it is constructed and replaced at the owner's expense.
- Question was raised regarding trash accommodations. The petitioner will not need a dumpster and will use a recycling cart.



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- A discussion took place regarding parking. The two enclosed parking spaces will be used by the owner and an employee.
- Question was raised regarding how parking for construction will be handled. The Building Commissioner can authorize, under special circumstances, for construction equipment to park on public streets.

This item will be placed on the June 2, 2016 meeting agenda for first reading consideration.

Public Hearing #3

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding allocation of \$46,800 in Community Development Block Grant funds which will become available after January 1, 2017. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on April 26, 2016, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on April 29, 2016, as Exhibit 2; and the Kirkwood Code of Ordinances as Exhibit 3.

Assistant Chief Administrative Officer Georgia Ragland presented the matter to the council:

- The funds to be received are the same as last year
- It is recommended that the City participate with St. Louis County's Home Improvement program. The County would administer the program for the City.
- The City does not receive enough funding to administer the program and that is why St. Louis County handles the program
- The maximum amount of the grant is \$5,000, the applicant must meet certain income requirements to participate, and they may only participate in the program once.

A resolution will be placed on the May 19, 2016 meeting agenda.

PUBLIC COMMENTS

1. Alan Hopefl, 12 Orchard Way, announced that there will be a KPAC event in the Kirkwood Park on Saturday, May 28th from 9:00 a.m. to noon.
2. Chris Raeker, 3 Ivanhoe Woods, concerned about the stop signs on South Geyer Road. Finds it difficult to safely cross the road due to the spacing of cars.
3. Dave Hardin, 1315 S. Geyer, stated that the quality of life, health and safety has negatively been affected by the stop signs on South Geyer Road.
4. Judy Post, 1129 S. Geyer, questions if any alternative options will change the inability to safely turn on and off of South Geyer Road.
5. Diya Chatterjee, 535 Rotherwood, opposed to the stop signs on South Geyer Road and questioned why they were put up.



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CONSENT AGENDA

Motion was made by Council Member Sears and seconded by Council Member Luetzow to approve the Consent Agenda. The Consent Agenda was unanimously approved.

- a) Approval of the May 5, 2016 City Council Meeting Minutes
- b) Resolution 51-2016, designating Council Member Ward to serve as Deputy Mayor until April 2018
- c) Resolution 52-2016, setting forth the names of Council Members in descending order of continuous tenure of the City Council to the position of Deputy Mayor
- d) Resolution 53-2016, appointing Council Members to serve as liaisons to boards and commissions
- e) Resolution 54-2016, transferring funds from various Electric and Water Department accounts to other Electric and Water Department accounts to balance the 2016 fiscal year budgets for these departments (\$4,202)
- f) Resolution 55-2016, transferring funds from the Other Professional Services account to various Parks and Recreation accounts to fund swim instructors for the 2016 season (\$12,000)
- g) Resolution 56-2016, designating Council Members Luetzow and Ward as members of the Audit Committee for a term to April 2018
- h) Resolution 57-2016, accepting the bid of Enterprise Consulting Group for Hitachi storage and Blade servers for the MIS Department and directing the issuance of a Purchase Order (\$234,177.05)
- i) Resolution 58-2016, accepting the bid of Stepp Manufacturing (pursuant to NJPA Cooperative Contract) for a 200 gallon prime tank for the Street Department and directing the issuance of a Purchase Order (\$24,558)
- j) Resolution 59-2016, accepting the bid of Newway Trucks c/o Elliot Equipment (pursuant to NJPA Cooperative Contract) for a 2016 Isuzu 8RL Diamondback Rearloader trash truck for the Sanitation Department and directing the issuance of a Purchase Order (\$102,313.82)
- k) Resolution 60-2016, accepting the bid of J.F. Electric, Inc. for distribution system circuit 21 upgrades for the Electric Department and directing the Mayor to enter into a contract (not to exceed \$205,565)
- l) Resolution 61-2016, accepting the bid of SHI International for SAN Equipment Maintenance Renewal for the MIS Department and directing the issuance of a Purchase Order (\$9,792.29)
- m) Resolution 62-2016, approving a contract amendment to Bax Engineering for professional design services for Gilbert Street reconstruction (not to exceed \$15,790)



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- n) Resolution 63-2016, accepting the bid of Kelpo Contracting, Inc. for Emmerson Avenue culvert replacement for the Street Department and directing the Mayor to enter into a contract (not to exceed \$330,550.07)
- o) Resolution 64-2016, approving a contract amendment to Schaeffer Electric Company, Inc. for electrical installation for the Public Services Security System upgrades (\$13,546)
- p) Resolution 65-2016, a contract amendment to Murphy Company for the Public Services Security System Upgrades (not to exceed \$46,454)
- q) Resolution 66-2016, authorizing the City to provide insurance coverage effective June 1, 2016 (\$521,009)

OLD BUSINESS

Bill 10484, approving a subdivision waiver to permit the adjustment of a boundary line between properties addressed at 1126 Folger Avenue and 1138 Folger Avenue, subject to certain conditions, was brought before the council.

Roll Call Vote as Follows:

Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Duwe	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10333.

Bill 10485, appropriating \$20,000 from the General Fund – Fund Balance (Reserves) to the Other Professional Services Account for donations received to be used towards the Kirkwood Train Station, was brought before the council.

Roll Call Vote as Follows:

Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Duwe	“Yes”



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The bill, having received majority approval of the council, was adopted and became Ordinance 10334.

Bill 10486, appropriating \$10,000 from the Train Station Fund (Fund Balance) to the Train Station Other Professional Services Account for donations received to be used towards the Kirkwood Train Station, was brought before the council.

Roll Call Vote as Follows:

Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Duwe	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10335.

Bill 10487, appropriating \$8,686.08 from the Equitable Sharing Fund Balance to Account #205-1201-429.75.05, accepting the bid of World Wide Technology, Inc. in the amount of \$8,686.08 (pursuant to State of Missouri Cooperative Contract) for the purchase of eighteen M-260 Bar Code and Mag Strip Readers for the Police Department and authorizing and directing the Director of Purchasing to issue a Purchase Order, was brought before the council.

Roll Call Vote as Follows:

Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Duwe	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10336.

Bill 10488, appropriating funds in the amount of \$8,754 from the Equitable Sharing Fund Balance to Account #205-1201-429.31.10, accepting the single source quotation of Power DMS for the purchase of Power DMS Product SDMS-AS in the amount of \$8,754 for the Police Department



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and authorizing and directing the Director of Purchasing to issue a Purchase Order, was brought before the council.

Roll Call Vote as Follows:

Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Duwe	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10337.

NEW BUSINESS

Bill 10489, granting a Special Use Permit for a car wash (Lou Fusz Toyota) on the property known as 10831 Manchester Road, subject to certain conditions, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Duwe to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10490, amending provisions of the City of Kirkwood Municipal Code, Appendix A – Zoning, specifically Article V, Section A-510(2)(A) Mixed Use Development in a B-2 General Business District, was brought before the council. The City received a request from the petitioner to continue the bill to July 7, 2016. Motion was made by Council Member Ward and seconded by Council Member Edman to continue the bill to July 7, 2016. A discussion took place. The motion was unanimously approved.

Bill 10491, approving the subdivision plat of a two-lot subdivision known as 911 Evans Avenue, a tract of land being Lot 911 of “911 Evans Avenue Boundary Adjustment Plat” as recorded in Plat Book 354, Page 625 of the St. Louis County Records, located in the City of Kirkwood, St. Louis County, Missouri, was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Duwe to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10492, amending the Kirkwood Code of Ordinances, Chapter 3, “Alcoholic Beverages”, by adding Sections 3-2 through 3-4 and deleting Sections 3-70, 3-145 and 3-146 regarding Liquor



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Licenses and Licensees, was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Edman to accept the bill for first reading approval. A discussion took place. The motion was approved with Council Member Sears opposed.

The bill received first reading approval and was held over.

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Luetzow reported that the Planning and Zoning Sub-Committee will be meeting on Thursday, May 26th at St. John Vianney High School Baseball Field at 8:30 p.m. Council Member Luetzow also reported that she attended the open house of the University of Missouri Extension.

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes had nothing to report.

CITY CLERK REPORT

Mrs. Montaño read the report of the May 18, 2016 Planning and Zoning Commission meeting. The following action took place:

1. Held a public hearing for a Community Unit Plan Type A to develop an eight-lot subdivision known as Emerson Estates at 2017/2029 Lily, 425 Emerson, and 2040 Boaz. A rezoning from R-1 to R-3 is also required. The subcommittee, consisting of Mr. Klippel, Mr. O'Donnell, and Mr. Diel was appointed; and they scheduled a meeting at the site for May 27 at 9:30 a.m.
2. Discussed the site plan submitted for upgrades to the existing baseball field at St. John Vianney High School at 1311 South Kirkwood Road. The Subcommittee will schedule another meeting at the site.
3. Recommended approval of granting one year extensions on the Special Use Permits for Starbucks at 10300 Manchester Road and Sugar Creek Gardens at 1011 North Woodlawn Avenue.
4. Election of officers was held with the following results:

Allen Klippel, Chairman
Wanda Drewel, Vice Chair
James Diel, Secretary/Treasurer



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Mrs. Montaña also reported that software has been added to her computer to allow residents to text her landline and allow for a written response.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned. The next regular council meeting is scheduled for June 2, 2016, at 7:00 p.m.

Betty Montaña, MMC/MPCC
City Clerk

Approved: June 2, 2016