



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, November 16, 2023, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, November 16, 2023, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were: Present were Mayor Griffin, Council Members Gibbons, Luetzow, Sears, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Ashe, Deputy City Clerk Bridget Waters, and City Attorney John Hessel. Council Members Duwe and Wurtz were absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

NONE

PUBLIC COMMENTS

NONE

CONSENT AGENDA

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

- a) Approval of the November 2, 2023 Council Meeting Minutes
- b) Resolution 129-2023, appointing Kelley Harris to the Human Rights Commission for a partial term to June 2025 and JoAnn Osburn to the Urban Forestry Commission for a partial term to June 2025
- c) Resolution 130-2023, accepting the parking permit fees for the Downtown Special Business District in accordance with Section 14-334(2) of the Kirkwood Municipal Code of Ordinances for 2024
- d) Resolution 131-2023, accepting the bid of Don Brown Chevrolet in the amount of \$65,980 (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2024 Chevy Tahoe for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- e) Resolution 132-2023, accepting the bid of Viking Chives Midwest, Inc. in the amount of \$91,621 (pursuant to Sourcewell Cooperative Contract) for the purchase of a 2024 F550 Dump Truck and Chassis for the Water Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- f) Resolution 133-2023, accepting the bid of Stella-Jones Corp. at the rates provided in the memo for the purchase of utility poles for the Electric Department on an as



WHERE COMMUNITY AND SPIRIT MEET®

needed basis, for an initial term of 12 months with the option to renew for up to four additional 12 month terms pending budgetary approval, and authorizing and directing the Mayor to enter into a contract

UNFINISHED BUSINESS

Bill 11008, authorizing the City of Kirkwood to participate in the Missouri Firefighters Critical Illness Trust and Pool, and further authorizing the Mayor to execute such documents as may be necessary for the City of Kirkwood’s participation therein was brought before the City Council. A discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10835.

NEW BUSINESS

Bill 11009, granting a Special Use Permit for an Amusement Facility, Indoor at 117 West Argonne drive subject to certain conditions was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Gibbons to accept the bill as read.

The bill received first reading approval and was held over.

Bill 11010, appropriating \$56,400 from the Park Improvement Fund Balance to the Parks Building and Site Improvement Account, Project #PR2405, accepting the bid of Environmental Operations, Inc. in the amount not to exceed of \$56,400 (which includes a contingency of \$15,000) for Community Center Hazardous Materials Abatement and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the bill as read.

The bill received first reading approval and was held over.

Bill 11011, appropriating \$15,000 from the Park Improvement Fund Balance to the Parks Building and Site Improvement Account, Project #PR2405, accepting the bid of Intertek-PSI in the amount not to exceed of \$15,000 (which includes a contingency of \$2,274) for Community Center Material Testing and Special Inspection and authorizing and directing the Mayor to enter into a contract was brought before the City Council.



Motion was made by Council Member Luetzow and seconded by Council Member Gibbons to accept the bill as read. A discussion took place.

The bill received first reading approval and was held over.

Bill 11012, appropriating \$1,169,702 from the Park Improvement Fund Balance to the Parks and Recreation Building and Site Improvement Account, Project #PR2405, and accepting the bid of Garland/DBS, Inc. in the not to exceed amount of \$1,169,702 (which includes a contingency of \$50,000) (pursuant to Omnia Partners Cooperative Agreement) for the Community Center Roof Replacement, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Sears and seconded by Council Member Zimmer to accept the bill as read. Discussion took place.

The bill received first reading approval and was held over.

Resolution 134-2023, amending the contract with Navigate Building Solutions by increasing the contract amount by \$131,000 for a total not to exceed amount of \$438,000 for Owner’s Representative Services for the Community Center Renovations, pending budgetary approval, and authorizing and directing the Mayor to enter into an amended contract was brought before the City Council. Motion was made by Council Member Sears and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

Resolution 135-2023, amending the contract with Christner Architects by increasing the contract amount by \$81,100 for a total not to exceed amount of \$758,690 for Community Center Renovations, pending budgetary approval, and authorizing and directing the Mayor to enter into an amended contract was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”



WHERE COMMUNITY AND SPIRIT MEET®

Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

Resolution 136-2023, accepting the proposal of United Construction ENT. Co. of St. Louis by accepting Change order #1 in the amount not to exceed of \$8,032,239 for General Construction Services for the Community Center Renovations, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Gibbons to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

Resolution 137-2023, accepting the proposal of Midwest Pool Management for Kirkwood Aquatic Center Pool Management Services in the amount not to exceed \$472,655 in management fees and maximum salary during the first term, for an initial term of 12 months with the option to renew for up to four additional 12 month terms pending budgetary approval and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

Resolution 138-2023, amending and readopting the City of Kirkwood City Fee Schedules was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read.

Roll Call:



Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

Resolution 139-2023, determining the intent of the City of Kirkwood, Missouri, to reimburse itself for, or to pay for, certain Capital expenditures with the proceeds of Certificates of Participation; and approving an amendment to the Municipal Advisor Agreement with WM Financial Strategies, and an amended and restated proposal for Special Tax Counsel Services with Gilmore & Bell, P.C., in connection with the delivery of the City’s Certificates of Participation (City of Kirkwood, Missouri, Lessee), Series 2024 was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Sears to accept the Resolution as read.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

Resolution 140-2023, accepting the proposal of Brown and Caldwell in the not to exceed amount of \$375,000 (which includes a contingency of \$37,920) for Design and Construction Services for the Park 1 Pump Station and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”



WHERE COMMUNITY AND SPIRIT MEET®

Resolution 141-2023, authorizing and directing the Mayor to enter into a Lease of Property Agreement between the City of Kirkwood and Union Pacific Railroad Company for an initial term of one year in the amount of \$250 with the option to renew annually in the amount of \$500 per year was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Gibbons to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS

Council Member Gibbons informed the Council about the Flag raising event that took place at Commerce Bank on Veteran’s Day. Council Member Gibbons also informed Council of the new Art installation at the KPAC.

Council Member Luetzow wanted to commend the members of the Kirkwood Arts Commission and the Kirkwood Arts Foundation for putting together a very successful concert at the KPAC. Council Member Sears stated the day after the concert, Broadway singer Nicholas Rodriguez also stopped by Kirkwood High School and worked with the students. Council Member Sears also wanted to commend the Kirkwood Performing Center on a great job their doing with all the concert series.

CHIEF ADMINISTRATIVE OFFICER REPORT
NONE

CITY ATTORNEY REPORT
NONE

CITY CLERK REPORT

Ms. Asche read the report of the November 15, 2023 Planning & Zoning Commission meeting. The following action took place:

1. After a presentation by staff and the petitioner for a B-5 Final Site Plan Amendment and a Special Use Permit at 1147 S. Kirkwood Road in the Kirkwood Crossing shopping center for 7 Brew, a drive-through coffee restaurant, Commissioners Eagleton and Feiner were appointed to the Subcommittee. The Subcommittee will



WHERE COMMUNITY AND SPIRIT MEET®

meet on the subject site at 9 am on Monday, November 20, 2023.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 7:24 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on December 7, 2023.

Laurie Asche
City Clerk

Approved: