



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes  
Kirkwood City Hall  
Thursday, February 1, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, February 1, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were: Present were Mayor Griffin, Council Members Duwe, Gibbons, Luetzow, Sears, Wurtz, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, Deputy City Clerk Bridget Waters, and City Attorney John Hessel.

**INTRODUCTIONS AND RECOGNITIONS**

Fire Chief Silvernail announced department promotions of Michael Bazzoni to Battalion Chief and Philip Drumm to Captain.

**PRESENTATIONS**

NONE

**PUBLIC HEARINGS**

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request Vacating a portion of a public right-of-way known as Jefferson Avenue (from Harrison Avenue to Clay Avenue) between blocks 16 and 21 in the Town of Kirkwood Subdivision in the City of Kirkwood, St. Louis County, Missouri. Mr. Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on January 17, 2024, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on January 17, 2024, as Exhibit 2; an Affidavit of Publication in the Webster-Kirkwood Times on January 19, 2024, as Exhibit 3; an aerial view map showing the subject property, as Exhibit 4; a list of properties that were notified of the hearing, as Exhibit 5; an application for City Council, as Exhibit 6; a letter from George Stock and Associates dated January 30, 2024, as Exhibit 7; a Petition submitted consisting of 46 pages of signatures, as Exhibit 8; Emails received by City as of 4:00 pm today of 204 in favor and 60 opposed, as Exhibit 9; and the Kirkwood Code of Ordinances, particularly Section 20-2 that references the vacation of properties, as Exhibit 10.

City Attorney John Hessel stated the petition was provided to the City of Kirkwood before the details of the proposal came out. Example the petition states Kirkwood will acquire a 24 foot swath of land along Clay Avenue from Argonne and West Adams. That is not accurate. Similarly, it represents that this would result in 48 new parking spots on Clay Avenue. Also, Mr. Hessel would like to reference Missouri State Statute, Section 88.777 which addresses Right-of-Ways by Third-Class Cities, which Kirkwood is. The Statute reflects that the City Council has discretion in determining whether it will or will not to grant the vacation.

Mr. Hessel also explained the process if the legislation passes first reading. First reading will happen on Feb. 15<sup>th</sup>. At that time an ordinance will be presented to City



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Council. It will identify that between first reading and second reading some obligations must be met by St. Peters. This will include; a traffic impact study approved by City Staff, utility clearance letters which have to be received and will require easements incorporated on the plat itself, a revised plat to include some north and south sidewalk easements along Clay Avenue, some financial guarantees for all the required improvements, and a copy of a revised parking agreement.

Petitioner's representative George Stock with Stock and Associates provided a presentation to Council. Some of the information presented is as follows:

- St. Peters filled their application for Right-of-Way Vacation on January 11, 2024.
- The objective of this vacation is to improve the safety of their campus
- The traffic impact study is underway.
- Utilized a portion of West Jefferson as a private drive serving the school and the church.
- Will reconfigure West Jefferson to the West and put in a cul-de-sac.
- The cul-de-sac would meet the requirement in the code for the Kirkwood being a radius of 55 feet with a center island of 16 feet and a right-of-way dedication outside radius of 62 feet.
- The existing entrance just south of West Jefferson would be closed and the one to the south will remain.
- The entrance currently exists in the parking lot off West Jefferson would be closed.
- There's a total of 143 parking spaces, through this procedure some will be displaced. This will reduce parking spaces to 109 spaces.
- We will dedicate the Right-of-Way and pay for the cul-de-sac.
- The cul-de-sac will include pedestrian walkways.
- 22 parallel parking spaces on Clay Ave will be replace with 45 foot wide diagonal parking spaces.
- The existing sidewalk will be removed and relocated further west.
- The pavement of North Clay would be widened by 2 feet.
- The lease between the City of Kirkwood and St. Peters with monthly fee associated. Under the new lease terms, it will be a 10 year with no fees by the City of Kirkwood. And share the maintenance responsibilities of that parking lot at a 50% ratio.

A discussion took place.

Comments from Citizens:

1. Susan Miller, 712 N. Geyer; made comments opposed to the proposal, and suggested adding a PHB light instead
2. Herb Bernsen, 138 W. Bodley; made comments in favor of the proposal.
3. Dick James, 2 Churchill Lane; made comments in favor of the proposal.
4. Mary Lewis, 234 W. Jefferson; made comments in favor of the proposal.
5. James Lewis, 234 W. Jefferson; made comments in favor of the proposal.



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6. Karen Copeland, 182 W. Rose Hill, made comments opposed to the proposal.
7. Gwyn Wahlmann, 1002 W. Adams; made comments opposed to the proposal.
8. Geoffrey Daniels, 931 Sheffield Forest Ct; made comments in favor of the proposal.
9. Phil Tatlow, 233 W. Jewel Ave; made comments opposed to the vacation
10. Kevin Stillman, 901 Oak Glen Manor Ct; made comments in favor of the proposal.
11. Matt Wever, 239 E. Adams; made comments opposed to the proposal.
12. Holly Talir, 27 Orchard Lane; made comments opposed to the proposal.
13. Alan Hopefl, 12 Orchard Lane; made comments opposed to the proposal and believes it conflicts with Downtown Master Plan
14. Mike Fitzgerald, 729 Cleveland Ave; made comments opposed to the proposal.
15. Ben Mower, 319 W. Jefferson Ave; made comments opposed to the proposal.
16. Gerald Dewulf, 423 Gill Ave; made comments that proposal of Jefferson Ave will conflict with the Request for Proposals for East and West Jefferson Ave.
17. Alan Frost, 511 McLain Lane; made comments opposed to the proposal.
18. Ronald Miller, 712 N. Geyer Rd; made comments opposed to the proposal.
19. Max Wilson, 1001 Plaza Terrace; made comments opposed to the proposal.
20. Kathy Lewis, 1481 Wilton Lane; made comments opposed to the proposal.
21. Marie Romano, 1951 Grassy Ridge Rd; made comments opposed the proposal.
22. Carol McCarthy, 10 Lemp Rd; made comments opposed to the proposal.
23. Vince Manoogian, 358 S. Ballas Rd; made comments opposed to the proposal.
24. Katie Barton, 234 E. Jefferson; made comments opposed to the proposal.
25. Pierre Politte, 218 Dickson; made comments opposed to the proposal.
26. David McCoy, 418 Longfellow Ave; made comments in favor of the proposal.
27. Gerry Biedenstein, 1035 Claridge Place; made comments about Council members being parishioners of St. Peters.

The bill will be placed on the February 15, 2024 agenda for first reading consideration.

#### **PUBLIC COMMENTS**

1. Ed Golterman, 542 Wooddell Ct; made comments about public transportation and the Kirkwood Performing Arts Center
2. Gerry Biedenstein, 1035 Claridge Place; made comments about transportation tax

#### **CONSENT AGENDA**

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

- a) Approval of the January 18, 2024 Council Meeting Minutes



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- b) Resolution 11-2024, accepting the bid of Electrorep Energy/Mindcore Tech. in the amount of \$20,200 for the purchase of Outdoor 38kV 1200A Manually Operated Disconnect Switches with High Velocity Whips for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 12-2024, accepting the bid of Graybar Electric Co. in the amount of \$88,041.18 for the purchase of Recloser Switches and Accessories for the Aberdeen Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- d) Resolution 13-2024, accepting the bid of Graybar Electric Co. in the amount of \$24,069 for the purchase of 6’ 15Kv Line Guards for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order

**UNFINISHED BUSINESS**

Bill 11018A, granting a Special Use Permit for Drive-Through Facility for Restaurant and approving the B-5 Final Site Plan Amendment at the property known as 1147 South Kirkwood Road, subject to certain conditions was brought before the City Council.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10845.

Bill 11019, granting a Special Use Permit for an Animal Facility, Major at 10328, 10330 and 10332 Manchester Road (Greentree Center), subject to certain conditions was brought before the City Council.

Roll Call:

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



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Council Member Duwe "Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10846.

Bill 11020A, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision by changing the Personal and Commercial Service Use from Special to Permitted in certain areas zoned I-1, Light Industrial District was brought before the City Council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	"Yes"
Council Member Wurtz	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10847.

Bill 11021, amending Chapter 4, Animals and Fowl, Section 4-9 of the Municipal Code of Ordinances, to provide an exception for Service Animals was brought before the City Council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	"Yes"
Council Member Wurtz	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10848.

Bill 11022, approving the Preliminary Plat and Final Plat for a Major Subdivision at the properties known as 111 W. Rose Hill Avenue and 711 S. Kirkwood Road, and approving two modifications to the Subdivision Design Standards in Chapter 25, Article X of the Municipal Code of Kirkwood, subject to certain conditions was brought before the City Council. A discussion took place.



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Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10849.

**NEW BUSINESS**

Bill 11023, appropriating \$300,000 from the Certificates of Participation Series 2024 to the Parks and Recreation Building and Site Improvements Account for Community Center Renovations was brought before the City Council. Motion was made by Council Member Duwe and seconded by Council Member Luetzow to accept the bill as read. A discussion took place.

The bill received first reading approval and was held over.

Resolution 14-2024, accepting the bid of Cape Electrical supply in the amount of \$333,122 for the purchase of Single Phase, Pole Mount Dual Voltage Transformers for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order 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 Gibbons	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”

**CONSENT AGENDA ITEMS FOR DISCUSSION**

NONE



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### **CITY COUNCIL REPORTS**

Mayor Griffin announced that the City closed on the Leffingwell property, which will be the new site for the Public Works Facility.

Council Member Luetzow informed Council that the Train station sub-committee is working on finalizing the construction documents. The temporary train station will go up soon to the east of the station next to the Farmers Market.

Council Member Sears informed Council he attended a Kirkwood for Everyone at the Kirkwood Library.

### **CHIEF ADMINISTRATIVE OFFICER REPORT**

Mr. Hawes had nothing to report

### **CITY ATTORNEY REPORT**

Mr. Hessel had nothing to report.

### **CITY CLERK REPORT**

Ms. Asche reported on scheduled upcoming public hearings:

#### **February 15, 2024**

1. City of Kirkwood Budget for Fiscal Year 2024/2025
2. Downtown Special Business District Budget for Fiscal Year 2024/2025

### **ADJOURNMENT**

There being no further business to come before the Council, the formal meeting was adjourned at 9:25 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on February 15, 2024.

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Laurie Asche  
City Clerk

***Approved:***