



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Wednesday, July 3, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Wednesday, July 3, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, McLean, Rheinnecker, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Ashe, Planning & Development Services Director Jonathan Raiche, Public Services Director Chris Krueger, City Planner I Lauren Hoerr, and City Attorney John Hessel. Council Member Luetzow was absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing a request for a Special Use Permit for Outdoor Dining for Café Napoli at 436 North Kirkwood Road. Mr. Hessel entered the following exhibits into the record: An Affidavit of Publication in the Countian on June 14, 2024, as Exhibit 1; An Affidavit of Publication in the Kirkwood-Webster Times on June 14, 2024 as Exhibit 2; a list of properties that were notified of the hearing as Exhibit 3; an aerial view map showing the subject property, as Exhibit 4; Memorandum from the Planning and Zoning Commission with exhibits dated May 31, 2024, as Exhibit 5; a report from the Planning and Zoning Commission with a vote of 7-0 recommending approval of Special Use Permit for Outdoor Dining for Café Napoli at 436 North Kirkwood Road dated June 6, 2024, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner I Lauren Hoerr presented the matter to the Council:

- 436 N Kirkwood Rd is located on east side of N Kirkwood Rd between East Washington and East Bodley Avenues – just south of the Alpine Shop
- The building is a mixed use, 5-story building
- The covered dining area is about 1,037 square feet, with approximate dimensions of 16.83' wide by 62.5' long
- While the Code does not require additional parking for this outdoor seating, if it were evaluated as restaurant floor area, it would still meet the City's requirements for parking
- The restaurant is required to have 40 parking spaces
- The days and hours of operation are proposed as 11:00 am – 10:00 pm Monday through Thursday, 11:00 am – 11:00 pm on Fridays and Saturdays; and 11:00 am – 9:00 pm on Sunday
- Applicant anticipates 15-20 total employees



WHERE COMMUNITY AND SPIRIT MEET®

- Applicant is also requesting outside entertainment in the form of speakers during the restaurant hours of operation

Petitioner’s representative Paul Fusz was in attendance to discuss the Special Use Permit with the Council. Some of the discussion that took place is as follows:

- Questions raised about speaker placement
- Concerns about if the outdoor seating will go into the public outdoor plaza
- Concerns were raised about how loud the outdoor speakers will be
- Questions raised about employee parking and customer parking

The bill will be placed on the July 18, 2024, agenda for first reading consideration.

PUBLIC COMMENTS

NONE

CONSENT AGENDA

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to approve the Consent Agenda. A discussion took place. The motion to approve the consent agenda was unanimously approved.

- a) Approval of the June 20, 2024 Council Meeting Minutes
- b) Resolution 99-2024, accepting the proposal of Big River Race Management at the rates provided in the memo for Kirkwood Parks and Recreation Race Event Management, with an initial term of 12 months with the option to renew for up to four additional 12 month terms and authorizing and directing the Mayor to enter into a contract
- c) Resolution 100-2024, accepting the quote of ImageNet Consulting, LLC in the amount of \$17,503.50 for Laserfiche software renewal and authorizing and directing the Director of Procurement to issue a Purchase Order

UNFINISHED BUSINESS

NONE

NEW BUSINESS

Bill 11037, granting a Special Use Permit for outdoor dining at 10935 Manchester Road, Suite 200 (Snarf’s Sandwiches) subject to certain conditions was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Zimmer to accept the Bill as read.

The bill received first reading approval and was held over.

Bill 11038, changing the zoning from B-4, Planned Commercial District, to B-2, Central Business District, on the property, known as 119 West Woodbine Avenue being an approximately 0.21 acre site on the north side of West Woodbine was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member McLean to accept the Bill as read. A discussion took place.



WHERE COMMUNITY AND SPIRIT MEET®

The bill received first reading approval and was held over.

Bill 11039, appropriating \$349,100 from the General Fund Balance to the Machinery and Equipment Account for ERP Project Management Consulting Services was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Bill as read. A discussion took place.

The bill received first reading approval and was held over.

Resolution 101-2024, accepting the bid of K.J. Unnerstall Construction in the not to exceed the amount of \$716,367.68 (which includes a contingency of \$76,753.68) for water main replacement on Rayner Road and Taylor Drive 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 Schaefer to accept the Resolution as read. A discussion took place.

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to amend Resolution 101-2024 to replace Taylor Drive with Taylor Young Drive wherever it is listed in the Resolution. The motion to amend was unanimously approved.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	Absent
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

Resolution 102-2024, granting the property owner of 1408 Wilton Lane, Kirkwood, Missouri, authorization for an encroachment of approximately 2 feet into the public right-of-way of Wilton Lane, 50 feet from the corner of Wilton Lane and Marco Drive, for the replacement of an existing retaining wall was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”



WHERE COMMUNITY AND SPIRIT MEET®

Council Member Luetzow	Absent
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

Resolution 103-2024, granting an easement to the Metropolitan St. Louis Sewer District on the Kirkwood Train Station property located at 110 West Argonne Drive and authorizing the Mayor to execute such easement on behalf of the City of Kirkwood was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	Absent
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

Resolution 104-2024, accepting the single source proposal of Creative Entourage in the not to exceed amount of \$43,225 for Transportation Development District “TDD” Informational Survey and Communications Program and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Jaksetic to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	Absent
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”



WHERE COMMUNITY AND SPIRIT MEET®

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS

Council Member Zimmer announced that the Kirkwood Fireworks display for the 4th of July has been moved to Friday, July 5th due to inclement weather.

Council Member Rheinnecker informed the Council that he attended Greentree meeting and Special Business District meeting and announced that SBD is looking for more members for their committee.

CHIEF ADMINISTRATIVE OFFICER REPORTS
NONE

CITY ATTORNEY REPORTS

City Attorney Hessel informed Council that he attended the Public Hearing on the TDD in front of Judge Stewart in St. Louis County on May 28, 2024. No opposition was made during this hearing. A motion for declaratory judgement was filed and asking the Court to issue and order in which they would find that the City of Kirkwood have met all the statutory requirements and send the language of the ballot before the Board of Elections Commissioners on or before August 27, 2024. The next hearing is set for Wednesday, July 11, 2024.

City Attorney Hessel also stated he will be in attendance at the July 18th Council meeting. Assistant Attorney Jackie Graves will attend that meeting.

CITY CLERK REPORTS

Ms. Asche reported on scheduled upcoming public hearing:

July 18, 2024

A request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard to expand the approved sound mitigating fence.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 7:50 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, July 18, 2024.

Laurie Asche
City Clerk

Approved: