



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, July 18, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, July 18, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinnecker, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning & Development Services Director Jonathan Raiche, Public Services Director Chris Krueger, Director of Electric Mark Petty, and Assistant City Attorney Jackie Graves.

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 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.

Assistant City Attorney Graves made a statement regarding the public hearing: We have been advised in writing that the applicant Greenbriar Hills Country Club is going to make an alternate proposal to the proposal that was considered and voted upon by the Planning & Zoning Commission. Applicants are legally entitled to make alternate proposals and such alternate proposals are to be considered by the Planning & Zoning Commission for a recommendation before being considered by the City Council. Accordingly, the City will not be holding a public hearing on the proposal voted upon by the Planning & Zoning Commission. The public hearing will be closed because there is nothing to consider at this time. We fully expect that a public hearing will be held after the Planning & Zoning Commission considers and acts upon the alternate proposal once it is submitted by applicant.

The public hearing was closed.

PUBLIC COMMENTS

1. Ed Golterman, 542 Wooddell Ct, announced to the Council that he is moving out of Kirkwood because he is unable to walk to get on a metro bus.
2. Geoff Whittington, 199 Couch Ave, concerned with the number of deer in his neighborhood. Stated that the deer are destroying his yard and requested that the City consider a plan to mitigate the number of deer.



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CONSENT AGENDA

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to approve the Consent Agenda. The minutes were approved with Council Member Luetzow abstaining.

- a) Approval of the July 3, 2024 Council Meeting Minutes

UNFINISHED 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.

Roll Call:

Mayor Gibbons	"Yes"
Council Member Zimmer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Luetzow	"Yes"
Council Member McLean	"Yes"
Council Member Rheinnecker	"Yes"
Council Member Schaefer	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10863.

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.

Roll Call:

Mayor Gibbons	"Yes"
Council Member Zimmer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Luetzow	"Yes"
Council Member McLean	"Yes"
Council Member Rheinnecker	"Yes"
Council Member Schaefer	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10864.

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.



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Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10865.

NEW BUSINESS

Bill 11040, granting a Special Use Permit for Outdoor Dining at 436 N. Kirkwood Road (Café Napoli) subject to certain conditions was brought before the City Council. Motion was made by Council Member Rheinnecker and seconded by Council Member Luetzow to accept the Bill as read.

The bill received first reading approval and was held over.

Bill 11041, authorizing and directing the City Clerk to submit a proposition to the voters within the City of Kirkwood at the November 5, 2024 election calling for an amendment to Section 3.13(a) of the City Charter, to eliminate the residency requirement for the City Attorney 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.

The bill received first reading approval and was held over.

Resolution 105-2024, accepting the proposal of Chiodini Architects in the amount not to exceed of \$400,000 for Professional Design Services for the Kirkwood Ice Rink Renovations Project 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 Luetzow to accept the Resolution as read.

Roll Call:

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



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Resolution 106-2024, accepting the proposal of HR Green in the amount not to exceed of \$173,113.60 (which includes a contingency of \$17,311.36) for Professional Engineering Services for a Citywide Storm Water Master Plan and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 107-2024, accepting the bid of Electrorep Energy Products in the amount of \$76,897 for the purchase of steel for the Sugar Creek Substation 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 Schaefer and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

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

Resolution 108-2024, accepting the single source proposal of Sunbelt Solomon in the amount of \$51,325 for the repair of three pole mount transformers and two pad mount transformers, and the replacement of one pole mount transformer 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 Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 109-2024, accepting the proposal of CLC Engineering, LLC in the amount not to exceed of \$124,607 (which includes a contingency of \$12,460.70) for Civil Engineering Design Services for the St. Louis Community College at Meramec Substation for the Electric Department 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.

Roll Call:

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

Resolution 110-2024, accepting the bid of L Keeley Construction in the amount not to exceed of \$1,214,066 (which includes a contingency of \$84,703) for General Construction Services for the Sugar Creek Substation Project for the Electric Department 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 Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

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

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE



CITY COUNCIL REPORTS

Mayor Gibbons informed the Council about the light at the corner of Woodbine and Geyer. It is one of the original Street Car Stops. The Engineering Department refurbished and preserved the street light. Mayor Gibbons wanted to thank the Engineering department for preserving a piece of Kirkwood's history. Chief Administrative Officer Hawes added that the Engineering department also preserved the obelisks that has the street names and the department is checking other locations that may have been lost and replace those as well.

Council Member Schaefer attended the Board of Adjustment meeting and reported new members have joined the board. Cindy Coronado as Board Chair, Pat Jones as Board Vice-Chair, and Kirk Hutchison as Board Secretary. Mr. Schaefer also reported on the Library Board, the endowment from 2019 is up 5% consistently. The front of the Library is being redone, and the 100th year anniversary is coming up in 2026. Mayor Gibbons added that the Library has a program where you can purchase a brick and have it engraved.

Council Member Luetzow wanted to show personnel recognition to Detective Don Douglas who was promoted to Sergeant. He has been a Police Officer for 19 years, of which 10 years is with the Kirkwood Police Dept. Firefighter/Paramedic Tyler Burns was promoted to Fire Captain. Fire Captain Frank Tallis retired after 35 years of service. Sergeant Dan Andert also retired after 40 years of service. Mrs. Luetzow also reported the celebration of Independence Day at the spectacular Freedom Festival at Kirkwood Park on July 5, 2024. Also, July 5th marks the 19th anniversary for the death of Sergeant William McEntee.

Council Member Zimmer wanted recognize and thanks the City Staff for adjusting the Fireworks display due to weather.

Council McLean reported some upcoming events. July 19th, the Police Dept. is having Hot Dog days of summer at Fillmore Park from 11 am to 1 pm. The Kirkwood Library will be there with books. September 18th, at the KPAC the Human Rights Commission is organizing a 10 year after review of the Ferguson report. Also, an organization called Heart 2 Heart that promotes reading and tutoring for Kindergarteners through 3rd grade at Robinson Elementary. The goal this year is to have 40 students and 80 tutors. Each student will receive one on one tutoring, twice a week. To become a volunteer tutor go to www.lifebridgekwd.org

Council Member Rheinnecker attended the Special Business District meeting. Last month, the board was in need of members and now they have filled all vacant spots.

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes reported that the City received an Application for Liquor License from Station No. 3, 10463 Manchester Road, to sell intoxicating liquor by the drink, plus Sunday. Motion was made by Council Member Zimmer and seconded by Council Member



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Luetzow to approve the application. The applicant addressed the Council and a discussion took place. The motion to approve the application was unanimously approved.

CITY ATTORNEY REPORTS

NONE

CITY CLERK REPORTS

Ms. Asche read the report of the July 17, 2024 Planning and Zoning Commission meeting. The following action was taken:

1. By a vote of 7-0, the Commission recommended approval of a Special Use Permit for an Accessory Dwelling Unit at 1325 Lark Avenue in a detached structure. A public hearing before the City Council is requested.
2. The Commission elected the following officers: Jim Adkins as Chair, Tom Feiner as Vice Chair, and Ron Evens as Secretary/Treasurer.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 7:54 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, August 1, 2024.

Laurie Asche
City Clerk

Approved: