



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes  
Kirkwood City Hall  
Thursday, September 5, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, September 5, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Schaefer, Rheinneck, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Electric Director Mark Petty, Public Services Director Chris Krueger, and City Attorney John Hessel.

**INTRODUCTIONS AND RECOGNITIONS  
NONE**

**PRESENTATIONS**

The Greentree Festival Committee presented information regarding the 63<sup>rd</sup> Greentree Festival. The theme will be "A Salute to Sitcoms". Some early festivities will start Friday, September 7<sup>th</sup> with Rotary Ramble 5-10k Fun Run at 7:30 a.m. and Party in the Park at 6 p.m. The full festival will take place from Friday, September 13<sup>th</sup> through Sunday, September 15<sup>th</sup>. The parade will take place on Saturday, September 14<sup>th</sup> starting at 10:00 a.m.

**PUBLIC HEARINGS**

**Public Hearing #1**

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing establishing the Property Tax Rates for the City of Kirkwood. City Attorney John Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on August 16, 2024, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on August 16, 2024 as Exhibit 2; and the Kirkwood Code of Ordinances, as Exhibit 3.

Director of Finance Mary Sprung presented the matter to the Council:

- 2024 is not a reassessment year. Reassessments are done by St. Louis County every odd year.
- The process of calculating the proposed property tax rates allow the taxing authority to capture revenue at the same level as the previous year, plus an increase for the Consumer Price Index (CPI). This year CPI was 3.4%.
- All proposed property tax rates are calculated and reviewed by the Missouri State Auditor's office.
- The City levies property taxes for the Police & Fire Pension, Parks, and general government services.
- Residential assessments increased by 1%. Residential assessed value is 19% of the appraised value.
- Commercial assessments decreased by 1%. Commercial assessed value is 32% of the appraised value.



WHERE COMMUNITY AND SPIRIT MEET®

- The residential proposed rate is 45.8 per 100 of assessed value. The City of Kirkwood property tax levy historically averages 7% of a resident's total tax bill. The proposed property tax levy would be \$256.50 for a home valued at \$300,000.
- The commercial proposed rate is 55.8 per 100 of assessed value.
- Personal property proposed rate is 72 per 100 of assessed value.
- The Special Business District's (SBD) commercial assessments increased by 19% with a proposed rate of 38.2 per 100 of assessed value.
- Commercial property owners in the Special Business District support marketing and public area improvement initiatives within the Downtown Kirkwood Special Business District through their additional property taxes. At work since 1975, the combination of these initiatives and programs has made downtown Kirkwood one of the region's most desirable locations to locate a business.

Some discussion that took place is as follows:

- A question about the personal property rate being at the ceiling was raised.
  - Yes, all the rates are at the ceiling, approved by the residents.
- A question was raised about the Police & Fire Pension Fund being underfunded.
  - The maximum tax rate ceiling that could be authorized is .103 for residential.

This item is under New Business as item #3, Bill 11046.

## **Public Hearing #2**

Mayor Gibbons recessed the meeting to conduct a public hearing establishing the Property Tax Rates for the Kirkwood Municipal Library. City Attorney John Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian dated on August 16, 2024, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times dated on August 16, 2024 as Exhibit 2; and the Kirkwood Code of Ordinances, as Exhibit 3.

Director of Finance Mary Sprung presented the matter to the Council:

- The Library taxing district boundaries are different from the City of Kirkwood, which explains the difference in the assessed values and percentages.
- Residential assessments increased by 1%.
- Commercial assessments decreased by 1%.
- The residential proposed rate is 21.5 per 100 of assessed value.
- The commercial proposed rate is 26.8 per 100 of assessed value.
- The personal property proposed rate is 35.5 per 100 of assessed value.
- The Kirkwood Library property tax levy historically averages 3% of a resident's total tax bill.
- The property tax levy funds the operations of the Kirkwood Public Library.

Some discussion that took place is as follows:

- A question was raised about the voter approved ceilings.



WHERE COMMUNITY AND SPIRIT MEET®

- Library Temp Rate will drop off when related debt issue is paid off in 2032/2033.

This item is under New Business as item #4, Bill 11047.

**PUBLIC COMMENTS**

NONE

**CONSENT AGENDA**

Motion was made by Council Member Rheinnecker and seconded by Council Member McLean to approve the Consent Agenda. The minutes were unanimously approved.

- a) Approval of the August 15, 2024 Council Meeting Minutes
- b) Resolution 117-2024, appointing members to the Downtown Special Business District Advisory Commission
- c) Resolution 118-2024, accepting the bid of Terry’s Towing based on the unit prices as listed on memo for an initial term of 12 months with an option to renew for an additional four years for Towing Services for the Police Department and authorizing and directing the Mayor to enter into a contract
- d) Resolution 119-2024, accepting the bid of Bobcat of St. Louis in the amount of \$48,058.40 (pursuant to Sourcewell Cooperative Contract) for the purchase of a S590 T4 V2 Bobcat Skid-Steer Loader for the Sanitation Department and authorizing and directing the Director of Procurement to issue a Purchase Order

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

Bill 11044, granting a Special Use Permit for an Accessory Dwelling Unit for the property addressed as 1325 Lark Avenue subject to certain conditions was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member McLean to accept the bill as read.

Motion was made by Council Member Schaefer and seconded by Council Member Rheinnecker to amend Section 1 of Bill 11044 to add a condition #3 which reads: Prior to issuance of a building permit, applicant shall provide information for the City to determine that the proposal meets the applicable provisions of the International Plumbing Code and the International Private Sewage Disposal Code. A discussion took place. The motion to amend was unanimously approved.

The amended bill received first reading approval and was held over.

Bill 11045, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII., Section 14-401 “One-way streets”, to add Argonne Alley as a one-way alley between



WHERE COMMUNITY AND SPIRIT MEET®

the east property line of 114 West Jefferson and Clay Avenue in the Westbound direction was brought before the City Council. Motion was made by Council Member Schaefer 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.

Bill 11046, fixing and establishing the rate of taxation to be levied upon all real estate and certain tangible personal property in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2024, for the maintenance of the Kirkwood public parks; for the Police and Firemen’s Pension Fund; for general government services and for businesses in the Special Business District was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to accept the bill as read. A discussion took place.

The bill received first reading approval and was held over.

Bill 11047, fixing and establishing the rate of taxation to be levied upon all real estate and certain tangible personal property in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2024, for the operation and maintenance of the Municipal Library District of Kirkwood was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to accept the bill as read.

The bill received first reading approval and was held over.

Resolution 120-2024, amending and readopting the City of Kirkwood City Fee Schedules was brought before the City Council. Motion was made by Council Member Jaksetic and seconded by Council Member Luetzow to accept the Resolution as read. Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to accept the bill as read. A discussion took place.

Roll Call:

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



WHERE COMMUNITY AND SPIRIT MEET®

Resolution 121-2024, amending the contract with United Construction ENT. Co. of St. Louis by accepting Change Orders #3 and #4 and increasing the contract amount by \$160,020 for a total not to exceed amount of \$8,285,451.50 for Community Center Renovations 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 Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 122-2024, accepting the bid of Bell Electric Supply Co. in the amount of \$32,007.58 for the purchase of cable and wire 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 Luetzow and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 123-2024, amending Resolution 31-2022 with Fletcher-Reinhardt by increasing the purchase order amount by \$672,528 for a new total amount of \$1,634,884 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 an amended 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. A discussion took place.



WHERE COMMUNITY AND SPIRIT MEET®

Roll Call:

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

Resolution 124-2024, authorizing and directing the Mayor to enter into a Master Power Purchase and Sale Agreement between the City of Kirkwood and Karbone for future energy and capacity transactions for the Kirkwood Electric Department was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 125-2024, authorizing and directing the Mayor to enter into an amended agreement with Ameren for Substation Transmission Service for an additional \$1,980.82 per month for a new total monthly amount of \$73,325.82 for 360 months, for a total spend of \$612,520, beginning in Fiscal Year 2027 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 McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Zimmer	“Yes”
Council Member Luetzow	“Yes”



WHERE COMMUNITY AND SPIRIT MEET®

Resolution 126-2024, authorizing and directing the Mayor to enter into an Intergovernmental Agreement #4 between the City of Kirkwood and the City of Glendale for Construction of new sidewalks, curbs, gutters, and street resurfacing on East Essex Avenue between Dickson and Sappington in the amount not to exceed of \$152,229.20 (which includes a contingency of \$42,753.98) 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 McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Zimmer	“Yes”
Council Member Luetzow	“Yes”

Resolution 127-2024, amending the contract with Lochmueller Group by entering into a Supplemental Agreement No. 1 to Engineering Services Contract and increasing the contract amount by \$325,510.50 for a new total not to exceed amount of \$533,215.35 for additional Engineering Services for the STP 5502(610) West Essex Reconstruction Project and authorizing and directing the Mayor to enter into an amended contract by entering into Supplemental Agreement No. 1 to Engineering Services Contract was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member McLean to accept the Resolution as read. A discussion took place.

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

**CONSENT AGENDA ITEMS FOR DISCUSSION**

NONE

**CITY COUNCIL REPORTS**

Council Member Zimmer attended the Industrial Development Authority met on Wednesday, August 28<sup>th</sup> at 7 am. The board has a general focus on economic development. The purpose of the Industrial Development Authority is to develop, advance, encourage, and promote commercial industrial and manufacturing facilities in Kirkwood. Generally promoting development and economic development within the City of Kirkwood.



WHERE COMMUNITY AND SPIRIT MEET®

Council Member Schaefer announced that Meacham Park Neighborhood Improvement Associations is doing a community support donations for families in need. Types of donations includes gift cards to Walmart, Target, Grocery Stores, and Restaurants. Cards will be distributed on Saturday, December 14, 2024 at their office on South Kirkwood Road. Donations can be mailed to PO Box 220664 Kirkwood, MO.

### **CHIEF ADMINISTRATIVE OFFICER REPORTS**

Mr. Hawes informed the Council that the City received a letter from East/West Gateway Council of Government's Board of Directors, indicated that the following project Trail extension phase 2 Leffingwell to Holmes has been approved for 80% funding for a \$4.8 million dollar project. This now completes full 80% funding for the overall \$8.8 million project for both phases. Legislation will be drafted for the next Council meeting.

Mr. Hawes reported that the City received an Application for Temporary Outdoor Promotional Variance from the Alpine Shop, 440 N. Kirkwood Road, to hold their annual Fall Swap on their parking lot from October 18<sup>th</sup> through October 20<sup>th</sup>, 2024. Motion was made by Council Member Schaefer and seconded by Council Member Luetzow to approve the application. The motion to approve the application was unanimously approved.

Mr. Hawes reported that the City received an Application for Temporary Outdoor Promotional Variance from Dewey's Pizza, 124 N. Kirkwood Road, to allow for outdoor pick up of carry out orders while the location undergoes renovations. The request is to place a table at the front entrance to the location from September 23, 2024 through October 29, 2024 from 11 a.m. to 9 p.m. Monday through Thursday, 11 a.m. to 10 p.m. Friday through Saturday, and 4 p.m. to 9 p.m. on Sunday. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to approve the application. The applicant addressed the Council and a discussion took place. The motion to approve the application was unanimously approved.

Mr. Hawes reported that the City received an Application for Temporary Outdoor Promotional Variance from Proper Cannabis, 10855 Manchester Road, to hold a Grand Opening Event on September 15, 2024 from 10:00 a.m. to 6:00 p.m. on the parking lot of the property. Motion was made by Council Member McLean and seconded by Council Member Luetzow to approve the application. A discussion took place. The motion to approve the application was denied with Mayor Gibbons, Council Members Jaksetic, Rheinnecker, Schaefer, and Zimmer opposed. Council Members Luetzow and Mclean were in favor.

### **CITY ATTORNEY REPORTS**

NONE





WHERE COMMUNITY AND SPIRIT MEET®

## CITY CLERK REPORTS

Ms. Asche reported on scheduled upcoming public hearings:

### **September 19, 2024**

1. Allocation of \$140,400 in Community Development Block Grant funds

Ms. Asche also read the report of the September 4, 2024 meeting of the Planning and Zoning Commission, the following action was taken:

1. After a presentation by staff and the petitioner for a Text Amendment for Personal & Commercial Service Use in B-2, Central Business District, to increase the maximum size of a tenant space, Commissioners Feiner, Coulson, and Salzer-Lutz were appointed to the Subcommittee. The Subcommittee will meet at City Hall in the Main Level Conference Room on Monday, September 9 at 10:00 am. The subcommittee meeting notice is attached.
2. By a vote of 8-0, the Commission recommended approval of a Zoning Map Amendment from B-1 to R-5 on the property addressed as 430 S. Clay Avenue. A public hearing before the City Council is requested.

## ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:22 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, September 19, 2024.

---

Laurie Asche  
City Clerk

***Approved:***