



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, September 19, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, September 19, 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

Police Captain Doug Raymond announced the department promotion of Sergeant Don Douglas. Sergeant Douglas joined the Kirkwood Police Department in 2014.

Captain Raymond presented the Distinguished Service Award for Valor to Officer Joseph Shell for his acts of bravery during an Assault incident the took place on May 30, 2024

Fire Chief Silvernail announced department promotions of Tyler Burns to Captain for Fire House 1 A-crew and Nathan Higginbotham to Captain Fire House 2 C-crew.

Police Officer Sean Connors discussed traffic in Downtown Kirkwood to the Council.

PRESENTATIONS

NONE

PUBLIC HEARINGS

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing allocation of \$140,400 in Community Development Block Grant funds. City Attorney John Hessel entered the following exhibits into record: an Affidavit of Publication in the Webster-Kirkwood Times on August 30, 2024, as Exhibit 1; an Affidavit of Publication in the St. Louis Post-Dispatch on August 30, 2024 as Exhibit 2; and the Kirkwood Code of Ordinances, as Exhibit 3.

Assistant Chief Administrative Officer David Weidler presented information to the Council:

- The City received funding for a 3 year program through Community Development Block Grant (CDBG)
- The U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) provides on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment.



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- The City will received \$140,400 for FY25 through this program. The program is for a 3 year period.
- It is recommended that these funds are placed with other funding from Municipalities in St Louis County as well as funds received by St Louis County, and use them for the rehabilitation of private residences in Kirkwood.
- The program provides up to \$7,500 for approved home repairs for eligible to moderate income owners at no cost.
- There is about \$35,000 still in Home Improvement funds that have not been expended through 2022 agreement. But, there are 19 applications in the wait list and the funding that was left over has already been claimed by residents on the list.

Some discussion took place as follow:

- A question was raised regarding how the money is dispensed.
- Council is happy to hear that tree trimming and removal was added to this program.
- A suggestion to add advertisement in to utility bills.

The Resolution will be placed on the October 3, 2024, agenda for consideration.

PUBLIC COMMENTS

NONE

CONSENT AGENDA

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

- a) Approval of the September 5, 2024 Council Meeting Minutes
- b) Resolution 128-2024, accepting the bid of Anixter, Inc. in the amount of \$19,513.74 for the purchase of grounding clamps for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 129-2024, accepting the bid of Electrorep Energy Products in the amount of \$17,004.07 for the purchase of bus connectors for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order

UNFINISHED BUSINESS

Bill 11044A, 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.



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Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10870.

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 the east property line of 114 West Jefferson and Clay Avenue in the Westbound direction was brought before the City Council. A discussion took place.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10871.

Motion was made by Council member Zimmer and seconded by Council member Schaefer to bring Substitute Bill 11046 to the floor. Motion was unanimously approved.

Substitute 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. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”



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Council Member Jaksetic	“Yes”
Council Member Zimmer	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

The substitute bill, having received majority approval of the Council, was adopted and became Ordinance 10872.

Motion was made by Council member Luetzow and seconded by Council member Schaefer to bring Substitute Bill 11047 to the floor. Motion was unanimously approved.

Substitute 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. A discussion took place.

Roll Call:

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

The substitute bill, having received majority approval of the Council, was adopted and became Ordinance 10873

NEW BUSINESS

Bill 11048, authorizing and directing the Mayor to enter into a Missouri Highways and Transportation Commission Carbon Reduction Program Agreement for the CRP-5502(617) Grant’s Trail Extension Phase II Project 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.

The bill received first reading approval and was held over.

Bill 11049, authorizing and directing the mayor to enter into a Missouri Highways and Transportation Commission Transportation Enhancements Funds Supplemental Agreement #2 for the awarded Transportation Alternatives Program - TAP -5502(613) Historic Kirkwood Amtrak Station Restoration Project 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. A discussion took place.



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The bill received first reading approval and was held over.

Bill 11050, vacating a 10' wide easement that exists on a tract of land located in part of Lot 9 of Windsor Acres, a subdivision recorded in Plat Book 31, Page 35, of the St. Louis County records, located in the City of Kirkwood, St. Louis County, Missouri, and more particularly described on Exhibits A and B 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.

Resolution 130-2024, accepting the single source proposal of Global Rental in the amount of \$43,944.55 for the purchase of the DB37 Backyard Accessible Bucket Lift Machine 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 Jaksetic and seconded by Council Member Luetzow to accept the Resolution as read. Motion was made by Council Member Schaefer and seconded by Council Member McLean to accept the bill as read. A discussion took place.

Roll Call:

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

Resolution 131-2024, granting an easement to the Metropolitan St. Louis Sewer District on the property located at 441 Alfred Avenue 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 Zimmer and seconded by Council Member Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

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



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Resolution 132-2024, accepting the bid of TraMar Contracting, Inc. in the amount not to exceed of \$350,274.32 (which includes a contingency of \$31,843.12) for 2024 High Build Acrylic Waterborne Pavement Markings for the Engineering 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 Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 133-2024, amending the contract with G&W Engineering by entering into a Supplemental Agreement for additional Design and Construction Engineering Services by increasing the contract amount by \$172,852.37 (which includes a 10% contingency in the amount of \$14,031.35) for a new total not to exceed amount of \$292,902.37 for additional Design and Construction Engineering Services for the STP-5502(612) Lindeman Road Improvement Project and authorizing and directing the Mayor to enter into an amended contract by entering into a Supplemental Agreement 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 Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Zimmer	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

Resolution 134-2024, amending the contract with Crawford, Murphy, and Tilly, Inc. by entering into a Supplemental Agreement No. 2 to Engineering Services Contract and increasing the contract amount by \$106,205.00 (which includes a 10% contingency in the amount of \$9,655) for a new total not to exceed amount of \$297,353.94 for Right-of-Way Acquisition Services for the STP-5502(615) South Kirkwood Road Resurfacing Project and authorizing and directing the Mayor to enter into an amended contract by entering into Supplemental was brought before the City Council. Motion was made by



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Council Member Zimmer and seconded by Council Member McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 135-2024, authorizing and directing the Mayor to enter into a Reimbursement Agreement with the Metropolitan St. Louis Sewer District in the not to exceed reimbursable amount of \$130,313.93 for Engineering Design and Construction Services for the STP-5502(614) South Clay Avenue Resurfacing Project was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 136-2024, amending the contract with IMEG Corporation by entering into a Supplemental Agreement and increasing the contract amount by \$10,313.93 for a new total not to exceed amount of \$203,961.77 for additional Professional Engineering Services for the STP-5502(614) South Clay Avenue Resurfacing Project and authorizing and directing the Mayor to enter into an amended contract by entering into a Supplemental Agreement was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Jaksetic to accept the Resolution as read. A discussion took place.

Roll Call:

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



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Council Member Zimmer	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS

Council Member Luetzow reported on a very successful Greentree Festival this year.

Mayor Gibbons reported the beautiful new gardens at the Library.

Council Member Schaefer reported on the Library Board and Board of Adjustment meeting. There was a ribbon cutting for the new gardens at the Library. Funding was received from a federal grant for WiFi updates at the Library. At the Board of Adjustment meeting three different requests were submitted. 1215 Lynchester Ln and 1316 W. Essex Ave was passed. Holmes Living LLC failed with a 3-2 vote.

Council Member McLean reported that the Human Rights Commission held the Ferguson Ten Years Later event on Sept. 18, 2024 the Kirkwood Performing Arts Center.

CHIEF ADMINISTRATIVE OFFICER REPORTS
NONE

CITY ATTORNEY REPORTS
NONE

CITY CLERK REPORTS

Ms. Asche provided the Planning & Zoning report. At the September 18, 2024 meeting of the Planning & Zoning meeting, the following action was taken:

1. By a vote of 6-1, the Commission recommended approval of a zoning text amendment to increase the maximum size of a tenant space from 2,000 square feet to 3300 square feet for Personal and Commercial Service uses in the B-2 zoning district. A public hearing is requested on this text amendment for the October 17, 2024 City Council meeting.
2. After a presentation by staff and the petitioner on two related applications consisting of (1) a text amendment on garage design in residential zoning districts, Section 25-48(f), specifically for the R-MM zoning district, and (2) a zoning map amendment from R-5 to R-MM at 223 W. Monroe Avenue, Commissioners Arnold, Evens, and Salzer-Lutz were appointed to a subcommittee for further review. The subcommittee will meet at City Hall in the Main Level Conference Room on Wednesday, September 25 at 9:00 am.
3. After a presentation by staff and the petitioner on a major site plan and an



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amendment to the Special Use Permit for vehicle sale and rental at 10525 and 10725 Manchester Road, Commissioners Scott and Washington were appointed to a subcommittee for further review. The subcommittee will meet on site at 10525 Manchester Road on Tuesday, October 1 at 7:30 a.m.

Ms. Asche reported on scheduled upcoming public hearings:

October 3, 2024

A request for a Zoning Map Amendment from B-1 to R-5 on the property addressed as 430 South Clay Avenue.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:19 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, October 3, 2024.

Laurie Asche
City Clerk

Approved: