

Agenda
Kirkwood City Council
City Hall, Council Chambers
139 South Kirkwood Road
Kirkwood, MO 63122
Thursday, October 17, 2024, 7:00 p.m.
Posted on October 11, 2024

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS - NONE

IV. PRESENTATIONS - NONE

V. PUBLIC HEARINGS

1. A request for a Zoning Text Amendment to increase the maximum size of a tenant space from 2,000 square feet to 3,300 square feet for Personal and Commercial Service uses in the B-2 Zoning District.

VI. PUBLIC COMMENTS – 3 MINUTE LIMIT PER PERSON

The Public Comments portion of the meeting is an opportunity for the City Council to listen to comments from citizens. It is not a question and answer session and the City Council will not respond to comments or answer questions during this period. The Mayor may refer any matter brought up to the City Council to the Chief Administrative Officer or City Clerk if action is needed.

VII. CONSENT AGENDA

All items within the Consent Agenda will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council. The expenditures listed in the consent agenda are items already approved in the current city budget.

- a) Approval of the October 3, 2024 Council Meeting Minutes
- b) Resolution 143-2024, accepting the bid of Fletcher-Reinhardt Company in the amount of \$24,087.77 for the purchase of conduit for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 144-2024, amending Resolution 128-2024 with Anixter, Inc. by increasing the Purchase Order amount by \$413.20 for a new total amount of \$19,926.94 for the purchase of grounding clamps and connectors for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue an amended Purchase Order

VIII. UNFINISHED BUSINESS

1. Bill 11051, amending the Kirkwood Code of Ordinances, Chapter 17, Article XI. "Offenses Against Drugs", by inserting a new Section 17-195 "Minimum age for the purchase and sale of hemp-derived intoxicants"

- IX. NEW BUSINESS**
1. Bill 11052, changing the zoning from B-1, Neighborhood Commercial District, to R-5, Multifamily Residential District, on the property known as 430 South Clay Avenue, being an approximately 0.52 acre site on the east side of South Clay Avenue and directing such change in the Zoning District Map
 2. Resolution 145-2024, authorizing and directing the Mayor to enter into a Master Power Purchase and Sale Agreement between the City of Kirkwood and Cordelio/Winfield for future energy and capacity transactions for the Kirkwood Electric Department
 3. Resolution 146-2024, accepting the bid of Cordelio/Winfield in the amount not to exceed of \$1,687,500 annually for the purchase of Capacity for the Electric Department for a term of 8 years beginning June 2025 and authorizing and directing the Director of Procurement to issue a Purchase Order
 4. Resolution 147-2024, accepting the bid of Broadway Ford in the amount of \$79,527 (pursuant to MoDOT Cooperative Contract and State of Missouri Cooperative Contract) for the purchase of a 2025 Ford F550 Chassis with Knapheide Flatbed for the Sanitation Department and authorizing and directing the Director of Procurement to issue a Purchase Order
 5. Resolution 148-2024, accepting the proposal of Lochmueller Group in the not to exceed amount of \$89,010 (which includes a 10% contingency in the amount of \$8,091) for Professional Design and Bid Period Services for Water Main Replacement at Lockett Road from Dougherty Ferry Road to Dovergate Drive and authorizing and directing the Mayor to enter into a contract
 6. Resolution 149-2024, accepting the quote of Schaeffer Electric in the amount of \$43,985 for switchgear replacement for City Hall and authorizing and directing the Director of Procurement to issue a Purchase Order
 7. Resolution 150-2024, accepting the quote of Schaeffer Electric in the amount of \$79,935 for generator replacement for City Hall and authorizing and directing the Director of Procurement to issue a Purchase Order
- X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)**
- XI. CITY COUNCIL REPORTS**
- XII. CHIEF ADMINISTRATIVE OFFICER REPORTS**
- XIII. CITY ATTORNEY REPORTS**
- XIV. CITY CLERK REPORTS**
1. Report of Planning & Zoning Commission Meeting (if any)
 2. Upcoming Public Hearings
November 7, 2024
 1. A request for a Zoning Code Text Amendment on Garage Design in residential zoning districts, Section 25-48(f), specifically for the R-MM Zoning District.
 2. A request for a Zoning Map Amendment from R-5 to R-MM for 223 West Monroe Avenue.
- XV. MEETING ADJOURNMENT**
- The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on Thursday, November 7, 2024.**

CONTINUED & TABLED ITEMS

NONE

Kirkwood City Council: Mayor Liz Gibbons, Council Members Gina Jaksetic, Nancy Luetzow, Mark McLean, Al Rheinnecker, Paul Schaefer, and Mark Zimmer

Contact Information: For full City Council contact information visit www.kirkwoodmo.org/council. To contact the City Clerk call 314-822-5802. To contact the Chief Administrative Officer call 314-822-5803.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

PUBLIC HEARING

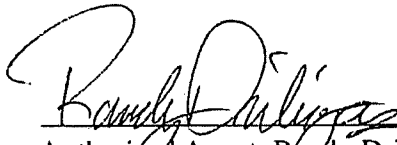
A request for a Zoning Text Amendment to increase the maximum size of a tenant space from 2,000 square feet to 3,300 square feet for Personal and Commercial Service uses in the B-2 Zoning District.

AFFIDAVIT OF PUBLICATION

Date: 9/26/24

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times September 27, 2024 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING
before the City Council of
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, October 17, 2024 to consider the following:

A request for a Zoning Text Amendment to increase the maximum size of a tenant space from 2,000 square feet to 3,300 square feet for Personal and Commercial Service uses in the B-2 Zoning District.

Laurie Asche, City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
September 18, 2024**

PETITION NUMBER: PZ-06-25

ACTION REQUESTED: ZONING CODE TEXT AMENDMENT TO CHANGE THE USE-SPECIFIC STANDARDS IN ZONING CODE SECTION 25-36(y)(1) RELATING TO THE SIZE OF A TENANT SPACE FOR THE PERSONAL AND COMMERCIAL SERVICE USE

APPLICANT: MARK MEHLMAN

PROPERTY LOCATION: CITY WIDE

ZONING: B-2 CENTRAL BUSINESS DISTRICT

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Code text be amended to change the use-specific standards in Zoning Code Section 25-36(y)(1) for the size of a tenant space for the Personal and Commercial Service use in the B-2, Central Business District. Currently, the maximum size of any tenant space shall not exceed 2000 square feet in both the B-2 and B-1, Neighborhood Business District. The applicant proposes that the maximum size of any tenant space shall not exceed 6,000 square feet in the B-2 district and maintaining the 2,000 square feet limitation in the B-1 district. While this report includes information specific to the applicant's property, it is important to emphasize that the proposed text amendment would apply to all properties in the B-2 zoning districts and all uses specified in the Personal and Commercial Service use definition. That definition is as follows:

Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal and commercial services may include, but are not limited to, laundromats, dry cleaning (pickup/dropoff only), barbershops, beauty salons, nail salons, massage therapy, physical therapy, mental health therapy, upholstery services, printing services, health and fitness studios, dance studios, tutoring establishments, music schools, informational and instructional services, tanning salons, and portrait studios.

DISCUSSION:

The request was introduced at the Planning and Zoning Commission meeting held on September 4, 2024. At the meeting, the applicant and his representative referenced the multifamily project being built by applicant at 132 E. Monroe Avenue (the "Aria") and reported that a restaurant tenant has agreed to take about one-half of the commercial space with 2615 square feet remaining for another tenant. With regard to the remaining space, both potential tenants are Personal and Commercial Service uses that would be limited in size to 2000 square feet. Although a smaller increase to 2615 or 3000 square feet would enable the Aria project to lease to either a beauty salon or a physical fitness facility, the applicant's agent argued that an increase to 6000 square feet would be more beneficial to the City for projects in the future. He added that there is a big gap between a small fitness facility of 6000 square feet versus a Lifetime Fitness facility of 40,000 square feet.

At the September 4 meeting, Ms. Coulson, Mr. Feiner, and Ms. Salzer-Lutz were appointed to a subcommittee and a subcommittee meeting was conducted at City Hall on September 9, 2024. Ms. Salzer-Lutz was unable to attend the meeting so Mr. Klippel joined the subcommittee. A list of all attendees of the subcommittee meeting may be seen in Exhibit A. At the subcommittee meeting, the following items were reviewed and discussed:

1. Mr. Raiche explained that the new Zoning Code in 2021 changed many uses from Special to Permitted with Standards and grouped together uses having to do with a person or person's possessions as "personal and commercial service".
2. The subcommittee reviewed the purpose statements for nonresidential zoning districts and the existing tenant size survey prepared by Mr. Raiche (attached hereto as Exhibit B) of personal and commercial service uses in downtown.
3. The subcommittee acknowledged that they may either address the immediate need or look at the issue more broadly while identifying any negative consequences of the increase in tenant space.
4. The subcommittee questioned whether given the limited amount of commercial space in the downtown district, the City should encourage personal and commercial service uses to be larger.
5. In review of the tenant size survey, the subcommittee recognized that 3000 square feet would allow some existing tenant spaces to become legally conforming while still granting flexibility for new tenant spaces. The subcommittee also believed that the list of existing businesses that were 3,000 square feet or less were appropriate types of businesses for the downtown district.
6. Staff raised a concern about setting a limit exactly at 3,000 square feet due to the unusual nature of some pre-existing tenant spaces and the possibility that new spaces may not be exactly designed to 3,000 square feet. To allow some flexibility in the exact size of tenant space, the subcommittee favored a ten percent increase in the 3000 square feet to 3300 square feet with the understanding that the intent was not to increase the allowance to 3,500 or 4,000.

RECOMMENDATION:

The subcommittee concludes that the review criteria have been met on text amendments set forth in Zoning and Subdivision Code Section 25-17(e)(2) and recommends that this application be **approved** with Zoning Code Section 25-36 (y)(1) revised as follows:

In the B-1 and B-2 Districts, the maximum size of any tenant space shall not exceed 2,000 square feet. In the B-2 District, the maximum size of any tenant space shall not exceed 3,300 square feet.

Respectfully submitted,



Karen Coulson



Tom Feiner

Allen Klippel

**EXHIBIT A
SUBCOMMITTEE MEETINGS ATTENDEES**

P&Z Subcommittee Meeting

Project:

PZ-6-25

Date:

9/9/24

Location:

City Hall

Name	Organization
Jonathan Riecke	City of Kirkwood
Allen KIRK	P&Z
Karen Coulson	P&Z
Tom Fowler	P&Z
Amy Lowry	City of Kirkwood

EXHIBIT B

Personal & Commercial Services - Tenant Size Survey

	Business Name	Type of Business	Address	Estimated Tenant Size (sf)
1	La Dee Da	Beauty Salon	105 W. Jefferson Avenue	300
2	The Painted Nail	Nail Salon	117 N. Kirkwood Road, Ste 102	500
3	Ashiatsu STL	Massage Therapy/Spa	126 E. Jefferson Avenue	500
4	DTK Stuidos	Portrait/Photo Studio	217 1/2 S. Kirkwood Road	500
5	Clear Path Wellness	Massage Therapy/Spa	117 N. Kirkwood Road, Ste 106	578
6	Lather Hair Lounge	Beauty Salon	104 N. Clay Avenue	873
7	Sweet Peace Yoga	Health/Fitness Studio	118 W. Jefferson Avenue	900
8	Alterations Unlimited	Alterations	117 N. Kirkwood Road, Ste 100	1,000
9	Kumon Math and Reading Center	Tutoring	449 S. Kirkwood Road	1,240
10	Hair Engineers	Beauty Salon	109 N. Kirkwood Road	1,300
11	Hair Saloon For Men	Barber Shop	343 S. Kirkwood Road	1,480
12	Creators Cuts	Barber Shop	203 N. Kirkwood Road	1,500
13	The UPS Store	Printing/Mailing	101 W. Argonne Drive	1,500
14	Wellness Within Counseling	Mental Health Therapy	108 N. Clay Avenue, Ste 200	2,000
15	School of Rock	Music School	104 N. Kirkwood Road	2,020
16	Gateway Cleaners of Kirkwood	Dry Cleaner	320 S. Kirkwood Road	2,165
17	314 Mane	Beauty Salon	114 E. Jefferson Avenue	2,400
18	Lucille Rapp Dance Studio	Dance Studio	153 W. Argonne Drive	3,200
19	SSM Health Physical Therapy	Physical Therapy	201 S. Kirkwood Road	4,700
20	Sola Salon Studios	Beauty Salon	200 S. Kirkwood Road, Ste 150	6,100
21	Ginger Bay Salon	Beauty Salon	437 S. Kirkwood Road	?
22	Jeannine's Beautique	Beauty Salon	131 W. Monroe Avenue, Ste 7	?
23	InVita Health & Wellness	Massage Therapy/Spa	333 S. Kirkwood Road, Unit 300	?
24	SKY Blue Day Spa	Massage Therapy/Spa	220 S. Kirkwood Road, Ste 150 Studio 8	?
25	Touch of Class Massage & Wellness	Massage Therapy/Spa	325 N. Kirkwood Road, Ste G-9	?
26	Healing Physio	Physical Therapy	325 N. Kirkwood Road, Ste 104	?
27	Advanced Training & Rehab	Physical Therapy	333 S. Kirkwood Road, Unit 201	?
28	Heart to Heart Therapy	Mental Health Therapy	325 N. Kirkwood Road, Ste G-4	?
29	Strength to Stand Counselling	Mental Health Therapy	106 W. Madison Avenue, Ste 205	?
30	Life Without Anxiety	Mental Health Therapy	131 W. Monroe Avenue	?
31	Glen Dougherty Counseling	Mental Health Therapy	223 S. Kirkwood Road	?
32	Shanti Source Counselling	Mental Health Therapy	439 S. Kirkwood Road, Ste 208	?
33	Amy Camp Ryan LPC	Mental Health Therapy	439 S. Kirkwood Road	?
34	Hope and Wellness Counselling	Mental Health Therapy	439 S. Kirkwood Road, Ste 208	?
35	Life Vision Inc.	Mental Health Therapy	338 S. Kirkwood Road, Ste 104b	?
36	Clint & Co Music	Music School	123 W. Clinton Place, Ste 200	?
37	College Counselling Tutoring LLC	Tutoring	202A N. Clay Avenue, Ste 2A	?



WHERE COMMUNITY AND SPIRIT MEET *

September 19, 2024

Russell B. Hawes
Chief Administrative Officer

At the September 18, 2024 meeting of the Planning and Zoning Commission, 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 2000 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.
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. The subcommittee meeting notice is attached.
3. After a presentation by staff and the petitioner on a major site plan and an 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. The subcommittee meeting notice is attached.

The next meeting of the Planning and Zoning Commission will be held on October 2, 2024.

Respectfully submitted,

Tom Feiner, Vice Chair
Planning and Zoning Commission

BILL
ORDINANCE

AN ORDINANCE AMENDING THE PROVISIONS OF THE MUNICIPAL CODE, CHAPTER 25 – ZONING AND SUBDIVISION BY CHANGING THE USE-SPECIFIC STANDARDS FOR THE PERSONAL AND COMMERCIAL SERVICE USE IN THE B-2, CENTRAL BUSINESS DISTRICT.

WHEREAS, Mark Mehlman made application (PZ-6-25) for a text amendment to the Zoning and Subdivision Code related to the Personal and Commercial Service use in the B-2, Central Business District, to request a change to the use-specific standards on the maximum size of any tenant space; and

WHEREAS, the Planning and Zoning Commission did on the 18th day of September, 2024, by adopting the subcommittee report dated September 18, 2024 (attached hereto and incorporated by reference herein), recommend the approval of said Zoning and Subdivision Code text amendment after finding it met the criteria listed in Section 25-17(e)(2) of the Zoning and Subdivision Code; and

WHEREAS, on the 17th day of October, 2024, the City Council did hold a public hearing with respect to such amendment to Chapter 25 of the Municipal Code after duly advertising and giving proper notice of such hearing; and

WHEREAS, the Council does find that the granting of such text amendment would meet the criteria listed in Section 25-17(e)(2) of the Zoning and Subdivision Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. That the City of Kirkwood Municipal Code of Ordinances, Chapter 25 – Zoning and Subdivision Code, Article III Zoning Districts and Principal Uses, Section 25-36(y)(1) is hereby amended as follows:

In the B-1 ~~and B-2~~ Districts, the maximum size of any tenant space shall not exceed 2,000 square feet. **In the B-2 District, the maximum size of any tenant space shall not exceed 3,300 square feet.**

SECTION 2. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS _____ day of _____, 2024.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Public Hearing: October 17, 2024

1st Reading:

2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan NO Goal # & Title n/a

Background To Issue:

The applicant is requesting that the Zoning Code text be amended to change the use-specific standards in Zoning Code Section 25-36(y)(1) for the size of a tenant space for the Personal and Commercial Service use in the B-2, Central Business District. Currently, the maximum size of any tenant space shall not exceed 2000 square feet in both the B-2 and B-1, Neighborhood Business District. The applicant proposes that the maximum size of any tenant space shall not exceed 6,000 square feet in the B-2 district and maintaining the 2,000 square feet limitation in the B-1 district.

Recommendations and Action Requested:

The Planning & Zoning Commission Subcommittee recommended that the maximum size of the tenant space shall not exceed 3,300 square feet (instead of the 6,000 square feet requested by the applicant) in the B-2 zoning district. By a vote of 6-1, Planning & Zoning Commission adopted the Subcommittee report recommending approval of the zoning code text amendment.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: n/a Project #: n/a

If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments: Budgeted: YES

BY: Amy Lowry

Date: 10/9/2024

Authenticated: lowryag

You can attach up to 3 files along with this request.



2024-10-17 PZ-06-25
Ordinance.docx
Microsoft Word Document
17.9 KB



2024-09-18 PZ-06-25 Report
signed.pdf
Adobe Acrobat Document
900 KB



2024-10-17 PZ-06-25 CC
Packet.pdf
Adobe Acrobat Document
3.06 MB

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing**

Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10/10/24

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
September 18, 2024**

PETITION NUMBER: PZ-06-25

ACTION REQUESTED: ZONING CODE TEXT AMENDMENT TO CHANGE THE USE-SPECIFIC STANDARDS IN ZONING CODE SECTION 25-36(y)(1) RELATING TO THE SIZE OF A TENANT SPACE FOR THE PERSONAL AND COMMERCIAL SERVICE USE

APPLICANT: MARK MEHLMAN

PROPERTY LOCATION: CITY WIDE

ZONING: B-2 CENTRAL BUSINESS DISTRICT

DESCRIPTION OF REQUEST:

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DISCUSSION:

The request was introduced at the Planning and Zoning Commission meeting held on September 4, 2024. At the meeting, the applicant and his representative referenced the multifamily project being built by applicant at 132 E. Monroe Avenue (the "Aria") and reported that a restaurant tenant has agreed to take about one-half of the commercial space with 2615 square feet remaining for another tenant. With regard to the remaining space, both potential tenants are Personal and Commercial Service uses that would be limited in size to 2000 square feet. Although a smaller increase to 2615 or 3000 square feet would enable the Aria project to lease to either a beauty salon or a physical fitness facility, the applicant's agent argued that an increase to 6000 square feet would be more beneficial to the City for projects in the future. He added that there is a big gap between a small fitness facility of 6000 square feet versus a Lifetime Fitness facility of 40,000 square feet.

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5. In review of the tenant size survey, the subcommittee recognized that 3000 square feet would allow some existing tenant spaces to become legally conforming while still granting flexibility for new tenant spaces. The subcommittee also believed that the list of existing businesses that were 3,000 square feet or less were appropriate types of businesses for the downtown district.
6. Staff raised a concern about setting a limit exactly at 3,000 square feet due to the unusual nature of some pre-existing tenant spaces and the possibility that new spaces may not be exactly designed to 3,000 square feet. To allow some flexibility in the exact size of tenant space, the subcommittee favored a ten percent increase in the 3000 square feet to 3300 square feet with the understanding that the intent was not to increase the allowance to 3,500 or 4,000.

RECOMMENDATION:

The subcommittee concludes that the review criteria have been met on text amendments set forth in Zoning and Subdivision Code Section 25-17(e)(2) and recommends that this application be **approved** with Zoning Code Section 25-36 (y)(1) revised as follows:

In the B-1 and ~~B-2~~ Districts, the maximum size of any tenant space shall not exceed 2,000 square feet. In the B-2 District, the maximum size of any tenant space shall not exceed 3,300 square feet.

Respectfully submitted,



Karen Coulson



Tom Feiner

Allen Klippel

**EXHIBIT A
SUBCOMMITTEE MEETINGS ATTENDEES**

P&Z Subcommittee Meeting

Project:

PZ-6-25

Date:

9/9/24

Location:

City Hall

Name	Organization
Jonathan Riecke	City of Kirkwood
Allen KIRK	P&Z
Karen Coulson	P&Z
Tom Fowler	P&Z
Amy Lowry	City of Kirkwood

EXHIBIT B

Personal & Commercial Services - Tenant Size Survey

	Business Name	Type of Business	Address	Estimated Tenant Size (sf)
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7	Sweet Peace Yoga	Health/Fitness Studio	118 W. Jefferson Avenue	900
8	Alterations Unlimited	Alterations	117 N. Kirkwood Road, Ste 100	1,000
9	Kumon Math and Reading Center	Tutoring	449 S. Kirkwood Road	1,240
10	Hair Engineers	Beauty Salon	109 N. Kirkwood Road	1,300
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31	Glen Dougherty Counseling	Mental Health Therapy	223 S. Kirkwood Road	?
32	Shanti Source Counselling	Mental Health Therapy	439 S. Kirkwood Road, Ste 208	?
33	Amy Camp Ryan LPC	Mental Health Therapy	439 S. Kirkwood Road	?
34	Hope and Wellness Counselling	Mental Health Therapy	439 S. Kirkwood Road, Ste 208	?
35	Life Vision Inc.	Mental Health Therapy	338 S. Kirkwood Road, Ste 104b	?
36	Clint & Co Music	Music School	123 W. Clinton Place, Ste 200	?
37	College Counselling Tutoring LLC	Tutoring	202A N. Clay Avenue, Ste 2A	?



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 8/2/2024 CASE NUMBER: PZ-06-25
ZONING DISTRICT: B2 LOCATOR NUMBER:
PROJECT ADDRESS: 150 Menard Avenue
PROJECT NAME: AREA Mixed-Use Condominiums

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category:
Subdivision, Major
Subdivision Modification
Text Amendment
Vacation, Right-of-Way or Easement (circle one)
Zoning Map Amendment, From to
Comments:

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact
Name (Print): Mark Mehlman Signature: Mark Mehlman Phone No.: 314-640-3499
Mailing Address: 34 N. Brentwood Ste 207 City: Clayton State: MO Zip: 63105
E-mail Address: msmehlman@mehlmanrealty.com
Petitioner's Status: Corporation Partnership Individual LLC
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: Amanda Norris Signature: Amanda Norris Phone No.: 314-480-6237
Mailing Address: 4501 Lindell Blvd. Ste A City: Shrewsbury State: MO Zip: 63108
E-mail Address: anorris@concretearchitect.com
(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: East Menard Condominiums, LLC Name:
Signature: Mark Mehlman Signature:
Address: 34 N. Brentwood Ste 207 Address:
City/State/Zip: Clayton MO 63105 City/State/Zip:
Phone: 314-640-3499 Phone:

FOR CITY USE ONLY

Date Received: 8/2/24 Total Received: \$1000 Agenda Date: 8/2/24 9/4/24
B-4/B-5 Development Plan: \$1,000 + Acres @ \$25/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan: \$1,000
B-4/B-5 Final Site Plan Amendment (when public hearing is not required): \$500
CUP (Single family), Dev Plan/Preliminary Plat: \$1,000 + Lots @ \$500/Lot = \$
CUP (Single family), Final Site Plan/Final Plat: Lots @ \$100/Lot = \$ + 1-1/4% of \$ = \$
CUP, (Multi family), Development Plan/Pref. Plat: \$1,000 + Dwelling units @ \$20/Each = \$
CUP, (Multi family), Final Site Plan/Final Plat: \$500 + 1-1/4% of = \$
CUP, Final Site Plan/Final Plat Amendment: Public Hearing required \$800, Public Hearing not required \$500
CUP, Final Site Plan Time Extension: \$300
Mixed Use in B2 Development Plan: \$1,000 (Includes SPR fee) + \$25/acre or portion over one acre
Mixed use in B2 Final Site Plan: \$500
Mixed use in B2 Final Site Plan Amendment: Public Hearing required \$800, Public Hearing not required \$500
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$
R6 Final Site Plan: \$500
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
Site Plan Review (Major): \$1,000
Site Plan Review (Major): Amendment \$800 or Extension: \$300
Site Plan Review (Minor): \$500
Site Plan Review (Minor) Amendment \$500 or Extension: \$300
Special Use Permit: \$1,000 (waived if submitted with Site Plan Review)
Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review) or Extension: \$300
Subdivision (Major), Preliminary Plat Lots @ \$500/Lot = \$
Subdivision (Major), Final Plat/Improvement Plans: Lots @ \$100/Lot + 1.25% of \$ = \$
Subdivision (Major) Amendment to Final Plat or Improvement Plans: \$200
Subdivision Modification (Boundary Adjustment): \$300
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000
SUBCOMMITTEE ()



WHERE COMMUNITY AND SPIRIT MEET®

August 9, 2024

Amanda Norris
CORE10 Architecture, Inc.
4501 Lindell Blvd, Suite 1a
St Louis, MO 63108

SENT VIA EMAIL: anorris@core10architecture.com

SUBJECT: PZ-06-25 Text Amendment for Personal & Commercial Service in B-2, Central Business District

Ms. Norris:

The City of Kirkwood Public Services Department is in receipt of your application for a Text Amendment to change the use-specific standards for the size of a tenant space for the Personal and Commercial Service use in the B-2, Central Business District. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting on Wednesday, September 4, 2024** at Kirkwood City Hall, 139 South Kirkwood Road. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present this item to the Commission and answer any questions the Commission members may have.

The Planning and Zoning Commission will review the application in detail and provide further comments as necessary. This preliminary correspondence is not an approval or acceptance of any part of the application submitted. The applicant is further advised that it is the applicant's responsibility to follow the petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,
CITY OF KIRKWOOD

A handwritten signature in black ink, appearing to read "Amy Gillis Lowry".

Amy Gillis Lowry, Planner II
314-822-5815, lowryag@kirkwoodmo.org

Amy Lowry
City of Kirkwood
139 South Kirkwood Rd

Planning and Zoning Submittal – Text Amendment

ARIA Condominiums – 150 Monroe Avenue
Project Number: 23001

Dear Amy,

We are pleased to submit our application requesting a text amendment to the maximum size of Personal and Commercial space square footage in the B-2 District. The following summary and request outline the basis and the verbiage change for the proposed amendment.

Chapter 25 – Zoning and Subdivision Code

Article III Zoning Districts and Principal Uses
Section 25-36(y) Personal and commercial service

- (1) In the B-1 and B-2 Districts, the maximum size of any tenant space shall not exceed 2,000 square feet.

This language was placed into the zoning code at a hearing on May 26, 2024. At that time the reasoning was to prohibit large scale personal service tenants (specifically large scale fitness centers) from locating in the downtown area of Kirkwood. These larger fitness clubs and similar large scale services are of a scale that does not match the small retail character of downtown Kirkwood.

Michael Byrd, AIA CSI

Tyler Stephens, AIA In the new ARIA luxury condominium building under construction on Monroe, there is approximately 5,000 SF of dedicated commercial space on the first floor. Half of that space is intended for a signature restaurant to anchor the plaza. It is the desire of Mark Mehlman, developer on the project, to fill the remaining space (approx. 2,600 sf) with a fitness facility to serve the residents of the building as well as be open to the public. Under the existing zoning code, the maximum size for a personal service tenant such as this is 2,000 sf. We therefore are requesting a code modification of the maximum size for such a tenant to be increased to 6,000 sf.

New developments in the downtown district are often required to have a commercial component on the ground floor. This is true of all mixed-use projects in the B-2 district. It is also true of any project located on a mandatory retail street in the downtown mast plan. Outside of food services, the most desirable tenants in a vibrant, walkable community are in the category of Personal and Commercial Services. See definition below.

Personal and Commercial Services:

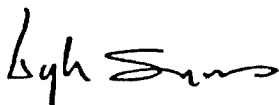
Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal and commercial services may include, but are not limited to, laundromats, dry cleaning (pickup/drop-off only), barbershops, beauty salons, nail salons, massage therapy, physical therapy, mental health therapy, upholstery services, printing services,

health and fitness studios, dance studios, tutoring establishments, music schools, informational and instructional services, tanning salons, and portrait studios.

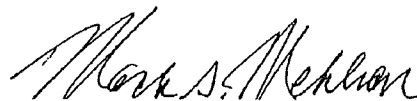
Much of the time, for a personal service business to be financially viable, it is necessary to be more than 2,000 sf. A window of 3,000 – 6,000 sf is much more economically healthy for these businesses. The Orange Theory Fitness center is a good example of such a small scale personal service tenant such as this, averaging between 2,700 – 3,700 sf per location. A fitness center under 6,000 sf provides basic fitness classes, without the full service elements of a large scale gym including a swimming pool, running tracks, and large classrooms, such as those found in the YMCA or other large scale fitness clubs. By way of example, please refer to the following average sizes for large scale fitness center business:

Kirkwood YMCA – approx. 25,600 sf
Planet Fitness on S. Lindbergh – approx. 43,000 sf
Club Fitness – average 50,000 sf
Lifetime Fitness, Frontenac – approx. 120,000 sf

In conclusion, we request the max. size requirement for personal commercial services in the B-2 district be increased to 6,000 sf. This small increase would allow for viable personal service tenants to rent available commercial space, filling new developments, while not approaching the size of typical large scale fitness clubs like the YMCA or those noted above.



Tyler Stephens, AIA
Principal
CORE10 Architecture, Inc.



Mark Mehlman
Mehlman Realty

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the October 3, 2024 Council Meeting Minutes
- b) Resolution 143-2024, accepting the bid of Fletcher-Reinhardt Company in the amount of \$24,087.77 for the purchase of conduit for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 144-2024, amending Resolution 128-2024 with Anixter, Inc. by increasing the Purchase Order amount by \$413.20 for a new total amount of \$19,926.94 for the purchase of grounding clamps and connectors for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue an amended Purchase Order



WHERE COMMUNITY AND SPIRIT MEET*

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

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, October 3, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, McLean, Schaefer, Rheinneck, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, City Clerk Laurie Asche, Electric Director Mark Petty, Public Services Director Chris Krueger, Planning & Development Services Director Jonathan Raiche, City Planner II Amy Lowry, Communication Manager Jessica Winter, 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 a request for a Zoning Map Amendment from B-1 to R-5 on the property addressed as 430 South Clay Avenue. City Attorney John Hessel entered the following exhibits into record: an Affidavit of Publication in The Countian on September 13, 2024, as Exhibit 1; an Affidavit of Publication an Affidavit of Publication in the Webster-Kirkwood Times on September 13, 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 October 3, 2024, as Exhibit 5; a report from the Planning and Zoning Commission with a vote of 8-0 recommending approval of a Zoning Map Amendment from B-1 to R-5 on the property addressed as 430 South Clay Avenue dated September 5, 2024, as Exhibit 6; and the Kirkwood Code of Ordinances, as Exhibit 7.

City Planner II Amy Lowry presented the matter to the Council:

- Lot is west of Woodbine Center, north of 2 condo projects, south of office uses, and east (across S. Clay) of single-family residences.
- Lot contains a single-family house built in 1942.
- Lot is 83.5' by 270'; 22,545 sq. ft.
- The purpose of the R-5 zoning designation is to allow for multifamily residential uses that transition from single-family residential districts and small-scale multifamily residential uses to nonresidential districts.
- The Commission discussed that the proposed zoning is more restrictive than the current commercial zoning and referenced their recent recommendation of approval of a more intense zoning map amendment nearby at 119 W. Woodbine Avenue.



WHERE COMMUNITY AND SPIRIT MEET*

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Some discussion took place as follows:

- A question was raised about the parking requirements.
 - 1.5 parking spaces per unit.

The Bill will be placed on the October 17, 2024, agenda for consideration.

PUBLIC COMMENTS

1. Wallace Ward, 300 Altus Pl.; commented on traffic safety at Robinson Elementary, TDD concerns, Minimum Standard Street maintenance, and Benefit enhancement.
2. Art McDonnell, 598 N. Taylor Ave; commented on Resolution 141-2024 and 142-2024, Kirkwood Train Station contract.

CONSENT AGENDA

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

- a) Approval of the September 19, 2024 Council Meeting Minutes
- b) Resolution 137-2024, authorizing an application for use of Community Development Block Grant Funds in the amount of \$140,400 for the Fiscal Year 2025 and allocation of said funds
- c) Resolution 138-2024, accepting the bid of Fletcher-Reinhardt Company in the amount of \$16,087.70 for the purchase of fiberglass cross arm assemblies for the transmission line upgrade on Ballas Road for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- d) Resolution 139-2024, amending Resolution 115-2023 with Electrorep Energy Products by increasing the purchase order amount by \$1,980 for a new total amount of \$28,980 for the purchase of Outdoor 38kV 1200A Manually Operated Disconnect Switches and Accessories for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue an amended Purchase Order

UNFINISHED 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.

Roll Call:

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



WHERE COMMUNITY AND SPIRIT MEET

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The bill, having received majority approval of the Council, was adopted and became Ordinance 10874.

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.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10875.

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.

Roll Call:

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

The substitute bill, having received majority approval of the Council, was adopted and became Ordinance 10876.

NEW BUSINESS

Bill 11051, amending the Kirkwood Code of Ordinances, Chapter 17, Article XI. "Offenses Against Drugs", by inserting a new Section 17-195 "Minimum age for the purchase and sale of hemp-derived intoxicants" was brought before the City Council.



WHERE COMMUNITY AND SPIRIT MEET*

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Motion was made by Council Member Zimmer and seconded by Council Member Rheinacker to accept the bill as read. A discussion took place.

The bill received first reading approval and was held over.

Resolution 140-2024, accepting the proposal of Midwest Pool Management the amount not to exceed of \$20,262.55 (which includes a contingency of \$1,800) for Aquatic Center Pool Repairs 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 Schaefer to accept the Resolution as read.

Roll Call:

Mayor Gibbons	"Yes"
Council Member Schaefer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Zimmer	"Yes"
Council Member Luetzow	Absent
Council Member McLean	"Yes"
Council Member Rheinacker	"Yes"

Resolution 141-2024, accepting the bid of Raineri Construction in the amount not to exceed of \$5,169,840.82 (which includes a 10% contingency of \$469,985.53) for Construction Services for the TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station 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 Schaefer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	"Yes"
Council Member Schaefer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Zimmer	"Yes"
Council Member Luetzow	Absent
Council Member McLean	"Yes"
Council Member Rheinacker	"Yes"

Resolution 142-2024, amending the contract with Mackey Mitchell Architects by increasing the amount by \$205,081.80 (which includes a 5% contingency of \$9,765.80) for a total not to exceed amount of \$755,604.80 for Construction Administration Services for the TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station Project and authorizing and directing the Mayor to enter into an amended contract was



WHERE COMMUNITY AND SPIRIT MEET*

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brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Rheinnecker to accept the Resolution as read. A discussion took place.

Roll Call:

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

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Jaksetic commented on the Urban Forestry Commission and its work within the city. Also, the Kirkwood Historical Society is having its annual Home Tour on Saturday, Oct. 12, 2024.

Council Member Schaefer announced that the Meacham Park Neighborhood Association will have an event with musical performer Tim Cunningham on Oct. 25, 2024, at 7 p.m. 100% of the proceeds will go back to the Meacham Park Neighborhood Association for improvements. Council Member Schaefer also wanted to congratulate Harriett Patten on her 50th Wedding Anniversary and wish his Wife, Debbie Schaefer, a happy 40th anniversary.

CHIEF ADMINISTRATIVE OFFICER REPORTS

CAO Hawes called on Public Services Director Chris Krueger to provide a summary of a letter received from St. Louis County on the speed study performed on Big Bend Road to reduce the speed limit from 35 mph to 30 mph. St. Louis County recommends that the speed limits remain as is. The County has agreed to allow the City of Kirkwood to paint edge lines on Big Bend to reduce the outside lane to 10 feet. St. Louis County has an upcoming project to improve the additional safety enhancement from Kirkwood Road to Couch Ave. The County is willing to perform another speed study once their project is complete. A discussion took place.

CITY ATTORNEY REPORTS

NONE



WHERE COMMUNITY AND SPIRIT MEET*

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CITY CLERK REPORTS

Ms. Asche provided the Planning & Zoning report. At the October 2, 2024 meeting of the Planning & Zoning meeting, the following action was taken:

1. By a vote of 6-0, the Commission recommended approval of a zoning code text amendment on garage design in residential zoning districts, Section 25-48(f), specifically for the R-MM zoning district. A public hearing is requested on this text amendment, which will be held on Nov. 7, 2024.
2. By a vote of 6-0, the Commission recommended approval of a zoning map amendment from R-5 to R-MM at 223 W. Monroe Avenue. A public hearing on this map amendment is requested and will be held on Nov. 7, 2024.
3. After a presentation by staff and the petitioner on two related applications consisting of (1) a zoning code text amendment for tattoo and body piercing studio in B-3, Table 35-1 and Section 25-36(bb), and (2) a Special Use Permit for a tattoo and body piercing studio at 11214 & 11216 Manchester Road, Commissioners Adkins, Evens, and Scott were appointed to a subcommittee for further review. The subcommittee will meet at City Hall in the Main Level Conference Room on Tuesday, October 8 at 8:00 am.

Ms. Asche reported on scheduled upcoming public hearings:

October 17, 2024

A request for a Zoning Text Amendment to increase the maximum size of a tenant space from 2,000 square feet to 3,300 square feet for Personal and Commercial Service uses in the B-2 Zoning District.

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, October 17, 2024.

Laurie Asche
City Clerk

Approved:

RESOLUTION 143-2024

A RESOLUTION ACCEPTING THE BID OF FLETCHER-REINHARDT COMPANY IN THE AMOUNT OF \$24,087.77 FOR THE PURCHASE OF CONDUIT FOR THE SUGAR CREEK SUBSTATION FOR THE ELECTRIC DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, pursuant to law, the City solicited bids for the purchase of conduit for the Sugar Creek Substation for the Electric Department, and

WHEREAS, the most responsible bid received was that of Fletcher-Reinhardt Company in the amount of \$24,087.77, which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Electric, and

WHEREAS, funds are available in Account #501-20-250-254-000-620080 (Distribution System Improvements).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The bid of Fletcher-Reinhardt Company in the amount of \$24,087.77 for the purchase of conduit for the Sugar Creek Substation for the Electric Department is hereby accepted and approved.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Fletcher-Reinhardt Company in the amount of \$24,087.77 for the purchase of conduit for the Sugar Creek Substation for the Electric Department.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan YES

Goal # & Title Goal 1, Objective 1, Strategy D - Monitor infrastructure to ensure...

Background To Issue:

The Procurement Department solicited bids for 37 various sizes and elbows of conduit for the new Sugar Creek Substation

Recommendations and Action Requested:

Approval of a resolution to direct the Director of Procurement to enter into a purchase order for conduit for the Sugar Creek Substation with Fletcher-Reinhardt in the amount of \$24,087.77.

Alternatives Available:

The conduit runs hold the cables that are delivering power into and out of the substation. This protects the cable and enables the cable to be replaced.

Does this project have a public information component? Yes No

Cost: \$24,087.77

Account #: 501-20-250-254-000-620080

Project #:

If YES, Budgeted Amount: \$24,087.77

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES

The required conduit is specified in the design prints for the substation and is slated to arrive in time for installation and commissioning in the substation in the spring of 2025. The Procurement Department received three bids. The Department recommends approval of the resolution.

BY: Mark Petty

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.



14081 Resolution Letter
Signed.docx
Microsoft Word Document
16.8 KB

File Attachment

File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$24,087.77 in account 501--20-250-254-000-620080 Distribution System Improvement to approve the above as requested.

BY: Mary Sprung

Date: 10/7/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-11-24

October 7, 2024

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Conduit for Sugar Creek Substation – 14081

The Procurement Department issued an Invitation for Bid through the City's eProcurement platform for Conduit for the Sugar Creek Substation Project. Sealed bids were opened on September 10, 2024. The results are as follows:

<u>Vendor</u>	<u>Total</u>
Fletcher-Reinhardt Company	\$24,087.77
Anixter Inc.	\$26,574.72
Graybar Electric Company	\$40,739.38

The bids were provided to Mark Petty, Electric Director, for review. It is recommended that the bid be awarded to Fletcher Reinhardt, as their bid of \$24,087.77 is the most reasonable and responsive bid.

Attached is a request from Mark Petty, for a resolution authorizing a purchase order be issued to Fletcher-Reinhardt in the amount of \$24,087.77 for Conduit for the Sugar Creek Substation.

Respectfully,

Sara Foan-Oliver

Sara Foan-Oliver
Procurement Director

RESOLUTION 144-2024

A RESOLUTION AMENDING RESOLUTION 128-2024 WITH ANIXTER, INC. BY INCREASING THE PURCHASE ORDER AMOUNT BY \$413.20 FOR A NEW TOTAL AMOUNT OF \$19,926.94 FOR THE PURCHASE OF GROUNDING CLAMPS AND CONNECTORS FOR THE SUGAR CREEK SUBSTATION FOR THE ELECTRIC DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE AN AMENDED PURCHASE ORDER.

WHEREAS, the City of Kirkwood passed and approved Resolution 128-2024 on September 19, 2024 for the purchase of grounding clamps and connectors for the Sugar Creek Substation from Anixter, Inc. for the Electric Department in the amount of \$19,513.74, and

WHEREAS, after passage of Resolution 128-2024 staff was notified that prices increased on the items, and

WHEREAS, staff recommends that the City of Kirkwood amend Resolution 128-2024 by increasing the Purchase Order amount by \$413.20 for a new total amount of \$19,926.94 and authorizing the Director of Procurement to issue an amended Purchase Order, and

WHEREAS, funds are available in Account #501-20-250-254-000-620080 (Distribution System Improvements).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. Resolution 128-2024 is hereby amended by increasing the Purchase Order amount by \$413.20 for a new total amount of \$19,926.94 for the purchase of grounding clamps and connectors for the Sugar Creek Substation from Anixter, Inc. for the Electric Department.

SECTION 2. The Director of Procurement is hereby authorized and directed issue an amended Purchase Order to Anixter, Inc. in the total amount of \$19,926.94 for the purchase of grounding clamps and connectors for the Sugar Creek Substation for the Electric Department.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan YES

Goal # & Title Goal 1, Objective 1, Strategy D - Monitor infrastructure to ensure...

Background To Issue:

Originally, the Procurement Department solicited bids for 22 various types of grounding clamps and connectors for the Sugar Creek Substation. Council approved of an award to Anixter in a not to exceed amount of \$19,513.74 for the ground clamps on September 9, 2024 via resolution . The Procurement Department then issued a purchase order for the grounding clamps. After the purchase order was issued Anixter was informed by the manufacturer that one of the items (item #17 - Cadweld Connector) increased in its unit price from \$67.86 to \$150.50. Since the order called for 5 of the connectors, the resulting total increase to the order in \$413.20 (5 times \$82.64).

Recommendations and Action Requested:

Approval of a resolution authorizing the directing the Director of Procurement to increase the purchase order for the grounding clamps and connectors with Anixter in the amount of \$413.20 bringing the new total to 19,926.94 .

Alternatives Available:

The increase is minimal and does not effect the outcome of the bid. Anixter is still the most favorable bidder for the 22 various types of grounding clamps and connectors for the Sugar Creek Substation among the 3 bidders for the material.

Does this project have a public information component? Yes No

Cost: \$19,926.94

Account #: 501-20-250-254-000-620080

Project #:

If YES, Budgeted Amount: \$19,926.94

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES

The Department recommends approval of the resolution.

BY: Mark Petty

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.



14077-1 Resolution Letter
signed.docx
Microsoft Word Document
17.0 KB

File Attachment

File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$19,926.94 in account 501--20-250-254-000-620080 Distribution System Improvement to approve the above as requested.

BY: Mary Sprung

Date: 10/7/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

Date: 10-11-24

October 7, 2024

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Grounding for Sugar Creek – 14077-1

The Procurement Department issued an Invitation for Bid through the City's eProcurement platform for Grounding for the Sugar Creek Substation Project. Sealed bids were opened on August 28, 2024. The results were as follows:

<u>Vendor</u>	<u>Total</u>
Anixter Inc.	\$19,513.74
Fletcher-Reinhardt Company	\$22,080.95

A legislation request completed and the award went to Anixter Inc. for their bid of \$19,513.74. Subsequently, after a purchase order was sent to Anixter, their sales representative came back and stated the price went up on one of the items in the bid. Line item #17 for Caldwell Connectors was originally quoted for \$67.86, but is now \$150.50. The order was for a quantity of five connectors, which is now a total of \$725.50. The previous price was a total of \$339.30, a difference of \$413.20.

Attached is a request from Mark Petty, for a resolution authorizing \$413.20 be added to the current purchase order issued to Anixter Inc. for a total amount of \$19,926.94 for Grounding for the Sugar Creek Substation.

Respectfully,

Sara Foan-Oliver

Sara Foan-Oliver
Procurement Director

RESOLUTION 128-2024

A RESOLUTION 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.

WHEREAS, pursuant to law, the City solicited bids for the purchase of grounding clamps for the Sugar Creek Substation for the Electric Department, and

WHEREAS, the most responsible bid received was that of Anixter, Inc. in the amount of \$19,513.74, which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Electric, and

WHEREAS, funds are available in Account #501-20-250-254-000-620080 (Distribution System Improvements).

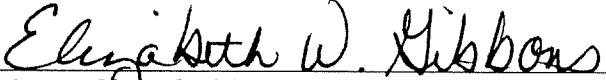
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. 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 is hereby accepted and approved.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Anixter, Inc. in the amount of \$19,513.74 for the purchase of grounding clamps for the Sugar Creek Substation for the Electric Department.


SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19TH DAY OF SEPTEMBER 2024.



Mayor, City of Kirkwood

ATTEST:



City Clerk

BILL 11051

ORDINANCE

AN ORDINANCE AMENDING THE KIRKWOOD CODE OF ORDINANCES, CHAPTER 17, ARTICLE XI. "OFFENSES AGAINST DRUGS", BY INSERTING A NEW SECTION 17-195 "MINIMUM AGE FOR THE PURCHASE AND SALE OF HEMP-DERIVED INTOXICANTS".

WHEREAS, the City of Kirkwood, Missouri recognizes that the Federal 2018 Farm Bill, Missouri 2018 House Bill 2034, and Missouri 2019 Senate Bill 133 (collectively the "Hemp Legalization Laws") have legalized the cultivation, production, distribution, and sale of hemp by removing hemp from the Controlled Substances Act so long as the hemp and hemp-derived products contain no more than 0.3 percent THC by dry weight, and

WHEREAS, these hemp-derived products, while less than 0.3 percent THC by dry weight, can still contain enough intoxicating cannabinoids, such as Delta 8, Delta 9, or Delta 10 THC, to cause psychoactive effects (i.e., impairing or mind-altering) in those that consume these hemp-derived products, and

WHEREAS, hemp-derived products which contain intoxicating cannabinoids, unlike medical and adult-use marijuana products which are comprehensively regulated by the State of Missouri, are unregulated with respect to product testing, minimum age to purchase, and where these products may be sold, which has resulted in hemp-derived products being sold at CBD stores, tobacco stores, vape stores, gas stations, and liquor stores, and

WHEREAS, certain hemp-derived products have been designed to resemble popular snacks and candy brands and are being marketed primarily to minors while containing upwards of 5,000 mg of THC per container (more than double the legal limit for THC found in adult-use marijuana), and

WHEREAS, hemp-derived products can pose a threat to the health and safety of minors, that can result in hospitalization of users, by causing uncoordinated movements, changes in heart rate, low blood pressure, difficulty breathing, sedation, and other adverse effects, and

WHEREAS, the City of Kirkwood finds it necessary to enact regulations related to the sale of intoxicating cannabinoids found in hemp-derived products to protect the general public health, safety, and welfare, and specifically to protect those under the age of twenty-one (21) from the adverse effects associated with the consumption of intoxicating cannabinoids, and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Kirkwood Code of Ordinances, Chapter 17, Article XI. "Offenses Against Drugs", by inserting a new Section 17-195 "Minimum age for the purchase and sale of hemp-derived intoxicants" to read as follows:

§ 17-195. Minimum age for the purchase and sale of hemp-derived intoxicants.

A. As used in this Section, the following definitions apply:

CBD

Cannabinoid, a non-intoxicating cannabinoid found in cannabis and hemp.

CANNABINOIDS

Ligands that are either plant-derived, synthetic, or semisynthetic, and have an affinity for and activity at cannabinoid receptors.

HEMP

The plant *Cannabis sativa* L. and any part of that plant, including the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9 tetrahydrocannabinol concentration of not more than 0.3 percent on a dry weight basis.

HEMP-DERIVED INTOXICANTS

Any Intoxicating Cannabinoids which have been derived, developed, processed, manipulated, converted, isomerized, and/or otherwise created from Hemp.

INTOXICATING CANNABINOIDS

Any cannabinoid, however derived or created, that has an intoxicating effect when consumed or otherwise ingested, irrespective of whether the cannabinoid was created or developed through natural means or through chemical conversion, isomerization, synthetic derivation, heat, or any other process by which molecules may be manipulated or any cannabinoid, semisynthetic or synthetic cannabinoid, or precursor to an intoxicating cannabinoid that may become intoxicating when heated, decarboxylated, or otherwise manipulated, excluding, without limitation, CBD.

INTOXICATING HEMP-DERIVED PRODUCTS

Any product which contains Hemp-Derived Intoxicants, excluding, without limitation, CBD.

B. Providing Intoxicating Hemp-Derived Products to Minors – Unlawful.

1. No person shall procure for, sell, vend, give away or otherwise supply any Intoxicating Hemp-Derived Products in any quantity whatsoever to any person under the age of twenty-one (21) years.
2. It shall be a defense to prosecution under Section 17-195(B)(1) that the defendant sold Intoxicating Hemp-Derived Products to the minor with reasonable cause to believe that the minor was twenty-one (21) or more years of age and the person exhibited to the defendant a driver's license, Missouri non-driver's identification card, or other official or apparently official document, containing a photograph of the minor and purporting to establish that such minor was at least twenty-one (21) years of age.

C. Misrepresentation of Age to Obtain Intoxicating Hemp-Derived Products.

1. No person under the age of twenty-one (21) years shall represent, for the purpose of purchasing, asking for or in any way receiving any Intoxicating Hemp-Derived Products, that he/she has attained the age of twenty-one (21) years, except in cases authorized by law.
2. In addition to Section 17-195(C)(1), no person under the age of twenty-one (21) years shall use a reproduced, modified or altered chauffeur's license, motor vehicle operator's license, identification card issued by any uniformed service of the United States, passport or identification card established in Section 302.182, RSMo., for the purpose of purchasing, asking for or in any way receiving any Intoxicating Hemp-Derived Products.

- D. No person under the age of twenty-one (21) years shall purchase or attempt to purchase, or have in his/her possession, any Intoxicating Hemp-Derived Products.
- E. Intoxicating Hemp-Derived Products may only be displayed for sale in such a manner that a person cannot have possession of the Intoxicating Hemp-Derived Product prior to the sale of the Intoxicating Hemp-Derived Product.
- F. It is the intent that each and every subsection of Section 17-195 shall be severable from every other section.

SECTION 2. This Ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 10/3/2024

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The City of Kirkwood, Missouri recognizes that the Federal 2018 Farm Bill, Missouri 2018 House Bill 2034, and Missouri 2019 Senate Bill 133 (collectively the “Hemp Legalization Laws”) have legalized the cultivation, production, distribution, and sale of hemp by removing hemp from the Controlled Substances Act so long as the hemp and hemp-derived products contain no more than 0.3 percent THC by dry weight. These hemp-derived products, while less than 0.3 percent THC by dry weight, can still contain enough intoxicating cannabinoids, such as Delta 8, Delta 9, or Delta 10 THC, to cause psychoactive effects (i.e., impairing or mind-altering) in those that consume these hemp-derived products.

Hemp-derived products which contain intoxicating cannabinoids, unlike medical and adult-use marijuana products which are comprehensively regulated by the State of Missouri, are unregulated with respect to product testing, minimum age to purchase, and where these products may be sold, which has resulted in hemp-derived products being sold at CBD stores, tobacco stores, vape stores, gas stations, and liquor stores. Certain hemp-derived products have been designed to resemble popular snacks and candy brands and are being marketed primarily to minors while containing upwards of 5,000 mg of THC per container (more than double the legal limit for THC found in adult-use marijuana).

Hemp-derived products can pose a threat to the health and safety of minors, that can result in hospitalization of users, by causing uncoordinated movements, changes in heart rate, low blood pressure, difficulty breathing, sedation, and other adverse effects. The City of Kirkwood finds it necessary to enact regulations related to the sale of intoxicating cannabinoids found in hemp-derived products to protect the general public health, safety, and welfare, and specifically to protect those under the age of twenty-one (21) from the adverse effects associated with the consumption of intoxicating cannabinoids.

Recommendations and Action Requested:

Adopt an Ordinance amending Chapter 17, Article XI. “Offenses Against Drugs”, by inserting a new Section 17-195 “Minimum age for the purchase and sale of hemp-derived intoxicants”.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 0000000000000000

Project #:

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES


BY: Laurie Asche

Date: 9/23/2024

Authenticated: Aschelb

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...


Purchasing Director's Comments:


BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required **(Must have Finance Department's approval).**

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

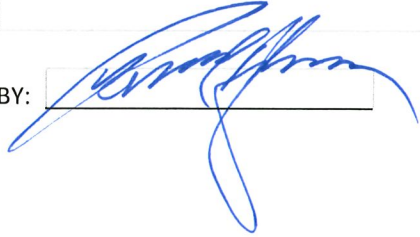
Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

9-27-24

ORDINANCE

AN ORDINANCE CHANGING THE ZONING FROM B-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO R-5, MULTIFAMILY RESIDENTIAL DISTRICT, ON THE PROPERTY KNOWN AS 430 SOUTH CLAY AVENUE, BEING AN APPROXIMATELY 0.52 ACRE SITE ON THE EAST SIDE OF SOUTH CLAY AVENUE AND DIRECTING SUCH CHANGE IN THE ZONING DISTRICT MAP.

WHEREAS, Luke & Loraine Properties, LLC has made application (PZ-07-25) for a zoning map amendment from B-1 to R-5 for the property known as 430 South Clay Avenue and hereinafter more particularly described; and

WHEREAS, the Planning and Zoning Commission did on the 4th day of September 2024 recommend the approval of the zoning map amendment from B-1 to R-5 on the property after finding that the request met the review criteria listed in Section 25-17(e)(1) of the Zoning and Subdivision Code; and

WHEREAS, the Council did on the 3rd day of October 2024 hold a public hearing with respect to the zoning map amendment request after duly advertising and giving proper notice of such hearing; and

WHEREAS, the Council does find that the granting of such zoning map amendment would meet the criteria listed in Section 25-17(e)(1) of the Zoning and Subdivision Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. That the zoning of the following described property is hereby changed from B-1 to R-5 in accordance with the provisions of the Kirkwood Code of Ordinances, Chapter 25, Zoning and Subdivision Code, and the district map thereof, said property being situated in the City of Kirkwood, Missouri, and being more particularly described as follows:

A tract of land being in the Southwest 1/4 of Section 1, Township 44 North, Range 5 East, and being more particularly described as follows: Beginning at a point on the Eastern line of Clay Avenue, 60 feet wide, distant 302 feet Northwardly of the Northern line of Woodbine Avenue, 60 feet wide, said beginning point being also the Northwestern corner of property conveyed to Adolph G. Schomacker and wife, by instrument recorded in Book 1997, page 463 of the St. Louis County Records; thence Eastwardly along the Northern line of said Schomacker tract, and along a Northern line of property conveyed to Robert N. Boyle and wife, by instrument recorded in Book 4789, page 23 of the St. Louis County Records, a distance of 270 feet to the Southwestern corner of property conveyed to Dale J. Notestine, et al. by instrument recorded in Book 4519, page 487 of the St. Louis County Records, thence Northwardly along the Western line of said property conveyed to Notestine, et al., a distance of 83 feet 6 inches to the Southeastern corner of property conveyed to Charles Mayberry and wife, by instrument recorded in Book 3752, page 515 of the St. Louis County Records; thence Westwardly along the Southern line of said Mayberry property, a distance of 270 feet to a point on the Eastern line of said Clay Avenue, 60 feet wide; thence Southwardly along the Eastern line of said Clay Avenue, a distance of 83 feet 6 inches to the point of beginning.

SECTION 2. The Director of Planning & Development Services is hereby directed to change the district map, in accordance with the change in zoning, as herein described.

SECTION 3. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS _____ day of _____, 2024.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Public Hearing: October 3, 2024
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 10/3/2024

Step #1:

Strategic Plan YES

Goal # & Title N/A

Background To Issue:

Luke & Loraine Properties LLC has applied for a zoning map amendment at 430 S. Clay Avenue. The property is currently zoned B-1, Neighborhood Business District, and the applicant proposes an amendment to R-5, Multifamily Residential District. There are no specific development plans with this request, but applicant indicates that they hope to build an eight-unit townhome development.

Recommendations and Action Requested:

By a vote of 8-0, the Planning & Zoning Commission recommends approval of the zoning map amendment.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: n/a

Project #: n/a

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES

BY: Amy Lowry

Date: 9/25/2024

Authenticated: lowrya

You can attach up to 3 files along with this request.



2024-10-03 PZ-07-25
Ordinance Rezoning.docx
Microsoft Word Document
17.8 KB



2024-10-03 PZ-07-25 CC
Packet.pdf
Adobe Acrobat Document
5.56 MB

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.



Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

9-27-24

MEMORANDUM

TO: MAYOR AND CITY COUNCIL



WHERE COMMUNITY AND SPIRIT MEET®

FROM: AMY LOWRY, PLANNER II *AGL*

SUBJECT: PZ-07-25 ZONING MAP AMENDMENT (B-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO R-5, MULTIFAMILY RESIDENTIAL DISTRICT) – 430 SOUTH CLAY AVENUE

DATE: OCTOBER 3, 2024

CC: RUSSELL B. HAWES, CHIEF ADMINISTRATIVE OFFICER
JONATHAN RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR

DESCRIPTION OF REQUEST:

The applicant, Luke & Loraine Properties, LLC, is requesting that the Zoning Map be amended to change the zoning on the property addressed as 430 South Clay Avenue from B-1, Neighborhood Commercial District, to B-5, Multifamily Residential District, in order to build a multifamily development that would not be permitted in the B-1 district. Plans are not required to accompany the request and the applicant has not provided specific development plans. The applicant's cover letter states that an appropriate development for the site could be townhomes to add to residential density and to promote sustainability by reducing the need for commuting while encouraging a more walkable community.

COMPREHENSIVE PLAN, DOWNTOWN MASTER PLAN, LAND USE, AND ZONING:

The property is located in the Downtown land use category on the EnVision Kirkwood 2035 Future Land Use Map. The Downtown module in the EnVision Kirkwood 2035 Comprehensive Plan is intended to promote a combination of attached residential and commercial uses that is geared toward the pedestrian and that supports the growth of entertainment and lodging options. This land use category provides for a wide-range of development types, including single-family residential at 3-6 dwelling units per acre, attached residential (Duplexes/Townhomes/Apartments), live/work units, lodging, entertainment, regional/neighborhood commercial, and regional/neighborhood office. The property was identified in the 2018 Downtown Master Plan as a short to medium term (0-10 year) redevelopment opportunity for smaller, multifamily buildings to maintain the "Main Street" character of Kirkwood and appeal to households of multiple ages.

The zoning on the block (bounded by W. Clinton Place to the north, W. Woodbine Avenue to the south, S. Kirkwood Road to the east and S. Clay Avenue to the west) was changed to B-4, Planned Commercial, in 1968 from R-5, Multiple-Family Residential (as it was known at that time), on a request from Southwestern Bell to construct a division office on the site. The office was never built and Southwestern Bell sold the property. At that time, the development standards for B-4 were the "same as B-2", Central Business District. Development of the block was piecemeal from 1968 to 1984 when the Planning and Zoning Commission recommended all parcels not being used commercially be converted back to residential zoning. The change was not realized, and the Woodbine Center was proposed shortly thereafter and completed in 1986.

The property currently contains a single-family house built in 1942, but was used in later years as a duplex. In 1981, the zoning map was amended from B-4, Planned Commercial, to R-5, Multiple-Family Residential, in order to add a third floor studio apartment and make the existing multi-family use conforming to the zoning code. In 1994, Thomas Veraldi applied to amend the zoning map again to B-1, Neighborhood Business, to house his dental practice on the first floor and office space on the second

floor. At that time, the Planning and Zoning Commission subcommittee thought that B-1 was more appropriate than B-4 as it was more restrictive for the primarily residential area. The subcommittee noted its opinion that the B-4 zoning to the north of this property on South Clay was inappropriate and the applicant “should not be penalized for zoning mistakes in the past.” Ordinance 8363 approved the zoning map amendment to B-1 and Resolution 110-94 approved a site plan for a second driveway, increased parking, and landscaping on the property.

Surrounding land uses and zoning include the following:

- To the north: Single-family residences that have been converted for office use zoned B-4, Planned Commercial.
- To the south: Two condominium developments, both zoned R-5, Multifamily Residential.
- To the east: Woodbine Center, shopping center zoned B-4, Planned Commercial.
- To the west: Across South Clay Avenue are a number of single-family residences, zoned R-4, Single-Family Residential.

The purpose of the R-5 zoning designation is to allow for multifamily residential uses that provide a transition from single-family residential districts and small-scale multifamily residential uses to nonresidential districts. This district may also be appropriate along major thoroughfares and at major intersections.

The property is 83.5 feet wide by 270 feet deep or about 22,545 square feet (.52 acres). The development standards in the Zoning Code would limit any proposed project to 22 multi-family dwelling units, given all other regulations are met. Under the proposed R-5 zoning, building height would be restricted to 35 feet and 3 stories. The front yard setback would be the average of the front yard setbacks of adjacent lots; the side yard setbacks would be 12 feet or 50% of the building height, whichever is greater; and the rear yard setback would be 30 feet. The lot coverage is limited to 40%, but there is no floor area ratio. Along with 1.5 parking spaces per dwelling unit, a proposed development would also need to meet stormwater, landscaping, lighting, and architectural design requirements.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric: No objection to the proposed zoning map amendment.
- Engineering: No comments.
- Building/Fire/Water: Development of the site will require a full review of the building, use, access, and available water flows.
- Forester: No comments.

DISCUSSION AND RECOMMENDATION OF THE P&Z COMMISSION:

A Zoning Matters sign was placed on the property on August 29, 2024. The request was introduced at the Planning & Zoning Commission meeting on September 4, 2024. The Commission discussed that the proposed zoning is more restrictive than the current commercial zoning and referenced their recent recommendation of approval of a more intense zoning map amendment nearby at 119 W. Woodbine Avenue. After finding that the request met the review criteria for a zoning map amendment listed in Section 25-17(e) (1) of the Zoning Code, the Planning and Zoning Commission recommended that the Zoning Map amendment from B-1 to R-5 be approved by a vote of 8-0.



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 7-31-2024 CASE NUMBER: PZ-25
ZONING DISTRICT: LOCATOR NUMBER: 24M420396
PROJECT ADDRESS: 430 S. CLAY
PROJECT NAME: CLAY TOWNHOMES

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category:
Subdivision, Major
Subdivision Modification
Text Amendment
Vacation, Right-of-Way or Easement (circle one)
[X] Zoning Map Amendment, From B2 to R5
Comments: Townhomes Development

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact.
Name (Print): GEORGE OF INVESTMENTS LLC Signature: [Signature] Phone No.: 314.753.9990
Mailing Address: 11 BABLER LANE City: ST. LOUIS State: MO Zip: 63124
E-mail Address: GEORGE@MFLC-10.NET
Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: LEONARDO ADRIANO Signature: [Signature] Phone No.: 314 602-9361
Mailing Address: 1917 RUTHER ST City: ST. LOUIS State: MO Zip: 63104
E-mail Address: LEONARDO.DANDR.NET

(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: LUIS FELIPE PROPERTIES Name: GEORGE MUEHLEMAN MEMBER
Signature: [Signature] Signature: [Signature]
Address: 11 BABLER LANE Address:
City/State/Zip: ST. LOUIS, MO. 63124 City/State/Zip:
Phone: 314-753-9990 Phone:

FOR CITY USE ONLY

- Date Received: 8/8/24 Total Received: \$ 1000 Agenda Date: 9/4/24
B-4/B-5 Development Plan: \$1,000 + Acres @ \$25/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan: \$1,000
B-4/B-5 Final Site Plan Amendment (when public hearing is not required): \$500
CUP (Single family), Dev Plan/Preliminary Plat: \$1,000 + Lots @ \$500/Lot = \$
CUP (Single family), Final Site Plan/Final Plat: Lots @ \$100/Lot = \$ + 1-1/4% of \$ = \$
CUP, (Multi family), Development Plan/Prel. Plat: \$1,000 + Dwelling units @ \$20/Each = \$
CUP, (Multi family), Final Site Plan/Final Plat: \$500 + 1-1/4% of = \$
CUP, Final Site Plan/Final Plat Amendment: Public Hearing required \$800, Public Hearing not required \$500
CUP, Final Site Plan Time Extension: \$300
Mixed Use in B2 Development Plan: \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
Mixed use in B2 Final Site Plan: \$500
Mixed use in B2 Final Site Plan Amendment: Public Hearing required \$800, Public Hearing not required \$500
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$
R6 Final Site Plan: \$500
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
Site Plan Review (Major): \$1,000
Site Plan Review (Major): Amendment \$800 or Extension: \$300
Site Plan Review (Minor): \$500
Site Plan Review (Minor) Amendment \$500 or Extension: \$300
Special Use Permit: \$1,000 (waived if submitted with Site Plan Review)
Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review) or Extension: \$300
Subdivision (Major), Preliminary Plat Lots @ \$500/Lot = \$
Subdivision (Major), Final Plat/Improvement Plans: Lots @ \$100/Lot + 1.25% of \$ = \$
Subdivision (Major) Amendment to Final Plat or Improvement Plans: \$200
Subdivision Modification (Boundary Adjustment): \$300
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
[X] Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000

SUBCOMMITTEE ()



D & R Building Group, LLC



(MBE) CERTIFIED

D & R Building Group, LLC
1917 Rutger St.
St. Louis, MO 63104
Ph: 314-450-7017
Fax: 314-664-7740
Leonard@DandR.net

430 S CLAY

The South Clay Project will be a development with at least eight townhomes for sale. This will feature 3bed 3.5 bath residences, two car garages.

This is a development that modern luxury meets comfort and convenience. This will be a perfect blend of contemporary design and upscale living. The open concept will seamlessly connect with the living room, dining room and gourmet kitchen. The high ceilings and large windows would flood the space with natural light

Outside, residents can enjoy a private balcony or terrace with sweeping views of the surrounding landscape. This would offer the combination of urban convenience and suburban tranquility in downtown Kirkwood.

Changing the zoning from business B-1 to Residential Multifamily will add to the residential density that promotes sustainability by reducing the need for commuting and encourage more walkable communities. These multifamily residential units will also bring about changes in the demographic population such as the influx of young professionals or families that often engage in community activities which enhances local culture and community cohesion.

Sincerely,

Leonard Adewunmi



WHERE COMMUNITY AND SPIRIT MEET[®]

August 28, 2024

Leonard Adewunmi
D&R Building Group, LLC
1917 Rutger Street
St. Louis, MO 63104

SENT VIA EMAIL: leonard@dandr.net

SUBJECT: PZ-07-25; 430 S. CLAY AVE. – ZONING MAP AMENDMENT FROM B-1 TO R-5

Dear Mr. Adewunmi:

The City of Kirkwood Planning and Development Services Department is in receipt of your application for a zoning map amendment on the property addressed as 430 S. Clay Avenue from B-1, Neighborhood Business District, to R-5, Multifamily Residential District. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, September 4, 2024** at Kirkwood City Hall, 139 South Kirkwood Road. The Agenda is enclosed. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present your information to the Commission and answer any questions the Commission members may have.

The Planning and Zoning Commission and Planning and Development Services Department will review the application in detail in accordance with the Zoning Code and will provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted. The applicant is further advised that it is your responsibility to follow the petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,
CITY OF KIRKWOOD

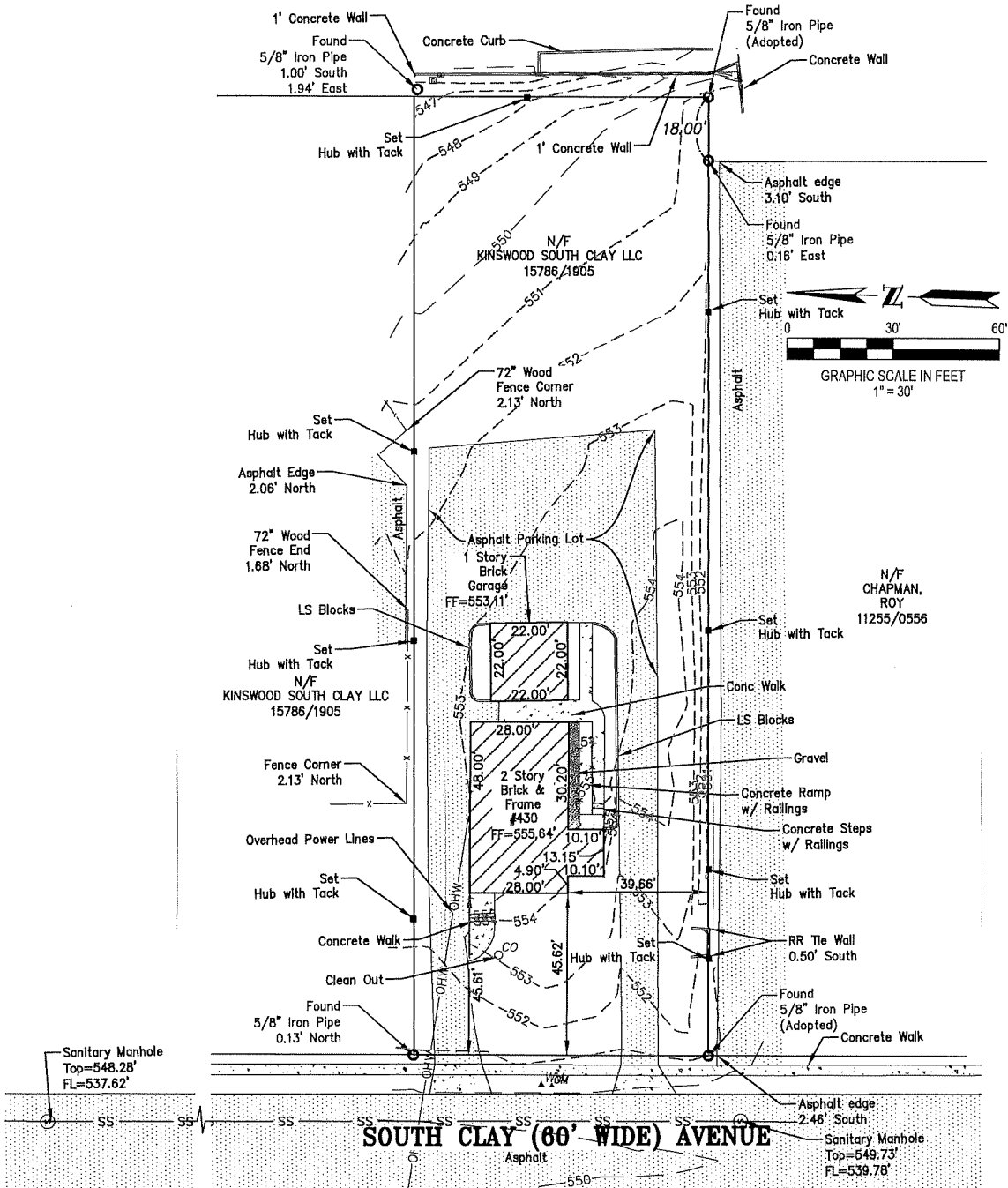
A handwritten signature in black ink, appearing to read "Amy Lowry".

Amy Lowry
Planner II
314-822-5815
lowryag@kirkwoodmo.org

Enclosure: September 4, 2024 P&Z Commission Agenda

cc: Laurie Busch lauriebusch@janetmcafee.com

PROPERTY BOUNDARY SURVEY



The Title Insurance Commitment has been provided by Old Republic National Title Insurance Company, Commitment number 17432SEC, dated 4/4/2017.

Schedule B Section II comments:
NONE

PROPERTY DESCRIPTION:

A tract of land being in the Southwest 1/4 of Section 1, Township 44 North, Range 5 East, and being more particularly described as follows: Beginning at a point on the Eastern line of Clay Avenue, 60 feet wide, distant 302 feet Northwardly of the Northern line of Woodbine Avenue, 60 feet wide, said beginning point being also the Northwestern corner of property conveyed to Adolph G. Schomacker and wife, by instrument recorded in Book 1997, page 463 of the St. Louis County Records; thence Eastwardly along the Northern line of said Schomacker tract, and along a Northern line of property conveyed to Robert N. Boyle and wife, by instrument recorded in Book 4789, page 23 of the St. Louis County Records, a distance of 270 feet to the Southwestern corner of property conveyed to Dale J. Notestine, et al. by instrument recorded in Book 4519, page 487 of the St. Louis County Records, thence Northwardly along the Western line of said property conveyed to Notestine, et al., a distance of 83 feet 6 inches to the Southeastern corner of property conveyed to Charles Mayberry and wife, by instrument recorded in Book 3752, page 515 of the St. Louis County Records; thence Westwardly along the Southern line of said Mayberry property, a distance of 270 feet to a point on the Eastern line of said Clay Avenue, 60 feet wide; thence Southwardly along the Eastern line of said Clay Avenue, a distance of 83 feet 6 inches to the point of beginning.

This is to certify that at the request of Security Title Insurance Agency, LLC, we have during the month of May, 2017 executed a Property Boundary & Topographic Survey in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture, Division of Land Survey on a tract of land as shown hereon and that the results of said survey are represented upon this plat. This survey meets the accuracy standards for an URBAN property as defined in said Standards. The easements and bearing system used unless otherwise referenced, have been adopted from the record plat.

Gateway Land Services, Inc. (Agent)

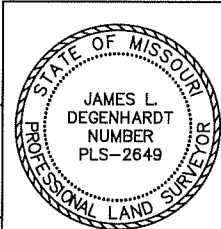
By *James L. Degenhardt*
(Agent) James L. Degenhardt



9378 Olive Blvd., Ste. 104
Olivette, MO 63132
Office: 314.881.9556
www.glsstl.com
Land Surveying Services No.:
LS-2009014482

ORDER NO.17-094

DATE: 05/04/2017







PUBLIC HEARING

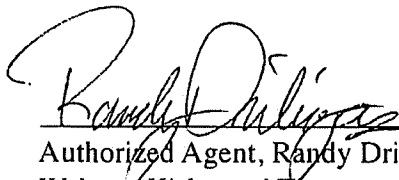
**A request for a Zoning Map Amendment from B-1
Neighborhood Business District to R-5 Multifamily
Residential District on the property addressed as 430 South
Clay Avenue.**

AFFIDAVIT OF PUBLICATION

Date: 9/12/24

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times September 13, 2024 edition.



Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING
before the City Council of
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, October 3, 2024 to consider the following:

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

Laurie Asche, City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

PROPERTY OWNER
451 S. CLAY AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
806 ST ALBANS DR
FARMINGTON, MO 63640

PROPERTY OWNER
123 W WOODBINE AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
P.O. BOX 410
CHESTERFIELD, MO 63006

PROPERTY OWNER
123 W WOODBINE AVE, C
ST. LOUIS, MO 63122

PROPERTY OWNER
1198 FORSYTH AVE
COLUMBUS, OH 43201

PROPERTY OWNER
123 W WOODBINE AVE, E
ST. LOUIS, MO 63122

PROPERTY OWNER
4101 OLD HOMESTEAD DR
IMPERIAL, MO 63052

PROPERTY OWNER
489 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
453 S CLAY AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
455 S CLAY AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, 3
ST. LOUIS, MO 63122

PROPERTY OWNER
439 S CLAY AVE, 2
ST. LOUIS, MO 63122

PROPERTY OWNER
9942 WATSON RD
ST. LOUIS, MO 63126

PROPERTY OWNER
434 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
432 S CLAY AVE, 101
ST. LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, 2
ST. LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, 5
ST. LOUIS, MO 63122

PROPERTY OWNER
P.O. BOX 220881
ST. LOUIS, MO 63122

PROPERTY OWNER
451 S CLAY AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
123 W WOODBINE AVE, J
ST. LOUIS, MO 63122

PROPERTY OWNER
436 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, 3
ST. LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, 4
ST. LOUIS, MO 63122

PROPERTY OWNER
7 HILLCREST PL
ST. LOUIS, MO 63122

PROPERTY OWNER
123 W WOODBINE AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
9942 WATSON RD
ST. LOUIS, MO 63126

PROPERTY OWNER
133 WEBSTER WOODS DR
ST. LOUIS, MO 63119

PROPERTY OWNER
433 S CLAY AVE, 4
ST. LOUIS, MO 63122

PROPERTY OWNER
467 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
5412 LANGSWORTH DR
ST. LOUIS, MO 63129

PROPERTY OWNER
439 S CLAY AVE, 6
ST. LOUIS, MO 63122

PROPERTY OWNER
456 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE, 305
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE, 306
ST. LOUIS, MO 63122

PROPERTY OWNER
1107 RICHLAND MEADOWS DR
BALLWIN, MO 63021

PROPERTY OWNER
9 SEASHORE DR
GULF BREEZE FL 32561

PROPERTY OWNER
477 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
3 HILLCREST PL
ST. LOUIS, MO 63122

PROPERTY OWNER
1 HILLCREST PL
ST. LOUIS, MO 63122

PROPERTY OWNER
2 HILLCREST PL
ST. LOUIS, MO 63122

PROPERTY OWNER
11 HILLCREST PL
ST. LOUIS, MO 63122

PROPERTY OWNER
473 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
211 N TAYLOR AVE, 302
ST. LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, 1
ST. LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, 2
ST. LOUIS, MO 63122

PROPERTY OWNER
141 W WOODBINE AVE, C
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
141 W WOODBINE, D
ST. LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE, 3
ST. LOUIS, MO 63122

PROPERTY OWNER
2912 GREENLEAF DR
ST. CHARLES, MO 63303

PROPERTY OWNER
141 W WOODBINE AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE, 1
ST. LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE, 2
ST. LOUIS, MO 63122

PROPERTY OWNER
123 W WOODBINE AVE, G
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE, 308
ST. LOUIS, MO 63122

PROPERTY OWNER
461 S CLAY AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
205 BEACON POINT LN
GROVER, MO 63040

PROPERTY OWNER
437 S CLAY AVE, 8
ST. LOUIS, MO 63122

PROPERTY OWNER
12552 CINEMA LN
ST. LOUIS, MO 63127

PROPERTY OWNER
39 LADUE MEADOWS
ST. LOUIS, MO 63141

PROPERTY OWNER
457 S CLAY AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
469 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
340 W JEFFERSON AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, 3
ST. LOUIS, MO 63122

PROPERTY OWNER
141 W WOODBINE AVE, H
ST. LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, 3
ST. LOUIS, MO 63122

PROPERTY OWNER
461 S CLAY AVE,
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE, 304
ST. LOUIS, MO 63122

PROPERTY OWNER
7719 N KANSAS AVE
KANSAS CITY, MO 64119

PROPERTY OWNER
440 S CLAY AVE, 311
ST. LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
736 CASTLE RIDGE DR
BALLWIN, MO 63021

PROPERTY OWNER
141 W WOODBINE AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE, 309
ST. LOUIS, MO 63122

PROPERTY OWNER
440 S CLAY AVE, 302
ST. LOUIS, MO 63122

PROPERTY OWNER
735 ARBOR HAVEN
BALLWIN, MO 63021

PROPERTY OWNER
459 S CLAY AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
555 12TH ST, STE 1250
OAKLAND, CA 94607

PROPERTY OWNER
463 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
P.O. BOX 221054
ST. LOUIS, MO 63122

PROPERTY OWNER
138 W CLINTON PL
ST. LOUIS, MO 63122

PROPERTY OWNER
117 W WOODBINE AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
465 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
11 BABLER LN
ST. LOUIS, MO 63124

PROPERTY OWNER
437 N KIRKWOOD RD, 2ND FLOOR
ST. LOUIS, MO 63122

PROPERTY OWNER
917 CORMAR DR
ST. LOUIS, MO 63125

PROPERTY OWNER
452 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
123 W WOODBINE AVE, F
ST. LOUIS, MO 63122

PROPERTY OWNER
439 S CLAY AVE, 1
ST. LOUIS, MO 63122

PROPERTY OWNER
2017 WILLOW LEAF DR
ST. LOUIS, MO 63131

PROPERTY OWNER
12166 SW AVENTINO DR
PORT SAINT LUCIE, FL 34987

PROPERTY OWNER
4922 BRUNSTON DR
ST. LOUIS, MO 63128

PROPERTY OWNER
412 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
308 20TH AVE
SAN FRANCISCO, CA 94121

PROPERTY OWNER
435 S CLAY AVE, 6
ST. LOUIS, MO 63122

PROPERTY OWNER
141 W WOODBINE AVE, 1
ST. LOUIS, MO 63122

PROPERTY OWNER
455 S CLAY AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
457 S CLAY AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
1135 FRANCISCO ST, 8
SAN FRANCISCO, CA 94109

PROPERTY OWNER
440 S CLAY AVE, 303
ST. LOUIS, MO 63122

PROPERTY OWNER
847 PENNY LN
ST. PETERS, MO 63376

PROPERTY OWNER
441 S CLAY AVE, D
ST. LOUIS, MO 63122

PROPERTY OWNER
123 W WOODBINE AVE, H
ST. LOUIS, MO 63122

PROPERTY OWNER
9942 WATSON RD
ST. LOUIS, MO 63126

PROPERTY OWNER
441 S CLAY AVE, B
ST. LOUIS, MO 63122

PROPERTY OWNER
459 S CLAY AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
443 S CLAY AVE, D
ST. LOUIS, MO 63122

PROPERTY OWNER
1490 SCHOETTLER RD
CHESTERFIELD, MO 63017

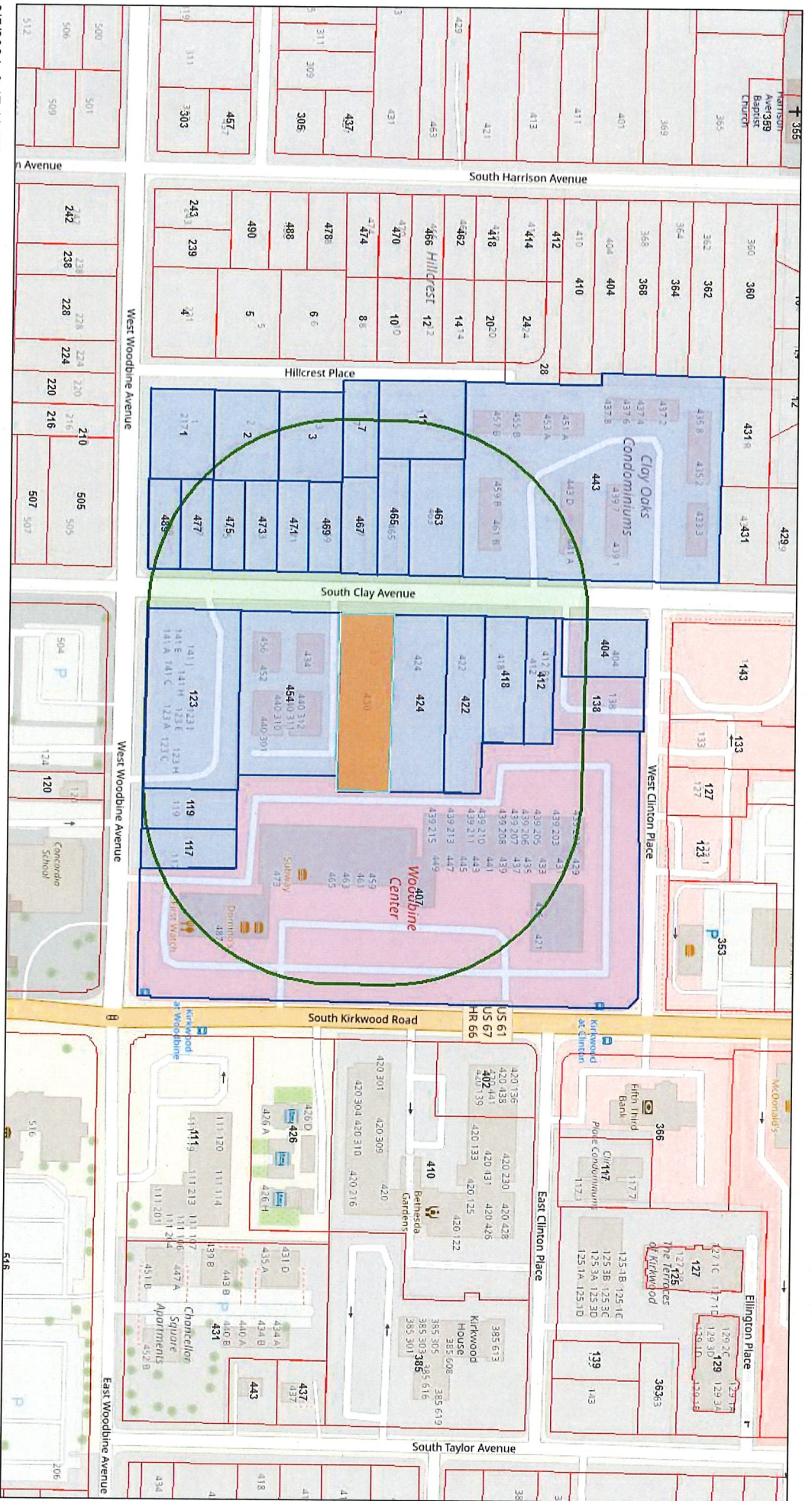
PROPERTY OWNER
424 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
454 S CLAY AVE
ST. LOUIS, MO 63122

PROPERTY OWNER
443 S CLAY AVE, A
ST. LOUIS, MO 63122

PROPERTY OWNER
1519 LYNKIRK LN
ST. LOUIS, MO 63122

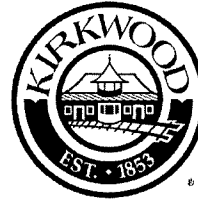
ARCGIS Web Map



9/6/2024, 9:47:11 AM

- Parcels
- Local Register
- Landmarks
- Landmarks
- Districts
- National Register





MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: AMY LOWRY, PLANNER II *AGL*

WHERE COMMUNITY AND SPIRIT MEET™

SUBJECT: PZ-07-25 ZONING MAP AMENDMENT (B-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO R-5, MULTIFAMILY RESIDENTIAL DISTRICT) – 430 SOUTH CLAY AVENUE

DATE: OCTOBER 3, 2024

CC: RUSSELL B. HAWES, CHIEF ADMINISTRATIVE OFFICER
JONATHAN RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR

DESCRIPTION OF REQUEST:

The applicant, Luke & Loraine Properties, LLC, is requesting that the Zoning Map be amended to change the zoning on the property addressed as 430 South Clay Avenue from B-1, Neighborhood Commercial District, to B-5, Multifamily Residential District, in order to build a multifamily development that would not be permitted in the B-1 district. Plans are not required to accompany the request and the applicant has not provided specific development plans. The applicant's cover letter states that an appropriate development for the site could be townhomes to add to residential density and to promote sustainability by reducing the need for commuting while encouraging a more walkable community.

COMPREHENSIVE PLAN, DOWNTOWN MASTER PLAN, LAND USE, AND ZONING:

The property is located in the Downtown land use category on the EnVision Kirkwood 2035 Future Land Use Map. The Downtown module in the EnVision Kirkwood 2035 Comprehensive Plan is intended to promote a combination of attached residential and commercial uses that is geared toward the pedestrian and that supports the growth of entertainment and lodging options. This land use category provides for a wide-range of development types, including single-family residential at 3-6 dwelling units per acre, attached residential (Duplexes/Townhomes/Apartments), live/work units, lodging, entertainment, regional/neighborhood commercial, and regional/neighborhood office. The property was identified in the 2018 Downtown Master Plan as a short to medium term (0-10 year) redevelopment opportunity for smaller, multifamily buildings to maintain the "Main Street" character of Kirkwood and appeal to households of multiple ages.

The zoning on the block (bounded by W. Clinton Place to the north, W. Woodbine Avenue to the south, S. Kirkwood Road to the east and S. Clay Avenue to the west) was changed to B-4, Planned Commercial, in 1968 from R-5, Multiple-Family Residential (as it was known at that time), on a request from Southwestern Bell to construct a division office on the site. The office was never built and Southwestern Bell sold the property. At that time, the development standards for B-4 were the "same as B-2", Central Business District. Development of the block was piecemeal from 1968 to 1984 when the Planning and Zoning Commission recommended all parcels not being used commercially be converted back to residential zoning. The change was not realized, and the Woodbine Center was proposed shortly thereafter and completed in 1986.

The property currently contains a single-family house built in 1942, but was used in later years as a duplex. In 1981, the zoning map was amended from B-4, Planned Commercial, to R-5, Multiple-Family Residential, in order to add a third floor studio apartment and make the existing multi-family use conforming to the zoning code. In 1994, Thomas Veraldi applied to amend the zoning map again to B-1, Neighborhood Business, to house his dental practice on the first floor and office space on the second

floor. At that time, the Planning and Zoning Commission subcommittee thought that B-1 was more appropriate than B-4 as it was more restrictive for the primarily residential area. The subcommittee noted its opinion that the B-4 zoning to the north of this property on South Clay was inappropriate and the applicant “should not be penalized for zoning mistakes in the past.” Ordinance 8363 approved the zoning map amendment to B-1 and Resolution 110-94 approved a site plan for a second driveway, increased parking, and landscaping on the property.

Surrounding land uses and zoning include the following:

To the north: Single-family residences that have been converted for office use zoned B-4, Planned Commercial.

To the south: Two condominium developments, both zoned R-5, Multifamily Residential.

To the east: Woodbine Center, shopping center zoned B-4, Planned Commercial.

To the west: Across South Clay Avenue are a number of single-family residences, zoned R-4, Single-Family Residential.

The purpose of the R-5 zoning designation is to allow for multifamily residential uses that provide a transition from single-family residential districts and small-scale multifamily residential uses to nonresidential districts. This district may also be appropriate along major thoroughfares and at major intersections.

The property is 83.5 feet wide by 270 feet deep or about 22,545 square feet (.52 acres). The development standards in the Zoning Code would limit any proposed project to 22 multi-family dwelling units, given all other regulations are met. Under the proposed R-5 zoning, building height would be restricted to 35 feet and 3 stories. The front yard setback would be the average of the front yard setbacks of adjacent lots; the side yard setbacks would be 12 feet or 50% of the building height, whichever is greater; and the rear yard setback would be 30 feet. The lot coverage is limited to 40%, but there is no floor area ratio. Along with 1.5 parking spaces per dwelling unit, a proposed development would also need to meet stormwater, landscaping, lighting, and architectural design requirements.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No objection to the proposed zoning map amendment.

Engineering: No comments.

Building/Fire/Water: Development of the site will require a full review of the building, use, access, and available water flows.

Forester: No comments.

DISCUSSION AND RECOMMENDATION OF THE P&Z COMMISSION:

A Zoning Matters sign was placed on the property on August 29, 2024. The request was introduced at the Planning & Zoning Commission meeting on September 4, 2024. The Commission discussed that the proposed zoning is more restrictive than the current commercial zoning and referenced their recent recommendation of approval of a more intense zoning map amendment nearby at 119 W. Woodbine Avenue. After finding that the request met the review criteria for a zoning map amendment listed in Section 25-17(e) (1) of the Zoning Code, the Planning and Zoning Commission recommended that the Zoning Map amendment from B-1 to R-5 be approved by a vote of 8-0.



WHERE COMMUNITY AND SPIRIT MEET™

September 5, 2024

Russell B. Hawes
Chief Administrative Officer

At 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.

The next meeting of the Planning and Zoning Commission will be held on September 18, 2024.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

RESOLUTION 145-2024

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A MASTER POWER PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF KIRKWOOD AND CORDELIO/WINFIELD FOR FUTURE ENERGY AND CAPACITY TRANSACTIONS FOR THE KIRKWOOD ELECTRIC DEPARTMENT.

WHEREAS, the City of Kirkwood Electric Department executes master agreements with potential energy and capacity vendors to pre-qualify them for bids, and

WHEREAS, currently the Electric Department does not have any transactions to execute with Cordelio/Winfield, but would like to make them a viable bidder for future energy and capacity transactions, and

WHEREAS, Winfield a subsidiary company to Cordelio, and

WHEREAS, the Electric Department recommends that the City Council authorize the Mayor to enter into a Master Power Purchase and Sale Agreement between the City of Kirkwood and Cordelio/Winfield for future energy and capacity transactions.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Mayor is hereby authorized and directed to enter into a Master Power Purchase and Sale Agreement between the City of Kirkwood and Cordelio/Winfield for future energy and capacity transactions for the Kirkwood Electric Department.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan YES

Goal # & Title Goal 2, Objective 3B: Maintain utility rates that keep up with mar...

Background To Issue:

Kirkwood Electric executes master agreements with potential energy and capacity vendors to pre-qualify them for bids. Kirkwood Electric has been working with it's legal team at Spiegel & McDairmid and its energy consultant GDS Associates in order to establish a master agreement with Cordelio/Winfield for capacity from a solar project. Currently the department does have a transaction to execute with Cordelio/Winfield and the solar project. The Department needs to execute the enabling agreement with this bidder so that it can codify the departments relationship with this entity. Then, moving forward, any transaction executed with Cordelio/Winfield will require council approval prior to the execution of a transaction.

Recommendations and Action Requested:

Approval of a resolution to authorize the Director of Procurement to enter into a master agreement with Cordelio/Winfield for a future energy and/or capacity transactions from the solar project.

Alternatives Available:

Bilateral agreements are great for avoiding price spikes in the market. Executing master agreements with vendors prior to transactions enables to department to monitor pricing and timing and transact at the appropriate time.

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 501-20-250-252-000-531005

Project #:

If YES, Budgeted Amount: \$22,500,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES

The department recommends approval of the resolution. We're always monitoring the market to minimize wholesale electricity costs.

BY: Mark Petty

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.



Winfield EEI Cover Sheet for
Kirkwood - for approval Oct 7
2024.docx

Microsoft Word Document
45.6 KB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Director's approval).

Approve

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (Must have Finance Department's approval).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

\$0 cost to the City

BY: Mary Sprung

Date: 10/7/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-11-24

Addendum to the
Master Power Purchase and Sales Agreement
Between Winfield Solar I, LLC
and
City of Kirkwood
dated
[]

The following amendments are made to the above referenced Master Power Purchase and Sales Agreement (the “Master Agreement”):

Article One: General Definitions

1. A new Section 1.0 is added: “Act” means the Missouri Constitution, Missouri Revised Statutes, and the Charter of the City of Kirkwood, Missouri.
2. Section 1.11 Costs: Delete the phrase “either in terminating any arrangement pursuant to which it has hedged its obligations or”.
3. Section 1.12 is amended to delete in the fourth line the word “issues” and replace it with word “issuer”.
4. Section 1.23(ii), in the second sentence, insert the following text after the word “hereunder”: “or to obtain the Product at a more advantageous price or advantageous terms and conditions from a third party supplier”
5. Section 1.45, insert the phrase “, guarantee (from a guarantor, in an amount, and in a form reasonably acceptable to the Secured Party),” after the word “Credit”.
6. Section 1.50 is amended to delete the reference to section “2.4” and add “2.5”.
7. Section 1.51 is amended to add the phrase "for delivery" immediately before the phrase "at the Delivery Point" in the second line. Also, Sec. 1.51 is amended to delete the phrase “at Buyer’s option” from the fifth line and replace it with “absent a purchase.” Sec. 1.51 is further amended by inserting the phrase “(other than penalties imposed on Buyer under an open access transmission tariff as a result of the non-delivery)” after “penalties” in the seventh line.
8. Section 1.53 is amended to delete the phrase “at Seller’s option” from the fifth line and replace it with “absent a sale.” Sec. 1.53 is further amended by inserting the phrase “(other than penalties imposed on Seller under an open access transmission tariff as a result of the non-receipt)” after “penalties” in the seventh line.

Article Two: Transaction Terms and Conditions

9. Section 2.4 is amended by adding the words “and confirmed in writing,” following the word “orally” in line seven.
10. Section 2.5 is amended to delete from the beginning of the first sentence the phrase “Unless a Party expressly objects to a Recording (defined below) at the beginning of a telephone conversation, each” and replacing it with the word “Each”.

Article Three: Obligations and Deliveries.

11. Section 3.2 is amended by inserting at the end thereof the following: "Product deliveries shall be Scheduled in accordance with the then-current applicable tariffs, protocols, operating procedures and Scheduling practices for the relevant region and system operator."

Article Four: Remedies for Failure to Deliver/Receive

12. Insert the following as new Section 4.3

“Section 4.3 Mitigation. Each Party has a duty to mitigate damages under this Agreement and will use commercially reasonable efforts to minimize any damages it may incur resulting from the other Party’s performance or nonperformance under this Agreement.”

12. Insert the following as new Section 4.4

“Section 4.4 Exclusivity. So long as any failure of Seller to schedule or deliver, or any failure of Buyer to schedule or receive, a Product does not constitute or result in an Event of Default as Defined in Article V, the remedies specified in this Article IV shall be the exclusive remedies available to Buyer for any failure of Seller to Schedule or deliver any Product, and to Seller for any failure of Buyer to schedule or receive a Product, and no other liability under any theory of law or equity shall attach in connection with such failure.”

Article Five: Events of Default; Remedies

13. Section 5.1(g) is amended as follows: (1) deleting “(i)” in the second line, (2) on line 6, after “indebtedness for borrowed money”, inserting “(excluding indebtedness for borrowed money where the creditor’s recourse on the obligation is limited to assets for which the money was borrowed)”, (3) deleting the clause “or becoming capable at such time of being declared” in the eighth and ninth lines, (4) deleting “or (ii) a default by such Party or any other party specified in the Cover Sheet for such Party in making on the due date therefor one or more payments, individually or collectively, in an aggregate amount of not less than the applicable Cross Default Amount (as specified in the Cover Sheet)”, and (5) adding after the word “payable” the following: “and, notwithstanding the foregoing, a default as described in this Section 5.1(g) shall not constitute an Event of Default if (A) the default was caused solely by error or omission of an administrative or operational nature, (B) funds were available to the relevant Party to make the payment when due, and (C) the payment is made within three (3) Local Business Days after such party’s receipt of written notice of its failure to pay.”

14. The following shall be added to the end of Section 5.4: “Notwithstanding any provision to the contrary contained in this Agreement, the Non-Defaulting Party shall not be required to pay to the Defaulting Party any amount under Article 5 until the Non-Defaulting Party receives confirmation satisfactory to it in its reasonable discretion (which may include an opinion of its counsel) that all other obligations of the Defaulting Party to make any payments to the Non-Defaulting Party under this Agreement have been fully performed.

15. Section 5.4, delete the phrase “two (2)” and insert the phrase “five (5)”.

16. Section 5.7 delete from line 2 “(a)” and “(b) a Potential Event of Default”.

Article Six: Payments and Netting

17. Section 6.3, in the fifth sentence, delete the words “two (2)” and insert the words “five (5)”.

Article Ten: Miscellaneous

18. Section 10.2 is amended by deleting subsection (ix) in its entirety and replaced with the following: “(ix) at the time of executing this Cover Sheet, (A) it is an ‘eligible contract participant’ as such term is defined in the Commodity Exchange Act, as amended (7 U.S.C. § 1(a)(18)); and (B) it is an ‘eligible commercial entity’ as such term is defined in the Commodity Exchange Act, as amended (7 U.S.C. § 1(a)(17)).” Section 10.2 is further amended by adding a new subsection (xiii) is added to Section 10.2 as follows: “(xiii) Party B represents and warrants to Party A continuing throughout the term of this Master Agreement, with respect to this Master Agreement and each Transaction, as follows: (i) all acts necessary to the valid execution, delivery and performance of this Master Agreement have been or will be taken and performed as required under the Act, (ii) all persons making up the governing body of Party B are the duly elected or appointed incumbents in their positions and hold such positions in good standing in accordance with the Act and other applicable law, (iii) entry into and performance of this Master Agreement by Party B are for a proper public purpose within the meaning of the Act and all other relevant constitutional, organic or other governing documents and applicable law, (iv) the term of this Master Agreement does not extend beyond any applicable limitation imposed by the Act or other relevant constitutional, organic or other governing documents and applicable law, and (v) Party B’s obligations to make payments hereunder are unsubordinated obligations and such payments are otherwise not subject to any prior claim under any and all bond ordinances or indentures to which it is a party, the Act and all other relevant constitutional, organic or other governing documents and applicable law and are available without limitation or deduction to satisfy all Party B’s obligations hereunder and under each Transaction.”

19. Section 10.4 is amended by inserting the phrase “except to the extent attributable to the indemnitee Party’s gross negligence, willful misconduct or bad faith. The obligation to indemnify may be limited by applicable law.” at the end of the first sentence.

20. Section 10.5 is amended to delete the following phrase “which consent may be withheld in the exercise of its sole discretion” and replace it with “which consent shall not be unreasonably withheld”. In clause (ii) replace the words “affiliate” and “affiliate’s”, with, “Affiliate” and “Affiliate’s, respectively and in clause (iii) add the phrase “of such Party and” immediately after the phrase “substantially all of the assets”. Section 10.5 is further amended by adding the following sentence at the end of the section: “In the case of (i), the non-transferring Party agrees, at the expense of the transferring Party, to take such action as the transferring Party may reasonably request to perfect the interest of any financing party in the rights of the transferring Party under this Agreement, including to consent to such interest and to agree to any customary delay, after the non-transferring Party first gives such financing party written notice of an event of default and permits the financing party to cure the event of default.”

21. Section 10.10 is deleted in its entirety and replaced with the following:

“10.10 Forward Contracts. The Parties intend that (i) any Transaction with a maturity date more than two days after the date the Transaction is entered into shall constitute a “forward contract” within the meaning of title 11 of the United States Code (the “Bankruptcy Code”); (ii) certain Transactions may constitute “swap agreements” within the meaning of the Bankruptcy Code; (iii) each of Party A and Party B is a “forward contract merchant” within the meaning of the Bankruptcy Code with respect to any Transactions that constitute “forward contracts” under statutory and decisional law in effect as of the date of this Agreement; (iv) all payments made or to be made by one Party to the other Party pursuant to this Agreement constitute “settlement payments” within the meaning of the Bankruptcy Code; (v) all transfers of Performance Assurance by one Party to the other Party under this Agreement constitute “margin payments” within the meaning of the Bankruptcy Code; and (vi) this Agreement constitutes a “master netting agreement” within the meaning of the Bankruptcy Code. In addition, each Party agrees that, at the time of executing this Cover Sheet, (A) it is an ‘eligible contract participant’ as such term is defined in the Commodity Exchange Act, as amended (7 U.S.C. § 1, et.seq.); and (B) it is an ‘eligible commercial entity’ as such term is defined in the Commodity Exchange Act, as amended (7 U.S.C. § 1, et.seq.).”

22. The following provision is added as Section 10.12:

“Waiver of Jury Trial. Each party waives, to the fullest extent permitted by applicable law, any right it may have to a trial by jury in respect of any suit, action or proceeding relating to this Agreement.”

23. The following is added as a new Section 10.13:

“Section 10.13 Electric Imaged Documents. Any document generated by the parties with respect to this Agreement, including this Agreement, a Confirmation, or Recording, may be imaged and/or stored electronically (“Imaged Documents”). Imaged Documents may be introduced as evidence in any proceeding as if such were original business records and neither Party shall contest the admissibility of imaged Documents as evidence in any proceeding.”

24. The following is added as a new Section 10.14:

“10.14 Form of Agreement. The Parties hereby agree that, notwithstanding any executed copies of this Agreement that may include inconsistent text or otherwise appear altered, the text of the body of this Agreement is intended to and shall be the pre-printed form of Master Power Purchase & Sale Agreement, v. 2.1, as published and copyrighted by the Edison Electric Institute.”

25. The following provision is added as Section 10.15:

“10.15 FERC Standard of Review; Certain Covenants and Waivers

(a) Absent the agreement of all Parties to the proposed change, the standard of review for changes to any section of this Master Agreement (including all Transactions and/or Confirmations) specifying the rate(s) or other material economic terms and conditions agreed to by the Parties, whether proposed by a Party, a non-party or FERC acting sua sponte, shall solely be the “public interest” standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Service Corp., 350 U.S. 332 (1956) and Federal Power Commission v. Sierra Pacific Power Co., 350 U.S. 348 (1956)(the “Mobile-Sierra” doctrine).

(b) Each Party covenants and agrees not to seek to so obtain an order from FERC changing any section of this Master Agreement (including any applicable Transactions and/or Confirmations) specifying the rate(s) or other material economic terms and

conditions agreed to by the Parties. It is the express intent of the Parties that, to the fullest extent permitted by applicable law, the "sanctity of contract" principles acknowledged by FERC in its Notice of Proposed Policy Statement (Issued August 1, 2002) in Docket No. PL02-7-000, Standard of Review for Proposed Changes to Market-Based Rate Contracts for Wholesale Sales of Electric Energy by Public Utilities, ("NPPS") shall prevail. Neither Party shall unilaterally seek to obtain from FERC any relief changing the rate(s) and/or other material economic terms and conditions of their agreement(s), as set forth in this Master Agreement and in any Transactions or Confirmations, notwithstanding any subsequent changes in applicable law or market conditions that may occur. In the event it were to be determined that applicable law precludes the Parties from waiving their rights to seek changes from FERC to their market-based power sales contracts (including entering into covenants not to do so) then this Section 10.15(b) shall not apply, provided that, consistent with Section 10.15(a), neither Party shall seek any such changes except under the "public interest" standard of review and otherwise as set forth in Section 10.15(a).

(c) The Parties agree that in the event that any portion of this Section 10.15 is determined to be invalid, illegal or unenforceable for any reason, the provisions of Section 10.15(a) shall be unaffected and unimpaired thereby, and shall remain in full force and effect, to the fullest extent permitted by applicable law."

26. The following is added as a new Section 10.16

"10.16. No Immunity Claim. Party B warrants and covenants that with respect to its contractual obligations hereunder and performance thereof, it will not claim immunity on the grounds of sovereignty or similar grounds with respect to itself or its revenues or assets from (a) suit, (b) jurisdiction of court (including a court located outside the jurisdiction of its organization), (c) relief by way of injunction, order for specific performance or recovery of property, (d) attachment of assets, or (e) execution or enforcement of any judgment."

27. The following provisions shall be added to Schedule P: Products and Related Definitions:

2. Index Transactions.

(a) Market Disruption. If a Market Disruption Event has occurred during a Trading Day, the Floating Price for the affected Trading Day shall be determined pursuant to the index specified in the Transaction for the first Trading Day thereafter on which no Market Disruption Event exists; provided, however, if the Floating Price is not so determined within three (3) Business Days after the first Trading Day on which the Market Disruption Event occurred or existed, then the Parties shall negotiate in good faith to agree on a Floating Price (or a method for determining a Floating Price), and if the Parties have not so agreed on or before the fifth Business Day following the first Trading Day on which the Market Disruption Event occurred or existed, then the Floating Price shall be determined with each party obtaining in good faith a quote from a leading dealer in the relevant market and averaging the two quotes. "Floating Price" means the price specified in the Transaction as being based upon a specified index. "Market Disruption Event" means, with respect to an index, any of the following events: (a) the failure of the index to announce or publish information necessary for determining the Floating Price; (b) the failure of trading to commence or the permanent discontinuation or material suspension of trading in the relevant options contract or commodity on the exchange or market acting as the index; (c) the temporary or permanent discontinuance or unavailability of the index; (d) the temporary or permanent closing of any exchange acting as the index; or (e) a material change in the formula for or the method of determining the Floating Price. "Trading Day" means a day in respect of which the relevant price source published the relevant price.

(b) Corrections to Published Prices. For purposes of determining the relevant prices for any day, if the price published or announced on a given day and used or to be used to determine a relevant price is subsequently corrected and the correction is published or announced by the person responsible for that publication or announcement, either Party may notify the other Party of (i) that correction and (ii) the amount (if any) that is payable as a result of that correction. If a Party gives notice that an amount is so payable, the Party that originally either received or retained such amount will, not later than three (3) Business Days after the effectiveness of that notice, pay, subject to any applicable conditions precedent, to the other Party that amount, together with interest at the Interest Rate for the period from and including the day on which payment originally was (or was not) made to but excluding the day of payment of the refund or payment resulting from that correction."

IN WITNESS WHEREOF, the Parties have caused this Master Agreement to be duly executed as of the date first above written.

Winfield Solar I, LLC

City of Kirkwood

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

DISCLAIMER: This Master Power Purchase and Sale Agreement was prepared by a committee of representatives of Edison Electric Institute (“EEI”) and National Energy Marketers Association (“NEM”) member companies to facilitate orderly trading in and development of wholesale power markets. Neither EEI nor NEM nor any member company nor any of their agents, representatives or attorneys shall be responsible for its use, or any damages resulting therefrom. By providing this Agreement EEI and NEM do not offer legal advice and all users are urged to consult their own legal counsel to ensure that their commercial objectives will be achieved and their legal interests are adequately protected.

RESOLUTION 146-2024

A RESOLUTION ACCEPTING THE BID OF CORDELIO/WINFIELD IN THE AMOUNT NOT TO EXCEED OF \$1,687,500 ANNUALLY FOR THE PURCHASE OF CAPACITY FOR THE ELECTRIC DEPARTMENT FOR A TERM OF 8 YEARS BEGINNING JUNE 2025 AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, pursuant to law, the City solicited bids for the purchase of Capacity for the Electric Department, and

WHEREAS, the most responsible bid received was that of Cordelio/Winfield in the amount not to exceed of \$1,687,500 annually for a term of 8 years beginning June 2025 which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Electric, and

WHEREAS, funds are available in Account #501-20-250-252-000-531005 (Electricity).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The bid of Cordelio/Winfield in the amount not to exceed of \$1,687,500 annually for the purchase of Capacity for the Electric Department for a term of 8 years beginning June 2025 is hereby accepted and approved.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Cordelio/Winfield in the amount not to exceed of \$1,687,500 annually for the purchase of Capacity for the Electric Department for a term of 8 years beginning June 2025.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan YES

Goal # & Title Goal 2, Objective 3B: Maintain utility rates that keep up with mar...

Background To Issue:

Kirkwood Electric's energy consultant GDS Associates performed an Invitation for Bids for Capacity for Kirkwood Electric and received three indicative offers. The offer from Cordelio/ Winfield for capacity from their solar project was the most favorable offer.

Recommendations and Action Requested:

Approval of a resolution to authorize the Director of Procurement to enter into an eight (8) year agreement with Cordelio/Winfield for a not to exceed amount of 37.5 MW and \$1,687,500 annually from the solar project.

Alternatives Available:

This bilateral agreement will allow Kirkwood Electric to avoiding price spikes in the capacity market. The capacity will start to become available beginning in June 2025.

Does this project have a public information component? Yes No

Cost: \$1,687,500.00 Account #: 501-20-250-252-000-531005

Project #:

If YES, Budgeted Amount: \$22,500,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES

The department recommends approval of the resolution. We're always monitoring the market to minimize wholesale electricity costs. and have determined that this is a very favorable agreement. In addition, the fact that this is solar energy meets with our March 2022 commitment to transition to 100% clean and renewable energy by the year 2050.

BY: Mark Petty

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.



Kirkwood IFB Update October
2 2024.pdf
Adobe Acrobat Document
304 KB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/7/2024

Authenticated:

You can attach up to 3 files along with this request.



501435 - Resolution letter
signed.docx
Microsoft Word Document
12.3 KB

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

\$0 cost to the City in FY 2025 since contract doesn't begin until June 2025.

BY: Mary Sprung

Date: 10/8/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-11-24

October 7, 2024

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Capacity for Kirkwood Electric– 501435

The Electric Department is contracted with GDS & Associates to obtain offers for future capacity rates for the City of Kirkwood. GDS put out a bid for Capacity for Kirkwood Electric and received three (3) responses. The offer from Cordelio/Winfield from their solar project was the most responsible and responsive bid.

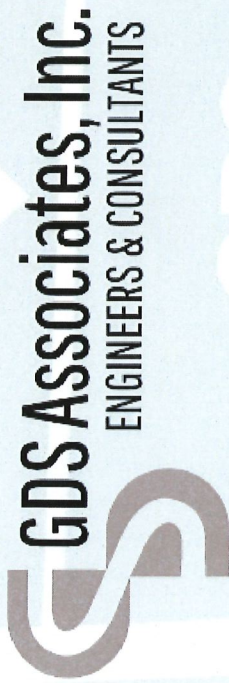
The offer from Cordelio/Winfield is for eight (8) years total for a not to exceed amount of \$1,687,500 annually from the solar project.

Attached is a request from Mark Petty, Electric Director, for a resolution authorizing a purchase order in an amount not to exceed \$1,687,500 annually, for an eight (8) year term with Cordelio/Windfield, beginning June of 2025.

Sara Foan-Oliver

Sara Foan-Oliver

Procurement Director

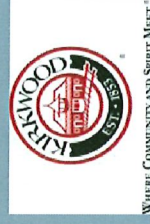


PRESENTED BY GDS ASSOCIATES, INC.

CAPACITY SWAP STRATEGY

City of Kirkwood

October 2, 2024



— CURRENT CAPACITY PLANNING STATUS

Zone 5 IFB Resulted in two Bids

1. Kirkwood chose active pursuit on September 19th of Cordelio Zone 5 purchase
 - **Better-suited risk profile for Kirkwood's exposed position in 25/26**
 - *Less chance of adverse transmission and/or contracting outcome*
2. GDS and legal provided contract edits September 26th
 - **Document with Cordelio, understood goal is October 17th Council**
3. Zone 4 products will be dealt with separately and soon

Reviewed Kirkwood's capacity risk profile to recommend contract capacity amount

1. Confirm will claim a share of the solar facility's capacity
 - **Recommend taking 100% of the 70 MW designated NRIS**
2. Capacity accreditation will fall in future years
 - **Resource accreditation anticipated to fall due to increased solar penetration in future years**
3. Zone 5 product risks and rewards are primary focus of analysis
4. A plausible scenario: Shortage pricing in any one of summer, fall, or spring in Z5

KIRKWOOD'S CURRENT SEASONAL CAPACITY PORTFOLIO



CORDELIO OFFER DETAILS

- Winfield Solar Project – Lincoln County, MO
 - 8-year term
 - 70 MW nameplate with NRIS transmission status for \$5.10/kW-month
- Solar Accreditation
 - Accredited MW expected to drop with increase in solar

	Estimated Accreditation (MW)			
	Summer	Fall	Winter	Spring
2025/26	35	35	4	35
2026/27	35	23	2	23
2027/28	29	19	2	19
2028/29	29	12	2	14
2029/30	22	12	2	12

Not provided by Cordelio - decline in accredited MW estimated based on percent change given in the Karbone offer

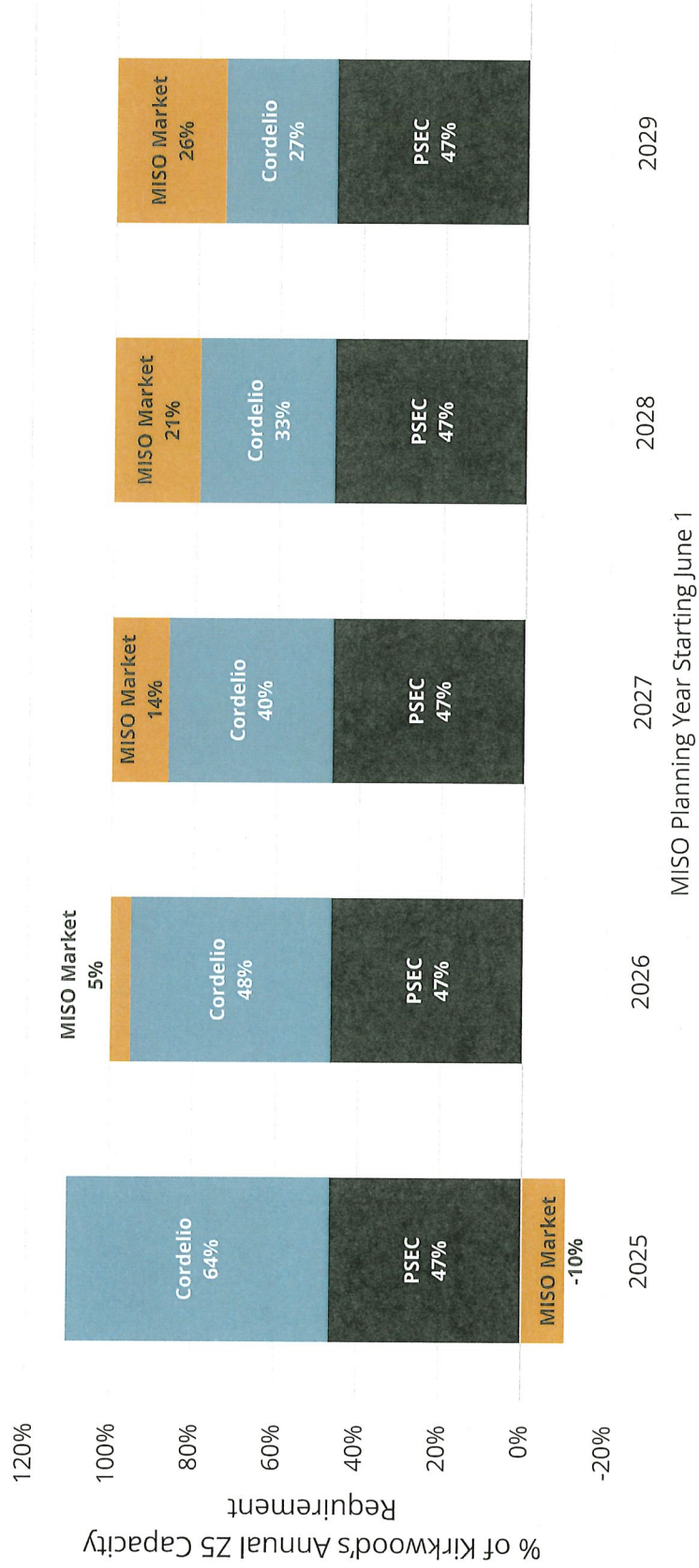


KIRKWOOD'S SEASONAL CAPACITY PORTFOLIO WITH 100% SHARE IN CORDELIO Z5 OFFER



MISO Planning Year Starting June 1

KIRKWOOD'S ANNUAL CAPACITY PORTFOLIO WITH 100% SHARE IN CORDELIO Z5 OFFER



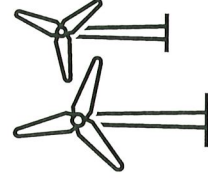
Average excluding winter

EVALUATION OF PORTFOLIO OPTIONS

Intention:	Portfolio Outcome:	Capacity Resources		
		Voltus Z4	Cordelio Z4	Cordelio Z5
No More Purchases	P1. Do Nothing	✓	✓	
Buy Cordelio Z5 Long-Term Resource	P2. Sell Z4 Resources			
	P3. Buy Cordelio Z5, Z4 Resources Kept	✓	✓	✓
	P4. Successful Swap			✓

Assume Voltus Z4 is sold at \$5/kw-month

Assume Cordelio Z4 is sold at \$3.7/kw-month

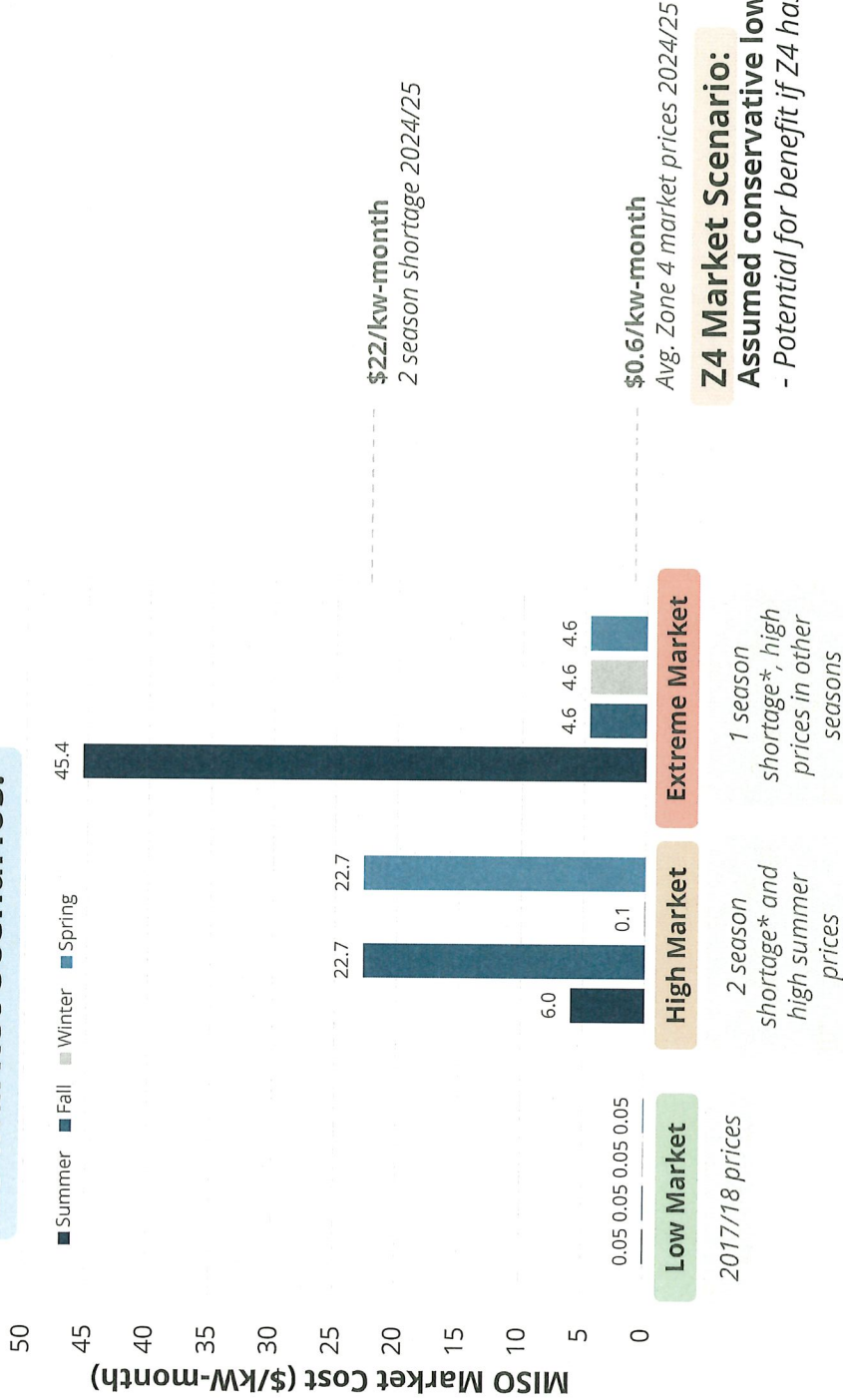


SPECIFICATIONS ON Z5 AND Z4 HEDGES

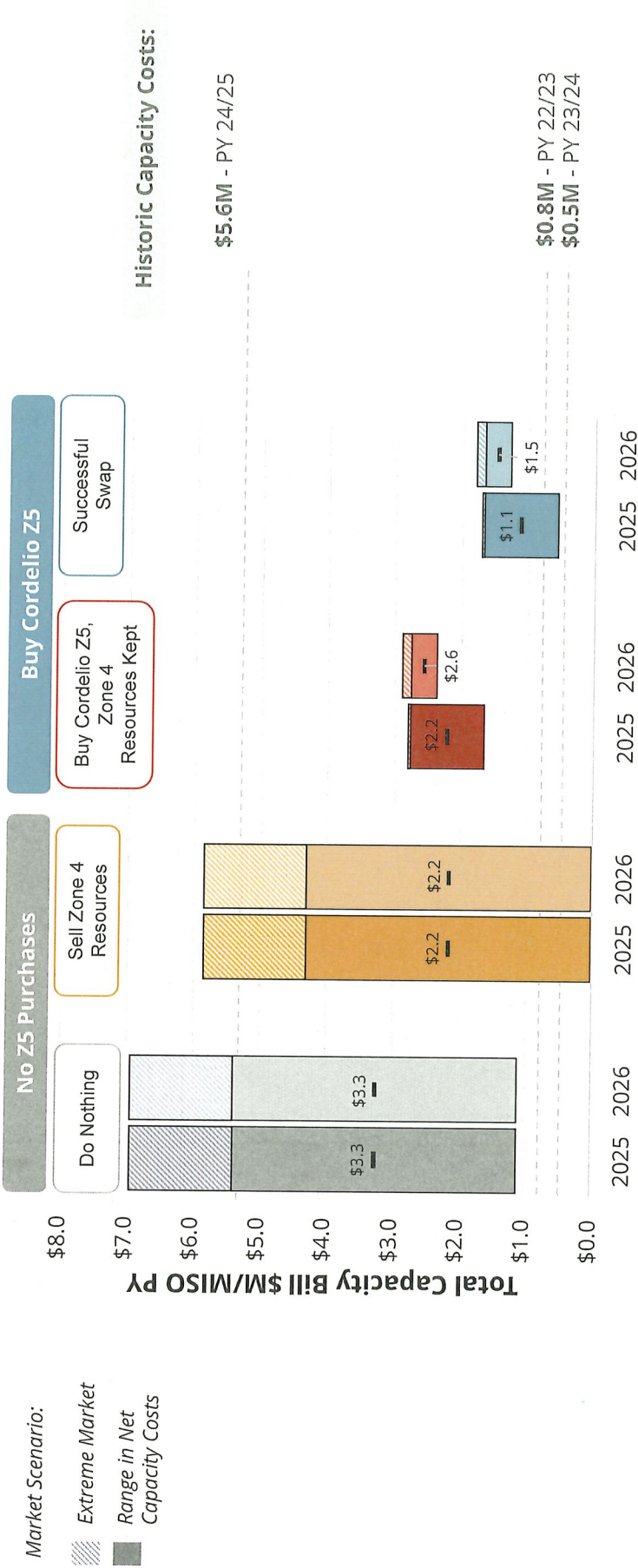
	Delivery Zone	Contract Term	Price (\$/kw-month)
Current Resources:			
Voltus Z4	Zone 4	Jun 2025 – May 2027	5
Cordelio Z4	Zone 4	Jun 2024 – May 2034	3.7
Potential Future Resource:			
Cordelio Z5 Offer	Zone 5	June 2025 – May 2033	5.1

— WIDE RANGE OF MODELED MARKET OUTCOMES

Z5 Market Scenarios:



CORDELIO Z5 RESOURCE PREVENTS PY2024/25 REPEAT IN FUTURE YEARS



MISO Planning Year Starting June 1

Kirkwood temporarily long in 25/26, giving cost reduction opportunities

— LONG-TERM ZONE 5 RESOURCE BENEFITS OUTWEIGH RISKS

Do nothing or only sell zone 4 this year – Risky options

- High costs experienced in PY 2024/25 are likely to repeat in PY 2025/26
 - \$5.4 M w/ 2 season shortage
 - \$6.9 M w/ 1 season shortage
- Unlikely to see costs as low as PY 2022/23 – 2023/24 due to capacity shortage

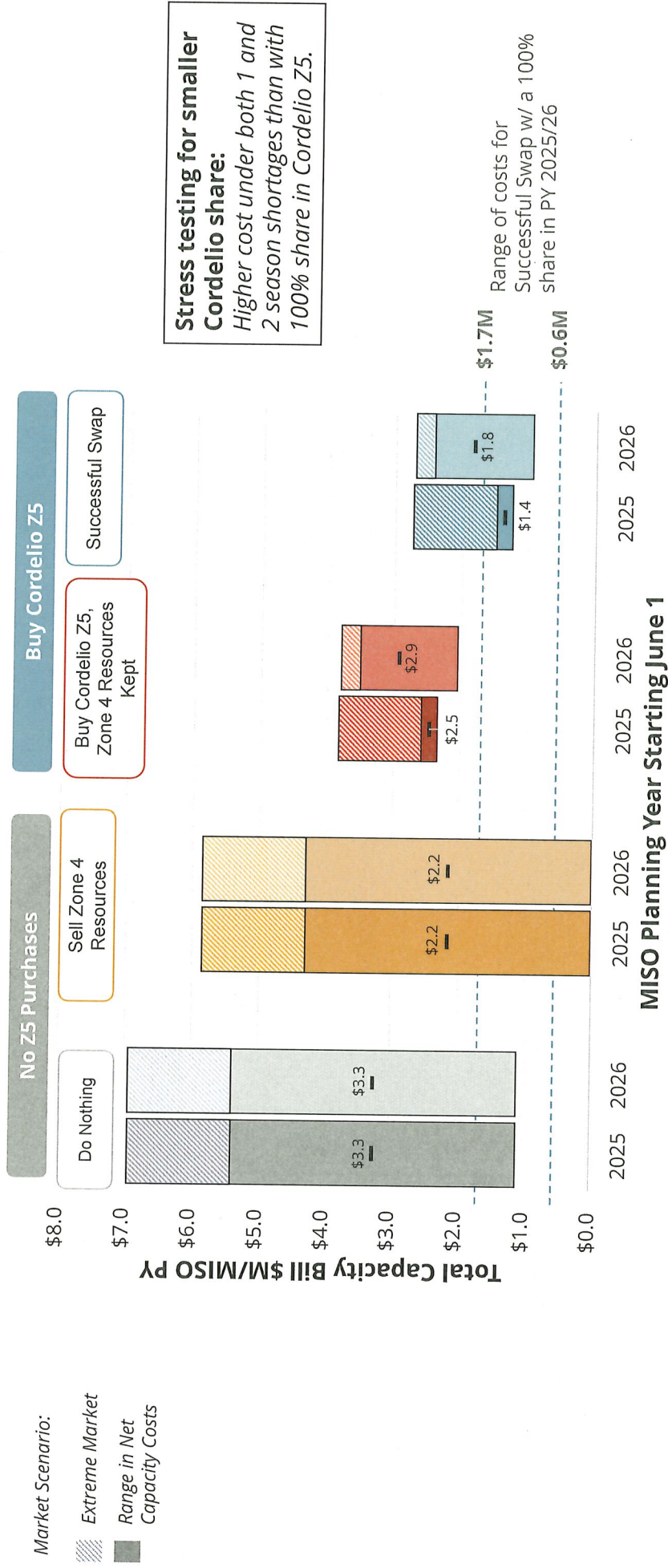
Successful swap – best position over next 2 years

- Prevent a repeat of 2024/25 in future years
- Maximize expected cost savings over other options
- Still improved position if somehow unable to sell Cordelio Z4 and Voltus Z4
 - Net cost is \$1.1M each year until sold (assuming low Zone 4 prices)
 - Potential upside: if Zone 4 also has high prices, Zone 4 resources become less costly, or even beneficial to hold
 - Currently developing Zone 4 sale documents for Cordelio Z4 and Voltus Z4 resources

APPENDIX



DECISION CONFIDENCE: EVALUATION WITH ONLY 75% SHARE IN CORDELIO Z5



MISO Planning Year Starting June 1

75% Share in Cordelio Z5 Offer, other assumptions as previous exhibit

RESOLUTION 147-2024

A RESOLUTION ACCEPTING THE BID OF BROADWAY FORD IN THE AMOUNT OF \$79,527 (PURSUANT TO MODOT COOPERATIVE CONTRACT AND STATE OF MISSOURI COOPERATIVE CONTRACT) FOR THE PURCHASE OF A 2025 FORD F550 CHASSIS WITH KNAPHEIDE FLATBED FOR THE SANITATION DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the City may purchase items and services that have been competitively bid and awarded by MoDOT Cooperative Contract and State of Missouri Cooperative Contract, and

WHEREAS, staff recommends that the City purchase a 2025 Ford F550 Chassis with Knapheide Flatbed for the Sanitation Department from Broadway Ford in the amount of \$79,527 under MoDOT Cooperative Contract #60524CO0381 for the Knapheide flatbed, and under State of Missouri Cooperative Contract #CC240138002 for the cab and chassis, and

WHEREAS, funds are available in Account #509-40-350-354-000-620050 (Rolling Stock).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Director of Procurement is hereby authorized and directed to issue a Purchase Order in the amount of \$79,527 to Broadway Ford for the purchase of a 2025 Ford F550 Chassis with Knapheide Flatbed for the Sanitation Department, under MoDOT Cooperative Contract #60524CO0381 for the Knapheide flatbed, and under State of Missouri Cooperative Contract #CC240138002 for the cab and chassis.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan YES Goal # & Title Quality of Life: Goal 3

Background To Issue:

In the FY25 Budget, funds have been allocated for the replacement of truck 8910, a 2008 Flat Bed Stake Bed Truck, that has exceeded the replacement criteria of 15 with a current score of 16.60. This truck is used for bulk pickup and large deliveries for the sanitation department. The body cost has a municipal rate of \$59,000 and an upfit charge to add the flatbed is \$20,527, for a total vehicle cost of \$79,527

Recommendations and Action Requested:

It is recommended that City council approve the quote in the amount not to exceed \$79,527.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$79,527.00 Account #: 509-40-350-354-000-620050 Project #: N/A

If YES, Budgeted Amount: \$79,527.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments: Budgeted: YES

BY: Christopher Krueger Date: 10/9/2024 Authenticated: Ckrueger

You can attach up to 3 files along with this request.



8910 Replace Body Cost to
Kirkwood.pdf
Adobe Acrobat Document
1.52 MB



8910 Specs.pdf
Adobe Acrobat Document
123 KB



8910 Upfit.pdf
Adobe Acrobat Document
31.3 KB

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 10/10/2024

Authenticated: sfo

You can attach up to 3 files along with this request.



Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$79,527.00 in account 509-40-350-354-000-620050 Rolling Stock to approve the above as requested.

BY: Mary Sprung

Date: 10/10/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

Date:

10-11-24

October 9, 2024

To: Russell B. Hawes, Chief Administrative Officer

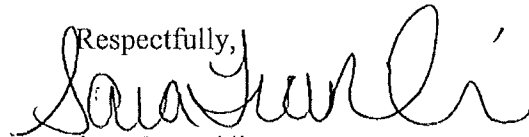
For Your Consideration: 2025 Ford F550 4X2 Cab and Chassis fit with a Knapheide Flatbed for Sanitation - 501437

The Sanitation Department needs to replace asset 8910, a 2008 Ford F650 Flat Bed Stake Bed Truck as it has exceeded its replacement criteria. The truck is needed for daily operations including bulk pickup and large deliveries.

<u>Vendor -Broadway Ford</u>	<u>Total Cost</u>
2025 Ford F550 Cab and Chassis	\$59,000
with a Knapheide flatbed	\$20,527

The City of Kirkwood may use cooperative contracts that are competitively bid. The Knapheide flatbed will be purchased through MODOT Contract # 60524CO0381 and the cab and chassis will be purchased through Missouri State Contract #CC240138002, as they were the lowest responsible and responsive bids.

Attached is a request from Chris Krueger, Director of Public Services, to use FY25 budget funds that have been allocated for a replacement truck, for a resolution authorizing a purchase order in the amount of \$79,527 to be issued to Broadway Ford for the purchase of a 2025 Ford F550 Chassis with Knapheide flatbed for the Sanitation Department.

Respectfully,

Sara Foan-Oliver
Procurement Director



BROADWAY TRUCK CENTERS
 812 E Taylor Avenue . St Louis, MO 63147
 314-241-9140 Fax: 314-241-3928
 www.broadwaytruck.net



DATE: 10/09/2024

MOTOR VEHICLE PROPOSAL
DESCRIPTION

TO: (Firm or Individual's Name)

FLEET ONLY

City Of Kirkwood	MAKE: _____	STOCK NO: _____
345 S Fillmore Ave	MODEL: _____	SALES EXEC: Steve Bersett
Kirkwood MO 63122	YEAR: _____	TERMS: _____
PHONE: (314) 822-5831 (314) 822-5831	COLOR: _____	MILES: _____
FAX: _____	TYPE: _____	GVW: _____ W.B. _____

CONTACT NAME Christopher Wenom	CUSTOMER E-MAIL wenomcj@kirkwoodmo.org	SERIAL NO.
-----------------------------------	---	------------

We are pleased to quote, for acceptance within ten (10) days from this date, prices and terms on BROADWAY TRUCK CENTERS Vehicles and Equipment described above, delivered F.O.B :

FIN CODE				Truck Selling Price:	\$ 59,000.00
				Tax, Title and License	\$ 0.00
				** Admin Fee:	\$ 0.00
				Accessories:	\$
				Total Selling Price:	\$ 59,000.00
				Factory Rebates:	\$
				Less Trade-In:	\$
				Net Selling Price:	\$ 59,000.00
				Cash Down :	\$
				Trade Payoff:	\$
				Service Contract:	\$ 0.00
				Balance Due:	\$ 59,000.00

DESCRIPTION OF TRADE-IN				
YEAR	MAKE	MODEL	TYPE	SERIAL NO.

THIS IS OUR FIRM PRICE TODAY WITH THE EXCEPTION OF GOVERNMENT MANDATED EQUIPMENT. INCREASES FOR CHANGES IN STANDARD EQUIPMENT, AND INCREASES IN TRANSPORTATION COST.

THIS AGREEMENT IS SUBJECT TO ADDITIONAL TERMS AND CONDITIONS ON THE SECOND PAGE WHICH CUSTOMER ACKNOWLEDGES HAVE BEEN READ AND ARE PART OF THIS AGREEMENT

ACCEPTED		BROADWAY TRUCK CENTERS	
FIRM NAME		This proposal is not binding upon seller unless signed by one of our managers.	
BY _____		APPROVED	
OFFICIAL TITLE	DATE	OFFICIAL TITLE	



Preview Order 9999 - F5G 4x2 Reg Chas Cab DRW : Order Summary Time of Preview: 10/09/2024 09:37:41 Receipt: NA

Dealership Name : Broadway Ford Truck Sales, Inc.

Sales Code : F53911

Dealer Rep.	Steve Bersett	Type	Fleet	Vehicle Line	Superduty	Order Code	9999
Customer Name	Kirkwood	Priority Code	M3	Model Year	2025	Price Level	515

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F550 4X2 CHASSIS CAB DRW/193	\$56695	19500# GVWR PACKAGE	\$0
193 INCH WHEELBASE	\$0	50 STATE EMISSIONS	\$0
OXFORD WHITE	\$0	120V/400W OUTLET	\$175
VINYL 40/20/40 SEATS	\$0	SNOW PLOW PREP PACKAGE	\$250
MEDIUM DARK SLATE	\$0	CENTER HIGH MOUNT STOP LAMP	\$0
PREFERRED EQUIPMENT PKG.660A	\$0	WHEEL WELL LINERS - FRONT	\$180
.XL TRIM	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0
.AIR CONDITIONING -- CFC FREE	\$0	410 AMP ALTERNATOR	\$115
.AM/FM STEREO MP3/CLK	\$0	DUAL BATTERY	\$0
.7.3L DEVCT NA PFI V8 ENGINE	\$0	REAR VIEW CAMERA & PREP KIT	\$415
10-SPEED AUTO TORQSHIFT	\$0	XL CHROME PACKAGE	\$225
225/70R19.5G BSW ALL POSITION	\$0	.FOG LAMPS	\$0
4.88 RATIO LIMITED SLIP AXLE	\$395	.REMOTE START SYSTEM	\$0
PAYLOAD PLUS PACKAGE UPGRADE	\$1155	FUEL CHARGE	\$0
FLEET ADVERTISING CREDIT	\$0	NATIONAL FLEET INCENTIVE (56M)	\$0
FRONT LICENSE PLATE BRACKET	\$0	PRICED DORA	\$0
PLATFORM RUNNING BOARDS	\$320	ADVERTISING ASSESSMENT	\$0
		DESTINATION & DELIVERY	\$1995
			MSRP
TOTAL BASE AND OPTIONS			\$61920
DISCOUNTS			NA
TOTAL			\$61920

This order has not been submitted to the order bank.

This is not an invoice.



Seller: Knapheide Truck Equipment Center St.Louis
 10101 MID RIVERS MALL DR
 SAINT PETERS, MO 63376-3975
 www.knapheide.com

QUOTE:
QU-45-409239-2
Quote Expiration:
11/02/2024

Contact(s): Steve Sullentrup
 ss049t@knapheide.com
 3144356079

Steve Sullentrup (Inside Sales)
 ss049t@knapheide.com
 6366971905

Steve Sullentrup (Outside Sales)
 ss049t@knapheide.com
 3144356079

Customer: City Of Kirkwood

ID: 101621
Address: 345 S FILLMORE AVE
 SAINT LOUIS, MO 63122-6107

Phone: 3148225830
Contact: Chris Wenom

Terms: Due Upon Receipt
Bid Spec:

Description: PHHJT-145

Quote Information:

Customer Request Date:
Quote Completed Date: 10/03/2024
of Units: 1

Delivery Information:

Total Price Includes F.O.B.:
Ship Via:
Ship To: City Of Kirkwood
 345 S FILLMORE AVE
 SAINT LOUIS, MO 63122-6107

Vehicle Information:

Make: Ford
Chassis Type: Chassis Cab
Rear Axle Type: DRW
Fuel Type: Diesel
GVWR: 19500

Model: F-550
Cab Type: Regular
Drivetrain: 4x2
Transmission Type: Auto

Year: 2024
Cab to Axle: 108
Engine Size: 6.7
Wheelbase: 193

Item	Description	Quantity	Unit Price	Total
PACKAGE	Knapheide Platform Body PHHJT-145			
PHHJT-145	PHHJT-145 14' Heavy Hauler Jr Platform w/ Treadplate Steel Floor Overall Dimensions: 14'6" Long x 94.75" Wide Floor: 1/8" Treadplate Steel Side Rails: 5.88" 12Ga HS Cross Sills (12" Spacing): 4.12" 11Ga HS Formed Long Sills (34" Spacing): 7" Structural Channel Platform Prime Paint: Complete Immersion in Electrodeposition Gray Epoxy Primer Undercoating: Complete Undercoating Platform Finish Paint: Oven-Cured Black Paint Platform Lights: 11 Rectangular, Sealed Cushion Strips: 2" x 3" Nominal Dense Yellow Pine Tapered Rear Skirt/Rear End Rail Combination 12Ga Rub Rail - Side and Rear Rails 3/8" x 2-1/2" Warranty: Standard Knapheide Limited Warranty Weight: 1488 lbs	1.00		
BHR4094	40" High Weld-On Bulkhead, BHR4094	1.00		
32514560	Platform Mounting Kit, 7" Long Sills, 17+ Ford 108/120" CA	1.00		
34981035	Mudflap Mounting Brackets PR PLATE MNT (SPLASH GUARD)PR	1.00		
34978563	Mud Flap Anti Sail Brackets-24"	1.00		
34977256	Mud Flaps, Boomerang Rubber SRI2436A1W 24" Wide x 36" High x 1/4" Thick	1.00		
35456662	FUEL FILL BRACKET	1.00		
12300315	Backup Alarm, Ecco 510, 97dB	1.00		
35133190	ICC Bumper, Bolt-On, 34.75" Frame Width, Ford	1.00		

34995217	INSTALL OEM CAMERA	1.00		
34996438	Paint Labor	1.00		
PACKAGE	Tommy Gate Railgate			
35001707	Flatbed and Van - Railgate Series: Bi-Fold Model 89-25 BF TP60 MODEL: 89-25 BF TP60 APPLICATION: Flatbed and Van CAPACITY: 2500 PLATFORM DETAIL: Treadplate Two-piece Steel Treadplate w/ 30" base and 30" foldout + 13" tapered, aluminum retention ramp DRIVE SYSTEM: Leaf Chain and Hydraulic Cylinder HYDRAULIC SYSTEM: Enclosed Unit: All critical components are factory enclosed in main frame of gate providing protection from elements and damage. Easy access for servicing. Pressure Relief Valve: Prevents operator from overloading the platform. Cylinder-Mounted Flow Control Valves: Prevents uncontrolled descent of platform ELECTRICAL SYSTEM: Control Unit: Moisture resistant toggle switch deactivates 5 minutes after last operation (helps prevent unauthorized use) / timer reset and on-off button permanently and conveniently located on control unit and positioned under logo and bulls eye respectively. Circuit Breaker: 200 Amp Continuous, 3000 Amp Interrupt, 30 VDC, Watertight, Manual Reset. Mounted in-line with 2 AWG positive battery cable, protects vehicle in the event of an electrical short. Power/Ground Cable: Factory supplied 2 AWG ground cable molded with power cable, providing a direct connection from liftgate to truck battery. Insulation rated for -40°C (-40°F) to 105°C (221°F). DRIVE TRAIN: Leaf Chain (ANSI #BL534), Steel Slider assemblies with steel rollers and dual- sealed ball bearings. SAFETY: Safety Trip Bar: The standard Safety Trip Bar, located below the railgate's enclosed hydraulic and electrical systems, will immediately stop the upward movement of the platform if any object is detected between the platform and the liftgate frame.	1.00		
Total does not include any applicable taxes or transportation charges unless specifically noted herein:			Subtotal:	\$20,527.00
			Total:	\$20,527.00

Customer PO

Total Price

Credit Card Policy: We do not accept credit cards for payment of any order in excess of \$10,000.00. For other orders, we do accept MasterCard, American Express, Visa and Discover cards for payment.

Cancellation Policy: Payment is due in full upon cancellation of any orders for non-stocked parts or products (provided part/product has been ordered by Seller) and upon cancellation of installation

Payment Policy: Payment Terms are due upon receipt of signed quote unless prior credit agreement has been established at the time of order. Payment

terms for customers with an established credit account will be Net 30 from date of invoice. Seller has right to assess late charges at 1.5% per month on all invoices that are 60 days or more past due.

Pricing Policy: Price Quotation is good on orders received through the expiration date. Pricing quoted applies to chassis make/model originally provided and quantity quoted. Any change may result in price change. Orders are subject to all applicable state, local and federal excise taxes. Applicable taxes will be applied on final billing to customer upon completion of order. Seller must be in possession of the vehicle for this order within 90 days of quote acceptance or the order can be subject to price adjustments due to cost increases for materials, labor, and shop supplies.

Return Policy: All sales are final. Purchased parts or products are non-returnable.

By signing and accepting this quotation, Customer agrees to accept Knapheide Truck Equipment Center St.Louis terms and conditions as stated above.

Customer Signature	Print Name	Title	Date
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Dealer Code	Dealership	Location
-------------	------------	----------

VIN	If the chassis is customer supplied, Knapheide may require a chassis spec sheet
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RESOLUTION 148-2024

A RESOLUTION ACCEPTING THE PROPOSAL OF LOCHMUELLER GROUP IN THE NOT TO EXCEED AMOUNT OF \$89,010 (WHICH INCLUDES A 10% CONTINGENCY IN THE AMOUNT OF \$8,091) FOR PROFESSIONAL DESIGN AND BID PERIOD SERVICES FOR WATER MAIN REPLACEMENT AT LOCKETT ROAD FROM DOUGHERTY FERRY ROAD TO DOVERGATE DRIVE AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, a Request for Qualifications was developed and qualifications were received for Professional Design and Bid Period Services for Water Main Replacement at Lockett Road from Dougherty Ferry Road to Dovergate Drive, and

WHEREAS, a Selection Committee consisting of the Director of Public Services, City Engineer, Water Superintendent, Water Engineering Technician, and Procurement Director reviewed the qualifications, and

WHEREAS, the Selection Committee recommends Lochmueller Group as the most qualified to provide Professional Design and Bid Period Services for Water Main Replacement at Lockett Road from Dougherty Ferry Road to Dovergate Drive in the not to exceed amount of \$89,010 (which includes a 10% contingency in the amount of \$8,091), and

WHEREAS, funds are available in Account #505-30-300-304-000-620080 (Distribution System Improvements).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The proposal of Lochmueller Group as the most qualified to provide Professional Design and Bid Period Services for Water Main Replacement at Lockett Road from Dougherty Ferry Road to Dovergate Drive in the not to exceed amount of \$89,010 (which includes a 10% contingency in the amount of \$8,091) is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Lochmueller Group as the most qualified to provide Professional Design and Bid Period Services for Water Main Replacement at Lockett Road from Dougherty Ferry Road to Dovergate Drive in the not to exceed amount of \$89,010 (which includes a 10% contingency in the amount of \$8,091).

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan YES

Goal # & Title Goal 3. Quality of Life

Background To Issue:

The water department has budgeted for water main replacement design projects in FY25. A water main replacement project has been identified on Lockett Road from Dougherty Ferry Road to Dovergate Drive. This project includes 1,740 feet of water main replacement. The procurement department issued a RFQ and Lochmueller was selected as the most qualified firm. Therefore, Lochmueller provided a proposal in the amount of \$80,919.

Recommendations and Action Requested:

It is recommended that City Council approve a contract with Lochmueller for the design of Watermain on Lockett in the amount not to exceed \$89,010, including a contingency of \$8,091.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$89,010.00

Account #: 505-30-300-304-000-620080

Project #:

If YES, Budgeted Amount: \$89,010.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Budgeted: YES

BY: Christopher Krueger

Date: 10/8/2024

Authenticated: Ckrueger

You can attach up to 3 files along with this request.



Lockett Rd Cost Breakout.pdf
Adobe Acrobat Document
1.66 MB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/8/2024

Authenticated:

You can attach up to 3 files along with this request.



14072 - Resolution Letter
Signed.doc
Microsoft Word 97 - 2003
Document
43.0 KB

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$89,010.00 in account 505-30-300-304-000-620080 Distribution System Improvement to approve the above as requested.

BY: Mary Sprung

Date: 10/8/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-11-24

October 8, 2024

To: Russel B. Hawes, Chief Administrative Officer

For Your Consideration: Selection Committee's Recommendation for Professional Design and Bid Period Services for Water Main Replacement at Lockett Road - 14072

Per Article VI. Procurement, Division 7. Section 2-486, a selection committee was appointed by the Chief Administrative Officer and chaired by the Procurement Director to review and recommend to Council a qualified company to provide for Professional Design and Bid Period Services for Water Main Replacement at Lockett Road.

On June 5, 2024, a Request for Qualifications, RFQ 14063 – Water Main Replacement Design and Bid Period Services, was sent to registered suppliers in our eProcurement system, IonWave.

Qualifications were received from George Butler Associates, IMEG Corp., Donohue & Associates, Intuition & Logic Engineering, Volkert, Inc., Lochmueller Group, Heneghan and Associates, P.C., Horner & Shifrin, Inc., TWM, Inc., and Civil Design, Inc.

The Selection Committee consisted of Chris Kruger, Director of Public Services, Richard Holesinger, City Engineer, Clarence Patterson, Water Superintendent, Jennifer Sutherland, Water Engineering Technician and Sara Foan-Oliver, Procurement Director.

The Selection Committee reviewed and evaluated the qualifications based on:

- Specialized experience and technical competence of the Firm with respect to the type of services required.
- Capacity and capability of the Firm to perform the work in a timely manner.
- Past record of performance of the Firm with respect to such factors as control of costs, quality of work, and ability to meet schedules.
- The Firm's proximity to and familiarity with the area in which the projects are located.

After review of qualifications, the Selection Committee selected Lochmueller Group to provide a proposal based on a defined scope, which was to include pricing.

On August 2, 2024, Request for Proposal #14072 for Professional Design and Bid Period Services for Water Main Replacement at Lockett Road was issued to Lochmueller Group. An abbreviated scope of services requested is outlined below.

- **Conduct Project Administration Services** - Design Professional will provide the management functions required to successfully complete the preliminary and final design work.
- **Initial Project Meeting** - Design Professional will conduct an initial project meeting to clarify the Water Department's intended scope of work, schedule, budget requirements, and other special requirements for the Project.

- **Prepare Preliminary Layout Drawing** - Design Professional shall meet with the Water Department to review a Preliminary Layout Drawing, prepared by the Water Department, including recommendations for new water mains and appurtenances with proposed alignment and main size, and proposed mains to be abandoned.
- **Field and Record Investigations** - Design Professional shall conduct field and record investigations and pipeline route surveys of the project site for proposed improvements.
- **Prepare Preliminary Construction Drawings.** Design Professional shall prepare preliminary (60 percent complete) CAD construction drawings for water main improvements in accordance with the latest version of the City's specifications for the construction of Water Mains and Fire Services, which are incorporated herein by reference.
- **Final Design - 95% Construction Drawings.** Design Professional shall prepare final (95 percent complete) CAD construction drawings for water main improvements shall include at the minimum a title block for drawings, design procedures, drafting standards and criteria, legend, general notes, and special construction details.
- **Finalize Drawings for Bidding** - Three (3) copies of the final construction drawings will be submitted to Water Department for review. After receipt of the review comments on the final construction drawings, Design Professional shall revise the drawings and include all revisions and additions required by Water Department.
- **Final Opinion of Probable Cost** - Design Professional will prepare a final opinion of probable construction cost for the entire project including restoration and submit it to the Water Department for review.

After review of the qualified company's proposal to perform these types of services, the Selection Committee is recommending Lochmueller Group to perform Professional Design and Bid Period Services for Water Main Replacement at Lockett Road based on the criteria and the scope listed above. This selected qualified company will provide Professional Design and Bid Period Services for Water Main Replacement at Lockett Road for the Water Department for \$80,919, pending budget approval, as set forth in agreement based on hourly rates and qualifications.

Attached is a request from Chris Krueger, requesting a contract to be issued to Lochmueller Group, in the amount not to exceed \$89,010, which includes a 10% contingency of \$8,091, for Professional Design and Bid Period Services for Water Main Replacement at Lockett Road.

Respectfully,

Sara Foan-Oliver

Sara Foan-Oliver
Procurement Director

ATTACHMENT B: Schedule of Fees						
Lockett Road Water Main Replacement						
City of Kirkwood, MO	ESTIMATED HOURS				Project #: 524-0065	
	LOCHMUELLER GROUP				Date:	10/8/2024
Primary Tasks	Project Manager SPM	QA/QC Reviewer - PE IV	Project Engineer - PE II	Engineering Designer(s) PE I	Subtotal Hours by Task	Subtotal Fee by Task
Project Management	8	0	8	4	20	\$3,996
Preliminary Design Layout (30%)	10	2	28	48	88	\$15,212
Preliminary Design - Construction Drawings (60%)	8	4	26	64	102	\$17,326
Final Design (95% - 100%)	0	9	12	42	63	\$10,503
Missouri DNR Permit Applications	0	0	0	0	0	\$0
Bid Assistance	4	0	8	14	26	\$4,566
Total Estimated Hours by Classification	30	15	82	172	299	
Hourly Rates by Classification	\$255	\$205	\$165	\$159		
Classification	Sr. Project Manager	Project Engineer IV	Project Engineer II	Project Engineer I		
					Lochmueller Group Labor	\$51,603
					Lochmueller Group Expenses	\$305
					Lochmueller Group Subtotal	\$51,908
SUB CONSULTANTS						
Topographic & Boundary Survey (BAX)						\$16,046
Field Survey will be completed by BAX Engineering. Please see scope of services Attachment "A".						
Geotechnical Investigation (TSi)						\$12,965
Geotechnical Investigation will be completed by TSi. Please see scope of services Attachment "A".						
					Grand Total Not to Exceed	\$80,919

Lockett Road Water Main Replacement

Project #: 524-0065

City of Kirkwood, MO

ATTACHMENT B		ESTIMATED HOURS				Subtotals by Task
NO.	Primary Tasks	Project Manager SPM	QA/QC Reviewer - PE IV	Project Engineer - PE II	Engineering Designer(s) PE I	
DESIGN PHASE						
PROJECT MANAGEMENT						
1	PROJECT MANAGEMENT & ADMINISTRATION	2				
2	PROJECT TEAM DESIGN MEETINGS - INTERNAL MEETINGS	2		4	4	
3	PROJECT STATUS UPDATES TO CITY - Monthly	2				
4	SUBCONSULTANT MANAGEMENT	2		4		
SUBTOTAL		8	0	8	4	20
PRELIMINARY DESIGN - LAYOUT (30%)						
5	INITIAL KICKOFF, SITE INSPECTION & RECORDS INVESTIGATION (AS-BUILTS, GIS, TOPO) (1 Trip)	2		2	4	
6	COORDINATION WITH OTHER UTILITIES			2	4	
7	COORDINATION WITH EASEMENT AVAILABILITY			2	2	
8	COST ESTIMATE - COMPARATIVE ANALYSIS	1		4	8	
9	CONNECTIONS TO EXISTING WATER LINES AND SERVICES			4	8	
10	PREPARE PRELIMINARY ALIGNMENT PLAN & PROFILES DRAWINGS	1	2	8	16	
11	ENGINEERING FIELD WALK & SURVEY CHECK WITH CITY STAFF	4		4	4	
12	REVIEW MEETINGS - 1 @ PRELIMINARY LAYOUT & 1 @ 30% COMPLETE (2- Trips)	2		2	2	
SUBTOTAL		10	2	28	48	88
PRELIMINARY DESIGN - CONSTRUCTION DRAWINGS (60%)						
13	PLANS (INCLUDING WATER SERVICE TRANSFER TABLE)	2		8	24	
14	COORDINATION WITH EASEMENT AVAILABILITY			2	4	
15	COORDINATION WITH OTHER UTILITIES - EVALUATE CONSTRUCTION METHOD	2		4	4	
16	CONSTRUCTABILITY REVIEW, UTILITY CONFLICTS			2	6	
17	SPECIFICATIONS		2	4	12	
18	COST ESTIMATE	2	2	4	12	
19	REVIEW MEETING (1-Trip)	2		2	2	
SUBTOTAL		8	4	26	64	102
FINAL DESIGN (95% & 100%)						
20	PLANS			4	16	
21	CONSTRUCTABILITY REVIEW		4			
22	SPECIFICATIONS		1	2	4	
23	COST ESTIMATE		1	2	4	
24	REVIEW MEETING (95% ONLY) (1-Trip)		2	2	2	
25	FINALIZE PLANS FOR BIDDING		1	2	16	
SUBTOTAL		0	9	12	42	63
PERMIT APPLICATIONS						
26	MO DNR - MEET CURRENT OSP REQUIREMENTS - DNR PERMIT NOT REQUIRED	0	0	0	0	
SUBTOTAL		0	0	0	0	0
BID ASSISTANCE						
27	ASSIST CITY WITH BID DOCUMENT PREPARATION (Front End Documents provided by City)	1		2	6	
28	RESPOND TO RFI - DURING THE BID PHASE	2		4	8	
29	ASSIST THE CITY WITH THE SELECTION PROCESS (1-Trip)	1		2	0	
SUBTOTAL		4	0	8	14	26
GRAND TOTAL DESIGN PHASE HOURS		30	15	82	172	299
HOURLY RATES (2024)		\$ 255	\$ 205	\$ 165	\$ 159	
AMOUNTS BY ROLE ON PROJECT		\$ 7,650	\$ 3,075	\$ 13,530	\$ 27,348	
SUBTOTALS (LABOR)		\$51,603				
Mileage - Direct Costs (Up to 5 Trips , 16 miles One Way @0.655/mile)		\$105				
Reports and Plan Production		\$200				
		Lochmueller Sub-Total				\$51,908
SUB CONSULTANTS						
		Survey - BAX				\$16,046
		Geotechnical - TSi				\$12,965
		TOTAL				\$80,919



October 2, 2024

Mr. Nathan Lebbing
Lochmueller Group
820 S Main Street
St. Charles, MO 63301

**Re: Proposal for Subsurface Exploration and
Geotechnical Engineering Evaluation
Lockett Road Water Main Replacement
Kirkwood, Missouri
TSi Proposal No: SLM24133.00_REV2**

Dear Mr. Lebbing:

TSi Geotechnical, Inc. (TSi), **an M/W/DBE firm**, is pleased to submit this proposal to Lochmueller Group to perform a subsurface exploration and geotechnical data report and engineering evaluation for use in the design and construction of the proposed water line replacement along Lockett Road in Kirkwood, MO. This proposal supersedes the previously provided proposal dated September 11, 2024.

1.0 PROJECT UNDERSTANDING

We understand the proposed project consists of the replacement of approximately 1,740 lineal feet of the existing water main along Lockett Road from Dovergate Drive to Dougherty Ferry Road.

2.0 SCOPE OF SERVICES

Based on the proposed project, the geotechnical scope of services for this project will include the drilling a total of two (2) Borings (per the provided boring location map). The borings will be extended to a depth of about 10 feet (or auger refusal) below existing grades; whichever occurs first. The Standard Penetration Tests (SPTs) or Shelby Tube samples will be obtained at 2.5-foot intervals for the upper 10 feet then at 5.0-foot intervals thereafter. Where possible, delayed water level readings will be taken in the borings prior to backfilling.

The field explorations will be conducted under the continuous field supervision of one of TSi's geotechnical specialist. It is preferable that the boring locations be located in the field by the project surveyor, prior to the mobilization of the drill rig. If a boring must be offset due to a utility conflict or issues of access, TSi will note the offset distance and approximate elevation change on the boring logs. If TSi locates the borings, a labeled stake and/or paint marking will be left at each boring location for the project surveyor to locate and determine ground surface elevations after drilling is completed.

LABORATORY TESTING

A laboratory test program will be performed on samples recovered from the borings to estimate pertinent engineering properties of the soil overburden and soil properties for design. Laboratory tests may include the following:

- Visual descriptions by color and texture of each sample;
 - Natural moisture content of fine-grained samples;
 - Unconfined Compression Tests on select cohesive samples;
 - Atterberg limits on selected cohesive samples; and
 - 200 Washes on select samples.
-

3.0 GEOTECHNICAL REPORT

TSi will prepare a geotechnical study report that will contain the Logs of Boring and laboratory test results for the project, a description of the field exploration and laboratory test procedures, and a discussion of the site geology and the subsurface conditions encountered.

Based on our understanding of the project and the scope of services proposed, the geotechnical study report will address the following considerations:

- Subsurface conditions at the boring locations;
 - Laboratory test results;
 - Influence of groundwater on the project;
 - Soil strength parameters;
 - Soil remediation recommendations;
 - Locations and descriptions of any existing fill or potentially deleterious materials encountered at the site that may interfere with construction progress or structure performance;
 - A general assessment of slope stability as it relates to site cut and fill slopes;
 - Seismic site classification;
 - General construction considerations; and
 - Recommendations for fill and backfill materials, placement, and compaction.
-

4.0 ASSUMPTIONS/CLARIFICATIONS

In preparing this proposal, TSi has made the following assumptions:

1. TSi assumes that Lochmueller will provide any available information regarding the location of the existing sewers and any subsurface utilities, at least 3 weeks prior to the start of field work.
2. TSi assumes that the boring locations will be located on the roadways, and as thus not included any time or cost to obtain property permissions.
3. TSi has assumed that as the owner of the line is the City of Kirkwood that any permit fees required for drilling in the road will be waived.
4. TSi can stake the borings in the field based on a proposed soil boring location plan that will be provided by the Engineer, by measuring from existing site features or hand held GPS. If the boring location will not be staked by a professional surveyor, it will be approximate.
5. TSi understands that the work will be performed during normal daylight working hours. If the work does require night drilling, schedules may be delayed and fees will increase.
6. TSi will contact One-Call locating services regarding member utilities. A 72-hour time period is required by One-Call to clear utilities. We must be informed of the location of any private underground utility lines (such as irrigation or exterior lighting) at the site by the owner prior to starting our field work.
7. The borings will be backfilled with auger cuttings. TSi is not responsible for settlement of soil cuttings over time in the borings.
8. TSi's drill crews are not union-affiliated, and cost for a union operator and laborer are not included in this proposal fee.
9. TSi has not included any cost for obtaining work permits, as this work is being performed for a city service and thus any fees are typically waived.
10. TSi has assumed that the site is free of environmental concerns. If suspect odors or other evidence of contamination or hazardous materials are encountered, then drilling will be terminated per OSHA regulations, and suspended until appropriate health and safety protocol are developed by a qualified environmental specialist retained by CLIENT. The costs for any delays, for environmental consultation, or for implementation of the consultant's recommendations are not within the proposed scope or fees.
11. Unless requested in writing by the CLIENT, the soil and rock samples obtained during the subject geotechnical exploration, will be disposed of by our laboratory approximately ninety (90) days after the issuance of the Geotechnical report. Additional fees will apply if we are requested to store the samples beyond the ninety (90) day period.

5.0 ESTIMATED COST

TSi's services for the project will be provided on a time and material not-to-exceed fee basis. Based on the scope of services provided above and assuming no unanticipated subsurface conditions are encountered, the fee will be \$ 12,965.00

If site conditions are encountered during the explorations that warrant additional work, we will notify you and discuss the necessary scope modification. However, the fees will not be exceeded without your authorization.

6.0 SCHEDULE OF WORK PERFORMANCE

Field work can begin within 4 to 5 weeks from written notice to proceed, weather permitting. The field exploration will take approximately 1 business days to complete. In summary, our report should be complete within approximately 3 to 4 weeks of completion of field work. Design information can be provided upon request prior to the completion of the report, if this schedule is not acceptable.


7.0 PROJECT LIMITATIONS

TSi will perform only those services outlined previously. Lochmueller Group and TSi may subsequently agree in writing to provide additional services under this agreement for additional compensation. Services provided by TSi will be consistent with the engineering standards prevailing at the time and in the area that the work is performed. No other warranty, expressed or implied, is intended.

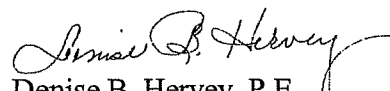
This fee estimate has been prepared using TSi's standard fee schedule and the information provided by the Client. TSi reserves the right to revise this proposal and fee estimate, at any time, if any flow down and/or contract provisions are required by Client or Owner to conform with any local, state or federal wage act requirements, including but not limited to the Davis-Bacon Act, as Amended, the McNamara-O'Hara Service Contract Act, or others, the required use of union labor, or for any required quality control and quality assurance plans, safety, security, vehicle, drug and alcohol testing, or any third party payment fees, or other requirements not specified in the Client's request for proposal or not defined in TSi's scope of services.

If this proposal is acceptable to you, please issue us a subcontract to us for the work, in accordance with the scope and fee presented in this proposal. We appreciate the opportunity to present this proposal to you for your consideration. Please feel free to call us if you have any questions or if you wish to discuss it in greater detail.

Sincerely,
TSI GEOTECHNICAL, INC.



Andrew DeClue, P.E
Director of Operations



Denise B. Hervey, P.E
Principal

**Lockett Road Water Main Replacement
Kirkwood, Missouri
Geotechnical Study Cost Estimate
Unit Fee Schedule**



Valid for work completed prior to December 31, 2024

	Unit Cost		Qty	Estimated Amount
<u>Personnel</u>				
Principle	\$ 185.00	hour	2	\$ 370.00
Group Manager	\$ 180.00	hour	5	\$ 900.00
Sr. Engineer	\$ 160.00	hour	9	\$ 1,440.00
Engineer II	\$ 125.00	hour	14	\$ 1,750.00
Engineer I	\$ 112.00	hour	28	\$ 3,136.00
Admin	\$ 65.00	hour	5	\$ 325.00
Driller	\$ 120.00	hour	8	\$ 960.00
Drill Helper	\$ 85.00	hour	8	\$ 680.00
			subtotal	\$ 9,568.00
<u>Drilling & Misc. Expense</u>				
Mob/Demob w/60 miles of TSi office	\$ 750.00	each	1	\$ 750.00
Rig Usage	\$ 650.00	day	1	\$ 650.00
Support Truck Usage	\$ 100.00	day	1	\$ 100.00
Daily truck usage (Logger)	\$ 75.00	day	2	\$ 150.00
Setup on Borings 10' or less	\$ 25.00	foot	20	\$ 500.00
Bentonite Chips	\$ 25.00	each	3	\$ 75.00
Stemming Plugs	\$ 20.00	each	2	\$ 40.00
Remove Cuttings/pavement Repair	\$ 85.00	each	2	\$ 170.00
			subtotal	\$ 2,485.00
<u>Laboratory Testing</u>				
Classification	\$ 10.00	each	8	\$ 80.00
Moisture Content	\$ 8.00	day	8	\$ 64.00
Penetrometer	\$ 6.00	day	8	\$ 48.00
Extrusion	\$ 25.00	day	2	\$ 50.00
Unit Weight	\$ 35.00	bag	2	\$ 70.00
UU	\$ 135.00	each	2	\$ 270.00
Atterberg Limits	\$ 85.00	each	3	\$ 255.00
200 wash	\$ 75.00	each	1	\$ 75.00
			subtotal	\$ 912.00
Total Fee Estimate				\$ 12,965.00

General Notes

1. Two (2) borings to 10-foot or AR.
2. Assuming that borings will be located in Roadway and that any permit fees will be waived by city of Kirkwood.

City of Kirkwood

Water Main Replacement at Lockett Road– BAX Project Number 24-19299

Surveying Scope of Services

Existing Conditions Topographic Survey and Corridor Base Map Narrative – 8-12-2024

Provide a topographic survey and survey strip map of 1740 lineal feet of proposed water main corridor of 60 feet width (*Optional 100 feet wide corridor*), as further described in this scope. Subject corridor located as shown on the attached project area map.

Topographic Survey and Corridor Base Map Scope Outline

1. Boundary survey
 - a. Right-of-way and property lines along the roadway\new main alignment (both sides) included in the project limits as shown in the attached project area map. The right-of-way and property lines will be compiled from record information (recorded plats and deeds) and physically tied to field monumentation, as located.
 - b. Include property addresses
 - c. Owner information to be included, based on assessor records.

2. Topographic survey
 - a. Horizontal datum to be Missouri Coordinate System of 1983, East Zone (grid North)
 - b. Vertical datum to be NAVD88. Tied to St. Louis County Benchmark System.
 - c. The topographic survey will be comprised of both aerial drone information (UAS) and traditional ground shots used to augment the aerial drone information.
 - d. The resulting detailed ground survey will show existing ground conditions and complete pavement. Corridor to be 60 foot wide (*Optional 100 feet wide corridor*), the centerline of which is the centerline of Lockett Road.
 - e. All physical features along corridor, including individual trees with size, contours at one-foot (1') intervals, and spot elevations in flat areas.
 - f. Utilities (both above and below ground) will be located. Where utilities are not visible, they shall be shown per available information of Missouri One Call (Dig-Rite) and available utility maps.
 - g. Existing water service line connections to be shown if marked by utility locator.
 - h. All water meters and fire hydrants along corridor shall be located and shown.
 - i. Collect information for sanitary and storm sewers crossing or within the topographic limits so that the flowlines of the pipes within the topographic limits can be determined. This includes upstream and downstream manhole top elevations with the following data:
 - i. Manhole top coordinates and elevations.
 - ii. Flowline elevations of incoming and outgoing pipes.
 - iii. Pipe diameter and material of incoming and outgoing pipes.
 - j. Establish two (2) control points at each end of project corridor.

3. Deliverables
 - a. Topographic and boundary survey in AutoCAD Civil 3D (2023 or earlier) with existing ground surface and control points using MSD Cad Standards.
 - b. Electronic copy of field notes.
 - c. Electronic copy of property research, deeds and plats.

d. Timing for submittal of deliverable would be 30 days from notice to proceed.

Fees for preparation of the above-described Existing Conditions Topographic Survey and Corridor Base Map are estimated per the attached manhour estimate.

60 Feet Wide Topographic Corridor

MAN HOUR ESTIMATE -Corridor Strip Map for Design Base - BAX 19299					
8/12/2024					
City of Kirkwood - Lockett Drive - Water Line Replacement					
SURVEY STRIP MAP AND TOPOGRAPHIC SURVEY 1740 lineal feet - 60 feet wide	DEPT MANAGER	MO PLS	SURVEY TECH II	2-MAN SURVEY CREW	1-MAN SURVEY CREW
Topographic survey			12	10	
Utility information and flowlines			2		10
Right of Way and Property Base calculations		10			8
QA-QC / Administrative	2				
Total Task (hrs)	2	10	14	10	18
Hourly Rate	\$ 182.00	\$ 162.00	\$ 134.00	\$ 275.00	\$ 200.00
Sub Total	\$ 364.00	\$ 1,620.00	\$ 1,876.00	\$ 2,750.00	\$ 3,600.00
					FEE \$10,210.00

TOPOGRAPHIC AND STRIP MAP FEE (60 FEET WIDE CORRIDOR) \$10,210.00

DRONE AERIAL TOPO BASE AND ORTHO PHOTO \$3,500.00

STRIP MAP AND TOPOGRAPHIC TOTAL \$13,710.00

Optional 100 Feet Wide Topographic Corridor

MAN HOUR ESTIMATE -Corridor Strip Map for Design Base - BAX 19299					
8/12/2024					
City of Kirkwood - Lockett Drive - Water Line Replacement					
SURVEY STRIP MAP AND TOPOGRAPHIC SURVEY 1740 lineal feet - 100 feet wide	DEPT MANAGER	MO PLS	SURVEY TECH II	2-MAN SURVEY CREW	1-MAN SURVEY CREW
Topographic survey			16	12	
Utility information and flowlines			4		14
Right of Way and Property Base calculations		10			8
QA-QC / Administrative	3				
Total Task (hrs)	3	10	20	12	22
Hourly Rate	\$ 182.00	\$ 162.00	\$ 134.00	\$ 275.00	\$ 200.00
Sub Total	\$ 546.00	\$ 1,620.00	\$ 2,680.00	\$ 3,300.00	\$ 4,400.00
					FEE \$12,546.00

TOPOGRAPHIC AND STRIP MAP FEE (60 FEET WIDE CORRIDOR) \$12,546.00

DRONE AERIAL TOPO BASE AND ORTHO PHOTO \$3,500.00

STRIP MAP AND TOPOGRAPHIC TOTAL \$16,046.00

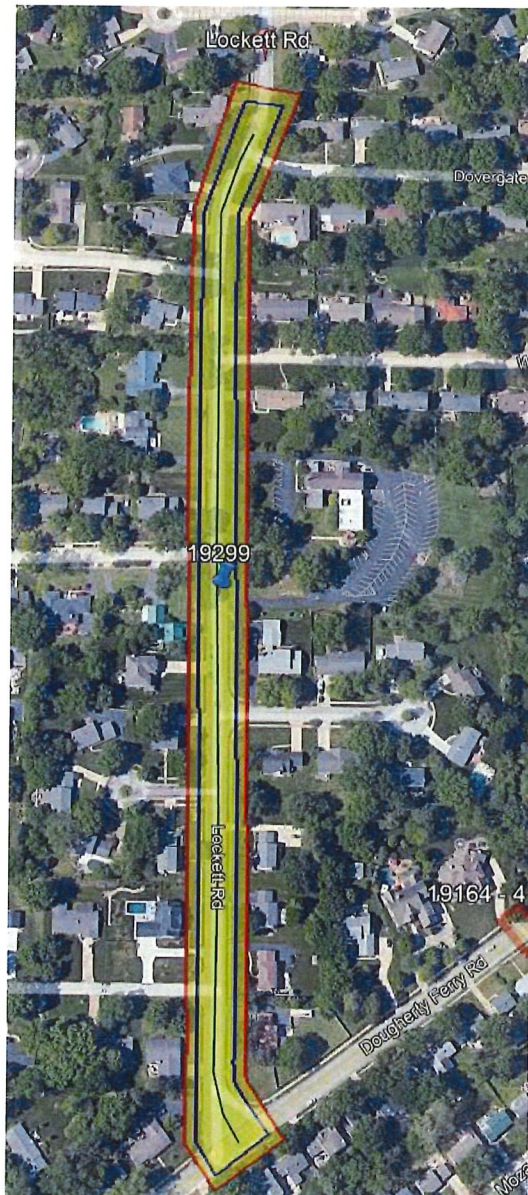
Easement Exhibits / Legal Descriptions (Optional, If Needed)

Easement Exhibits – The preparation of Permanent Easement Exhibits (with Legal Descriptions) and/or Temporary Easement Exhibits (without Legal Descriptions) shall be prepared, signed and sealed for each parcel, where needed, based on final design of corridor. Fees for such are shown below based on a unit cost per exhibit and legal description

Permanent Easement Exhibit w/Legal Description	\$470.00 per each
Temporary Easement Exhibit	\$370.00 per each

Title Reports for parcels along corridor (Not Included)

PROJECT AREA MAP (60 FEET WIDE CORRIDOR IN BLUE, OPTIONAL 100 FEET WIDE CORRIDOR IN RED)



RESOLUTION 149-2024

A RESOLUTION ACCEPTING THE QUOTE OF SCHAEFFER ELECTRIC IN THE AMOUNT OF \$43,985 FOR SWITCHGEAR REPLACEMENT FOR CITY HALL AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the City of Kirkwood approved Resolution 117-2023 on October 19, 2023 entering into a contract with Schaeffer Electric for Electrical Services and Support for the City of Kirkwood on an as needed basis, and

WHEREAS, the switchgear at City Hall plays a critical role in regulating and protecting the building's power systems, and

WHEREAS, the original manufacturer of the switchgear is no longer in business and the switchgear has surpassed its typical lifespan by nearly two decades and is in need of replacement, and

WHEREAS, the City of Kirkwood received a quote from Schaeffer Electric in the amount of \$43,985 for switchgear replacement for City Hall, and

WHEREAS, staff recommends that the City of Kirkwood accept the quote of Schaeffer Electric in the amount of \$43,985 for switchgear replacement for City Hall, and

WHEREAS, funds are available in Account #301-07-035-000-000-620040 (Machinery and Equipment).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Schaeffer Electric in the amount of \$43,985 for switchgear replacement for City Hall.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

It is recommended to replace the City Hall switchgear due to its critical role of regulating and protecting the buildings power systems. The original manufacturer, Federal Pacific Electric Company, is no longer in business which makes sourcing parts for repairs a significant challenge. Given that the switchgear has surpassed it's typical lifespan by nearly two decades, updating this equipment is essential for maintaining safety standards and operations efficiency. The City requested and received a proposal from our current contracted vendor, Schaffer Electric.

Recommendations and Action Requested:

It is recommended the City accept the proposal from Schaffer Electric to replace the current switchgear.

Alternatives Available:

The alternative is not to replace the current switchgear and risk City Hall's electrical system's efficiency and safety standards.

Does this project have a public information component? Yes No

Cost: \$43,985.00 Account #: 301-07-035-000-000-620040 Project #:

If YES, Budgeted Amount: \$43,985.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments: Budgeted: YES

BY: Sara Foan-Oliver Date: 10/3/2024 Authenticated: sfo

You can attach up to 3 files along with this request.



CityHallSwitchgearReplacemen
t2024.pdf
Adobe Acrobat Document
629 KB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/8/2024

Authenticated:

You can attach up to 3 files along with this request.



 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$43,985 in account 301-07-035-000-000-620040 Machinery & Equipment to approve the above as requested.

BY: Mary Sprung

Date: 10/8/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-11-24

October 8, 2024

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: City Hall Switchgear Replacement, Bid # 501432

The switchgear at Kirkwood City Hall plays a critical role in regulating and protecting the buildings power systems. The original manufacturer, Federal Pacific Electric Company, is no longer in business and the switchgear has surpassed its typical lifespan by nearly two decades. This has cause significant challenges in sourcing parts for repairs. Updating this equipment is essential for maintaining safety standards and operations efficiency.

The City requested and received a proposal from Schaeffer Electric, the City's current contractor since October of 2023.

Attached is a request from Sara Foan-Oliver, Procurement Director, for a resolution authorizing a purchase order be issued to Schaeffer Electric in the amount of \$43,985.00, for the replacement of the current switchgear at City Hall.

Respectfully,

Sara Foan-Oliver

Sara Foan-Oliver
Procurement Director



Schaeffer

75
Years

Electric Company Inc.
Electrical Contracting Engineers
www.schaefferelectric.com

4667 Green Park Rd St. Louis, Missouri 63123 314/892-7800 FAX: 892-3320

October 1, 2024

City of Kirkwood
Attention: Trace Walls

Project Name: Kirkwood City Hall Switchgear Replacement

Schaeffer Electric is pleased to provide IBEW union labor, materials, and supervision necessary to complete the following scope of work.

SCOPE OF WORK:

- Disconnect and remove the existing 800-amp and 400-amp FPE panels located in the lower-level electrical room.
- Furnish and install (1) 800-amp and (1) 400-amp switchgear with associated breakers.
- Furnish and install splice box for new switchgear if necessary.
- Replace (2) small sub panels located next the switch gear in lower-level electrical room

Price

FOURTY-THREE THOUSAND NINE HUNDRED EIGHTY-FIVE DOLLARS and 00/100 (\$43,985.00)

<i>Material</i>	<i>\$6,300.00</i>
<i>Panels</i>	<i>\$17,885.00</i>
<i>Labor</i>	<i>\$19,800.00</i>

EXCLUSIONS / QUALIFICATIONS / CLARIFICATIONS

- Overtime included.
- No electrical permits included.
- Existing feeders into lower level to new switchgear to be utilized.
- No modifications to any existing code issues outside the scope of work
- Not responsible for any unforeseen conditions or obstructions
- The above proposal is based on work being performed at straight time between the hours of 7:00 AM and 3:30 PM Monday through Friday (Federal holidays excluded).
- Upon acceptance of the proposal, please sign and return a copy of this proposal.

Sincerely

Tim Bosek
Project Manager
Office: 314-815-3281

Please sign and date the authorization to proceed.

Accepted: _____

Date: _____



Life Is On



Prepared By:
Robert Aebel
GRAYBAR ELECT CO 5818836
11885 Lackland Road
Maryland Heights, Missouri 63146
robert.aebel@graybar.com
D:314-573-1068

Quote Name: Kirkwood City Hall

Quote Number: Q-5088304
Quote Date: 06/11/2024
Through Addenda Number: 0
Sales Representative: Kevin Sieges

Conditions of Sale

This Quotation is subject to Coordinated Project Terms. See <https://www.se.com/us/en/download/document/0100PL0043/>

Quoted price in currencies other than U.S. Dollars is per the annual Schneider Electric exchange guidance.
Quote is valid for 30 days. Quoted lead times are approximate and subject to change.

Schneider Electric reserves the right to amend, withdraw or otherwise alter this submission without penalty or charge as a result of any event beyond its control arising from or due to the current Covid-19 epidemic or events subsequent to this epidemic / pandemic including changes in laws, regulations, by laws or direction from a competent authority.

Clarifications and Exceptions

- 1) TRANSFORMER LUGS, OVERLOAD HEATER AND FUSES ARE NOT INCLUDED.
- 2) GRAYBAR ELECTRIC CO. INC. STANDARD TERMS AND CONDITIONS OF SALE APPLY. (COPY CAN BE PROVIDED UPON REQUEST)
- 3) PRICE OF THE QUOTE DOES NOT INCLUDED STORAGE OF ANY MATERIAL FOR ANY DESIGNATED LENGTH OF TIME. IF STORAGE IS REQUIRED IT WILL NEED TO BE NEGOTIATED SEPARATELY.
- 4) ANY PUBLISHED LEAD TIMES FOR EQUIPMENT ARE ESTIMATIONS ONLY BASED ON FACTORY LOADING AND AVAILABLE SUPPLY FOR THE DAY OF THE QUOTE. LEAD TIMES CHANGE FREQUENTLY AND PUBLISHED SHIP DATES ARE SUBJECT TO CHANGE. FACTORY CANNOT ACCEPT EXPEDITES OF ANY KIND OR IMPROVEMENTS TO SHIP DATES.
- 5) THIS QUOTE IS VALID FOR 30 DAYS FROM THE PRINTED QUOTE DATE SHOWN AT THE BOTTOM OF THE PAGE. AFTER 30 DAYS A REQUOTE IS REQUIRED.
- 6) EQUIPMENT AND CIRCUIT BREAKER LUG RANGES MAY NOT BE THE SAME AS LISTED ON THE DRAWINGS. SOME WIRE RANGES ARE NOT AN AVAILABLE OPTION FOR EQUIPMENT. CUSTOMER IS RESPONSIBLE FOR REVIEWING THE BILL OF MATERIAL FOR LUG WIRE RANGES QUOTED AND MAKING ANY ADJUSTMENTS IN THE FIELD TO ACCOMODATE THE LUGS WIRE RANGES THE MANUFACTURE CAN SUPPLY.

Pricing

Total DISTRIBUTOR SELL PRICE	<u><u>\$12,945.00</u></u>
------------------------------	---------------------------



Seq #	Qty	Product Description
1	1	<p>Designation : Product Details : 1 - I-Line MB Panel (INTERIOR)-I-Line Panelboard Consisting of 208Y/120V 3Ph 4W 60Hz SCCR: 65kA Fully Rated Suitable For Use As Service Entrance UL Single Main: 800AS/800AT/3P MG Circuit Breaker 80% Rated Main Trip Function: LI Main Trip Unit: Standard Trip Unit Incoming Conductors: 1 - (3) 3/0 - 500 kcmil AL Ground Bar Bus: 800A Rated Copper: Tin Plated 63" of Mounting Inches Type 1,Box: 68H x 42W x 9.5D Incoming: Bottom Trim: Surface with Door Box Cat No: HC4268DB Front Cat No: HCW68TSD Ref. Drawing: PBA418 Type: HCP Feeders: 7 - 20A/3P BG Prepared Space 2 - 100A/3P BG 3 - 200A/3P QG Optional Features: Standard Panel (Box Ahead),Standard Solid Neutral,Standard Ground Bar,Standard Mains and Feeders Mechanically Restrained Branch User Placement 1 - HC4268DB-PANELBOARD ENCLOSURE/BOX TYPE 1 68H 42W 1 - HCW68TSD-PANELBOARD COVER/TRIM ILINE 4PC W/DOOR</p>

Seq #	Qty	Product Description
2	1	<p>Designation : Product Details : 1 - NF MB Panel (INTERIOR)-NF Panelboard Consisting of 240V 3Ph 3W 60Hz SCCR: 18kA Fully Rated Single Main: 400A/3P LA Circuit Breaker Incoming Conductors: 1 - #1 - 600,(2)#1 - 250 kcmil AL Ground Bar Bus: 400A Rated Aluminum: Tin Plated 42 Circuit Interior Type 1,Box: 68H x 20W x 5.75D Incoming: Bottom Trim: Surface with Door Box Cat No: MH68 Front Cat No: NC68VS Ref. Drawing: PBA554 Feeders: 4 - 100A/3P EDB 8 - 30A/3P EDB 2 - 60A/3P EDB Optional Features: Standard Panel (Box Ahead),Standard Ground Bar Branch User Placement 1 - MH68-PANELBOARD ENCLOSURE/BOX TYPE 1 68H 20W 1 - NC68VS-PANELBOARD COVER/TRIM NF TYPE 1 VS 68H</p>

FPE

F E D E R A L

P A C I F I C

AMPS

[REDACTED]

TYPE

[REDACTED]

VOLTS

[REDACTED]

PHASE WIRE

[REDACTED]

PANELBOARD SUITABLE FOR USE
AS SERVICE EQUIPMENT

Underwriters' Laboratories, Inc. ®

PANELBOARD NO. [REDACTED]

INSPECTED

(ST)

FPE FEDERAL PACIFIC

AMPS VOLTS

PHASE WIRE TYPE

USE F.P.A. CO. EX. 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

FEDERAL PACIFIC ELECTRIC COMPANY



WHERE COMMUNITY AND SPIRIT MEET

Contract Renewal # 1

**Electrical Services and Support
Contract # 13975**

Term:

The term of this renewal shall be October 25, 2024 through October 24, 2025.

Pricing:

Electrical Services and Support shall be billed at the following rates underneath this extension, adhering to the specifications set forth in Contract #13975 and its amendments, and accepted Labor Rate increase highlighted below:

ELECTRICAL WORK

Labor rate for Electrical Work	\$109.51
Labor rate for Electrician with Service Truck	\$109.51
Labor rate General Labor Work	\$87.48
"Labor rate for Lighting Maintenance Technician With 30' Boom Truck "	\$120.28
Parts max markup (if applicable)	15%
Material max markup (if applicable)	15%

LOW-VOLTAGE ELECTRICAL WORK

Labor rate for Low-Voltage Electrical Work	\$106.32
Labor rate with Service Truck	\$106.32
Parts max markup (if applicable)	15%
Material max markup (if applicable)	15%

AUDIO / VISUAL WORK

Labor rate for Audio/Visual Work	\$106.32
Labor rate with Service Truck	\$106.32
Parts max markup (if applicable)	15%
Material max markup (if applicable)	15%

Additional Costs include Design, Permits, Inspection Costs, Lifts, Equipment, Special Tools, and Premium-time Costs at Contractor's cost or mutually agreed upon rates.



WHERE COMMUNITY AND SPIRIT MEET

For each instance of services and support that arises under this contract, a proposal shall be presented to the City for approval before any work can begin. The provided proposal shall include the labor rates and hours, materials and costs, and projected completion time. All projects which are deemed by the CITY as State of Missouri Prevailing Wage compliant must be paid at the correlating rates to the current Annual Wage Order #31 and all corresponding laws shall be adhered to.

BY Sara Jenkins DATE 10-2-2024
City of Kirkwood

BY [Signature] DATE 10/2/2024
Schaeffer Electric Company Inc.

RESOLUTION 117-2023

A RESOLUTION ACCEPTING THE PROPOSAL OF SCHAEFFER ELECTRIC COMPANY, INC. AT THE RATES PROVIDED IN THE BID TAB SHEET (A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN) FOR ELECTRICAL SERVICES AND SUPPORT FOR THE CITY OF KIRKWOOD, ON AN AS NEEDED BASIS, FOR AN INITIAL TERM OF 12 MONTHS WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL 12 MONTH TERMS, PENDING BUDGETARY APPROVAL, AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, a Request for Qualifications was developed and qualifications were received for Electrical Services and Support for the City of Kirkwood on an as needed basis, and

WHEREAS, a Selection Committee consisting of the Electric Director, Superintendent of Facilities Operations, and Procurement Officer reviewed the qualifications, and

WHEREAS, the Selection Committee recommends Schaeffer Electric Company, Inc. as the most qualified to provide Electrical Services and Support for the City of Kirkwood, on an as needed basis, at the rates provided in the bid tab sheet (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, and

WHEREAS, funds are available in various accounts.

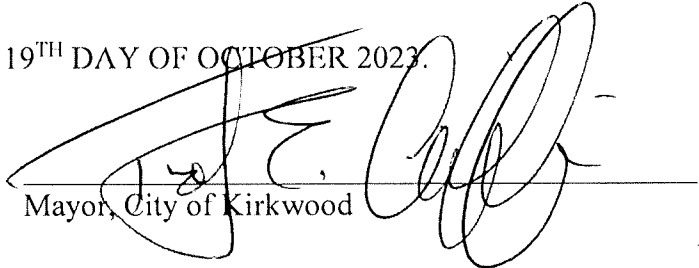
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The proposal of Schaeffer Electric Company, Inc. for Electrical Services and Support for the City of Kirkwood, on as needed basis, at the rates provided in the bid tab sheet (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Schaeffer Electric Company, Inc. for Electrical Services and Support for the City of Kirkwood, on as needed basis, at the rates provided in the bid tab sheet (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary, approval.


SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19TH DAY OF OCTOBER 2023.



Mayor, City of Kirkwood

ATTEST:



City Clerk

RESOLUTION 150-2024

A RESOLUTION ACCEPTING THE QUOTE OF SCHAEFFER ELECTRIC IN THE AMOUNT OF \$79,935 FOR GENERATOR REPLACEMENT FOR CITY HALL AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the City of Kirkwood approved Resolution 117-2023 on October 19, 2023 entering into a contract with Schaeffer Electric for Electrical Services and Support for the City of Kirkwood on an as needed basis, and

WHEREAS, an analysis of the generator at City Hall indicates that the unit is approaching its expected lifespan and needs to be replaced, and

WHEREAS, the City of Kirkwood received a quote from Schaeffer Electric in the amount of \$79,935 for generator replacement for City Hall, and

WHEREAS, staff recommends that the City of Kirkwood accept the quote of Schaeffer Electric in the amount of \$79,935 for generator replacement for City Hall, and

WHEREAS, funds are available in Account #301-07-035-000-000-620040 (Machinery and Equipment).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Schaeffer Electric in the amount of \$79,935 for generator replacement for City Hall.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER 2024.

Deputy Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/17/2024

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The analysis of the City Hall generator's service life and replacement score indicates a well-timed consideration for an upgrade. This generator has been in service for 25 years and is approaching the limit of its expected lifespan. As it becomes more challenging to obtain parts and maintenance costs continue to go up it is recommended the unit be replaced. Replacing our current unit with a modern generator will provide significant benefits, including increase reliability, efficient power management, and better fuel economy. This all in alignment with the technological advancements and sustainability goals of today's infrastructure needs. The City requested and received cost proposals from our current contractor, Schaffer Electric.

Recommendations and Action Requested:

It is recommended our current City Hall generator be replaced to increase efficiency and reduce future maintenance costs as it nears potential end of life.

Alternatives Available:

If the unit is not approved for replacement we risk potential outages with an outdated unit. Also, increasing maintenance for aging unit.

Does this project have a public information component? Yes No

Cost: \$79,935.00 Account #: 30107035000000620040 Project #:

If YES, Budgeted Amount: \$79,935.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments: Budgeted: YES

BY: Sara Foan-Oliver Date: 10/3/2024 Authenticated: sfo

You can attach up to 3 files along with this request.



CityHallGeneratorReplacement
2024.pdf
Adobe Acrobat Document
926 KB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing**

Director's approval).

Approve

Purchasing Director's Comments:

BY: Rachel Shelley

Date: 10/8/2024

Authenticated:

You can attach up to 3 files along with this request.



 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$79,935 in account 301-07-035-000-000-620040 Machinery & Equipment to approve the above as requested.

BY: Mary Sprung

Date: 10/8/2024

Authenticated: mjs

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-11-24

October 8, 2024

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: City Hall Generator Replacement, Bid # 501433

An analysis of the generator at Kirkwood City Hall indicates that the unit is approaching its expected lifespan. The unit has been in service for 25 years and it has become more challenging to obtain parts. Maintenance costs are also expected to continue increasing given the age of the current unit. Replacing our current unit with a modern generator will provide significant benefits, including increase reliability, efficient power management, and better fuel economy.

The City requested and received a proposal from Schaeffer Electric, the City's current contractor since October of 2023.

Attached is a request from Sara Foan-Oliver, Procurement Director, for a resolution authorizing a purchase order be issued to Schaeffer Electric in the amount of \$79,935.00, for the replacement of the current generator at City Hall.

Respectfully,

Sara Foan-Oliver

Sara Foan-Oliver
Procurement Director



Schaeffer

Electric Company, Inc.

Electrical Contracting Engineers
www.schaefferelectric.com

4667 Green Park Rd. • St. Louis, Missouri 63123 • (314) 892-7800 • Fax (314) 892-3320

September 20, 2024

Kirkwood City Hall
139 S. Kirkwood Rd
Kirkwood, MO 63122

Attn: Trace Walls
Re: 80 KW Generator with Breakouts

Dear Trace,

We are pleased to submit this proposal for consideration. We will provide the necessary labor and materials for the installation of an 80 KW generator and associated electric as described below for the price of **Seventy Nine Thousand Nine Hundred Thirty Five Dollars \$79,935.00.**

We have included the following:

- a. Disconnecting and removing existing 80 KW generator.
- b. Providing and installing a new Generac 80KW diesel generator with level weatherproof enclosure.
- c. Removing old generator pad and pad towards mini split system.
- d. Forming and pouring a new generator pad.
- e. We will turn new generator 90 degrees from present orientation. This will allow for better airflow around generator and give the space required on both sides of generator for service/ maintenance.
- f. Removing conduit and wire feeding existing generator.
- g. New conduit and wire to feed new generator.
- h. Temporary generator to be on site while work is taking place. We will need to run and utilize a temporary generator while ATS is being replaced.
- i. Replacing ATS inside building.
- j. Crane for removing old and setting new generator.
- k. Removing fuel from the old generator.
- l. Proper disposal of removed fuel. With above
- m. Saturday hours for ATS replacement.
- n. Proposal is good for 30 days. Due to supply chain and inflationary pressures, we reserve the right to adjust pricing for material increases if we cannot lock in pricing within 30 days of our proposal.
- o. Standard one year warranty for all material and labor we provide.

Complete Electrical Systems and Repair Service
Performance • Quality • Integrity • Since 1935



Schaeffer Electric Company, Inc.

4667 Green Park Rd. • St. Louis, Missouri 63123 • (314) 892-7800 • Fax (314) 892-3320

Electrical Contracting Engineers
www.schaefferelectric.com

We have not included the following:

- a. Fuel. The City of Kirkwood will be responsible to fueling generator.
- b. Any exhaust modifications.
- c. Schedule impacts due to equipment supplier delays.
- d. Building permits.
- e. Mechanical permits.
- f. Sales tax.

We trust the above will meet with your acceptance and approval. Should you have any questions, please do not hesitate to call.

Sincerely,

Paul Kroboth

Paul Kroboth

Project Manager / Estimator

Complete Electrical Systems and Repair Service
Performance • Quality • Integrity • Since 1935



St. Louis Office
 4219 Earth City Expy.
 Earth City, MO 63045
 Ph: 314-739-8700
 Fax: 812-867-2388

To:	Schaeffer Electric C/O Paul Krobath	Quotation #:	MM08192024-1
		Date:	8-23-24
		Ref:	Kirkwood City Hall SD80

We are pleased to quote the following new equipment for your consideration:

Quantity 1 - Generac Industrial diesel engine-driven generator set with turbocharged 4-cylinder 4.5L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 80 kW Rating, wired for 120/208 VAC three phase, 60 Hz
- Brushless Excitation
- UL2200
- EPA Certified
- SCAQMD
- Standard Weather Protective Enclosure, Steel
 - Industrial Grey Baked-On Powder Coat Finish
- 24" 189 Gallon Double-Wall UL142 Basetank
 - Mechanical fuel level indicator gauge
 - Electronic fuel level sender
 - Emergency Vents
 - 8" Fuel Fill Extension
- Power Zone 410 Digital Control Panel for Single Generators
 - NFPA 110 Capable
 - Temp Range -40 to 70 degrees C
 - UL6200
 - C-ETL-US
 - CE
 - 128 X 64 Graphical Display with Heater
 - Auto/Manual/Off modes
 - Optional Emergency Stop, key switch (Auto/Off/Manual) and audible alarm horn within a single add on module
 - RS-485, RS-232 and CANbus ports
 - Sensors: Oil Pressure, optional Oil Temp, Coolant Temp, Fuel Level/Pressure (where applicable), Engine Speed, DC Battery Voltage, Run-time Hours, Generator Voltages, Amps, Frequency, Power, Power Factor
 - Alarm Status: Low or High AC Voltage, Low or High Battery Voltage, Low or High Frequency, Pre-low or Low Oil Pressure, Pre-high or High Oil Temp (optional), Low Water Level and Temp, High, Low, and Critical-low Fuel Level/Pressure (where applicable), Overload, Overcrank, Over and Under Speed, Unit Not in Automatic
 - Optional Programmable I/O module
 - Engine function monitoring and control:
 - Full range standby operation; programmable auto crank, Emergency Stop (optional), Auto-Off-Manual

9000 N. Kentucky Avenue
 Evansville, IN 47725
 Ph: 812-867-9900
 Fax: 812-867-2388

11120 Plantside Drive
 Louisville, KY 40299
 Ph: 502-267-6315
 Fax: 502-267-6206

3451 Developers Road
 Indianapolis, IN 46227
 PH: 317-783-5434
 Fax: 317-783-5870

3810 Concept Court
 Fort Wayne, IN 46808
 PH: 260-497-7406
 Fax: 260-497-7483

- 3 Phase RMS Voltage Sensing
 - +/-0.5% digital voltage regulation with: soft-start voltage ramping - adjustable, loss of sensing protection - adjustable, negative power limit - adjustable, Hi/Lo voltage limit - adjustable, V/F slope and gain - adjustable, fault protection
- Service reminders, fault history (alarm log)
- I2T function for full generator protection
- Selectable low-speed exercise
- 2 and 3-wire start controls for any 2 or 3-wire transfer switch
- 21 Light Remote Annunciator
- Remote Emergency Stop Switch, Surface-Mount, shipped loose
- Primary MLCB, 80% rated thermal-magnetic
 - 200 Amp
- 5 Amp Battery Charger
- Coolant Heater, 1500W, 120VAC
- 120v GFCI and 240V Outlet
- I/O Expansion Module
- 3 Owner's Manuals
- Standard 2-Year Limited Warranty
- SD0080GG174.5D18DBYY3

Quantity 1 - TX Series Automatic Transfer Switch consisting of the following features and accessories:

- 200 Amp, 3 pole, 120/208 VAC three phase, 60 Hz, with 2-Wire Start Circuit
 - Utility Voltage Sensing Controls:
 - Adjustable Drop-out and Pick-up
 - Adjustable Utility Interrupt Delay
 - Adjustable Logic Controls:
 - Minimum Standby Voltage
 - Minimum Standby Frequency
 - Engine Warmup
 - Return to Utility
 - Engine Cooldown
 - Transfer on Exercise
- 3 Owner's Manuals
- Double Set of Form C Aux Cont
- IBC Seismic Certified
- Any Breaker (3 Cycle)
- Withstand and Close-On Rating - 200kA Fuse Rating
- Withstand and Close-On Rating - 22kA Any Breaker
- Withstand and Close-On Rating - 42kA Specific Breaker
- CSA - C22.2 No.178
- UL Listed 1008 by ETL
- NEMA 1 Enclosure
- Non Service Entrance Rated
- Any Breaker (3 Cycle)
- In Phase Only Transfer
- Standard two year basic warranty
- TX611NNO200G3AN

9000 N. Kentucky Avenue
 Evansville, IN 47725
 Ph: 812-867-9900
 Fax: 812-867-2388

11120 Plantside Drive
 Louisville, KY 40299
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3810 Concept Court
 Fort Wayne, IN 46808
 PH: 260-497-7406
 Fax: 260-497-7483

Total: \$37,116.00

Notes:

1. Lead times are subject to change without notice, confirm estimated ship dates prior to ordering.
2. Total includes Batteries, Freight, Testing, Start-Up, Customer Training & 1-Year PM.
3. Based on verbal design with Schaeffer Electric.

<p>Price Includes:</p> <ol style="list-style-type: none">1) Prints, drawings and manuals2) Battery, Oil, and Antifreeze3) Freight Allowed-FOB: Factory, unloaded by others4) Start up, Test, and Training after Installation <p>* Start Up covers One Day (1) on site during normal business hours. If additional trips or time is required for reasons beyond our scope, then <i>additional charges may apply.</i></p>	<p>Notes:</p> <ol style="list-style-type: none">1) Applicable Taxes NOT Included2) Installation NOT Included3) Fuel NOT Included4) Shipment: Generator 8-12 weeks ATS 6-8 weeks After Receipt of Order5) Terms: Net 30 Days With Approved Credit6) Quote Valid for 30 Days7) Additional 3% fee on Credit Card Payments8) Evapar has included up to 90 days of storage for the proposed equipment once it has completed manufacturing. After 90 days storage fees will be added to the above proposal monthly.
--	---

Mike Maze

EVAPAR

Mike.Maze@evapar.com

Cell# 314-346-3419

9000 N. Kentucky Avenue
Evansville, IN 47725
Ph: 812-867-9900
Fax: 812-867-2388

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Fax: 317-783-5870

3810 Concept Court
Fort Wayne, IN 46808
PH: 260-497-7406
Fax: 260-497-7483

September 9, 2024

Mr. Tim Bosek
SCHAEFFER ELECTRIC
4667 Green Park Road
St. Louis, MO 63123-7203

Phone: 314-892-7800
Email: tbosek@schaefferelectric.com
Fax: 314-892-3320

RE: KIRKWOOD CITY HALL GENERATOR

Dear Tim:

We are pleased to submit the following scope of work for your consideration:

1. Provide 40-ton boomtruck crane for ½ day (4 hours) to remove existing 82"x32"x90" generator from site. Haul off same day to agreeable location in Kirkwood area, or to Collins & Hermann yard, or others to haul off. EC to arrange disposal & pickup from Collins & Hermann yard if generator is held there.
2. Sawcut existing equipment pad to create smaller pad for existing Samsung split system equipment.
3. Break out & remove two (2) existing concrete equipment pads.
4. Excavate from East Wall of enclosure to stub up location within generator pad for new conduits.
5. Excavate, provide 6"-12" compacted rock bed, form, & pour generator pad 124" L x 53" W x 6" thick. 3" AFG, 3"BFG. Include single mat #4 rebar reinforcement at 12" OCEW. Chamfer edges.
6. Provide extra 1" clean limestone rock & grade out all disturbed areas to make level.
7. Provide 40-ton boomtruck crane ½ day (4 hours) to hoist & set new 112"x41"x~90" tall generator on new pad. New generator delivered to site by others, or picked up by Collins & Hermann from agreeable location in Kirkwood same day.
8. Haul off all spoils from site.
9. Assume area of work is closed off by others to any pedestrian or vehicular traffic.
10. ****EC to drain fuel tank & disconnect all systems from generator prior to our mobilization to avoid any delays with crane work.
11. Include two (2) crane mobilizations per above scope.
12. If 40-ton boomtruck crane hours exceeds ½ day (portal to portal) due to delays with disconnect or reconnect by others on either mobilization, Collins & Hermann is subject to request additional monies to cover excess time on site.
13. Exclude private utility locates. Collins & Hermann will not be responsible for damages to any unmarked or mismarked private utilities.
14. Normal working hours. Monday – Friday 7:00 am to 3:30 pm.

PRICE: \$13,255.00

STANDARD QUALIFICATIONS:

- Exclude rock excavation, obstruction removal and rubble removal.
- Exclude permits, easements, testing, survey, layout, private utility locates, and premium time.
- Exclude casings and dewatering; assume no special conditions for weather.
- Allowance of ____ mobilization(s).
This is always negotiable prior to acceptance of a contract / purchase order.
- All work is to be performed during normal working hours 7:00 a.m. – 3:30 p.m. Monday – Friday.

SAINT LOUIS • KANSAS CITY

KIRKWOOD CITY HALL GENERATOR
PAGE TWO OF TWO

- We are hereby providing you notice that, pursuant to Missouri Statute No. 436.309 (or other applicable statutes in other states of work performed), we reserve the right to provide a retainage bond as substitute security so that no retainage shall be withheld from payment due to Collins and Hermann, Inc. for work on this project.
- Our pricing is firm for 30 days. Above pricing is based on 30 days of receipt of an invoice. Interest charges will accrue at 1.25% per month on outstanding balances. **If payment is by credit card, please add the necessary fees to our contract price.**
- If retention is to be withheld on this project, please add 10% to above pricing.
- This work is to be done by AFL-CIO personnel completely insured (including workmen's compensation, bodily injuries/property damage to \$1,000,000/1,000,000 liability and \$5,000,000 umbrella).
- We will contact Missouri One Call or other applicable state One Call systems for their subscriber's utility locates. All private facilities to be marked and located by others/owner/you prior to our first mobilization. In lieu of utilities being marked we will submit a utility waiver that passes complete responsibility of locates to you/others.
- Spoils will be scattered on site unless noted otherwise in above scope.

COLLINS & HERMANN, INC.

Alex Shepard

Alex Shepard
Project Manager & Sales
Civil Construction

AS/am
C&H BID#: 7393665395-AS

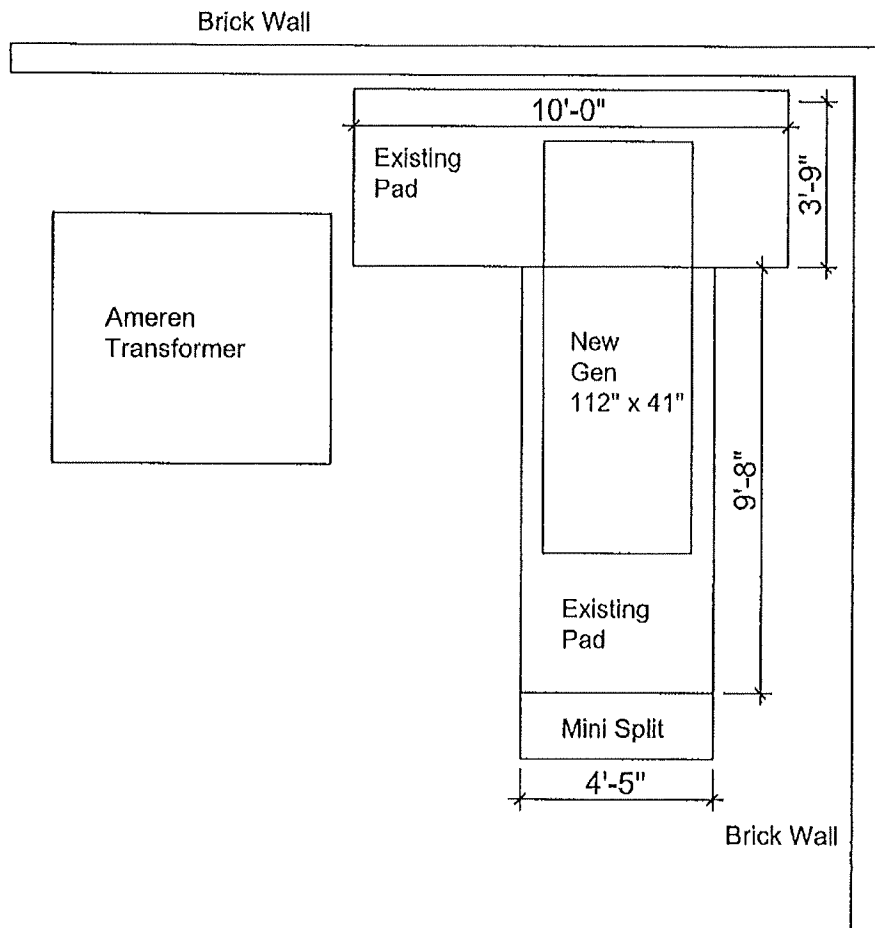
Purchase Order #: _____

Job #: _____

Subcontract #: _____

Accepted by: _____

Date: _____



SD080 | 4.5L | 80 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



Standby Power Rating
 80 kW, 100 kVA, 60 Hz

Prime Power Rating*
 72 kW, 90 kVA, 60 Hz



*EPA Certified Prime ratings are not available in the US or its Territories

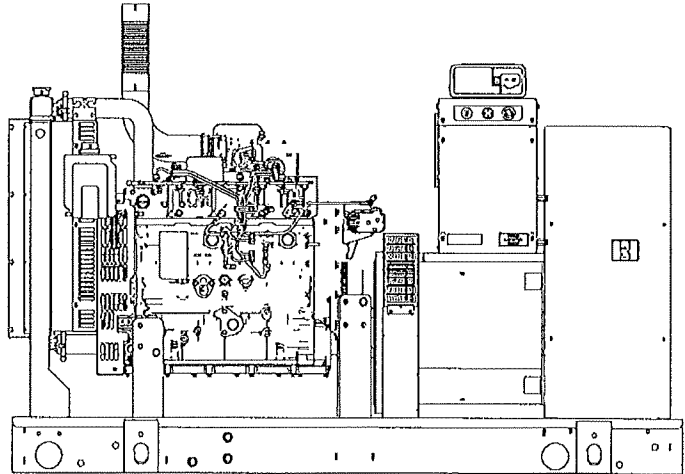















Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

-   UL2200, UL6200, UL1236, UL489, UL142
-   CSA C22.2, ULC S601
-   BS5514 and DIN 6271
-  SAE J1349
-  NFPA 37, 70, 99, 110
-  NEC700, 701, 702, 708
-  ISO 3046, 7637, 8528, 9001
-  NEMA ICS10, MG1, 250, ICS6, AB1
-  ANSI C62.41
-  IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD080 | 4.5L | 80 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



STANDARD FEATURES

ENGINE SYSTEM

- Engine Block Heater
- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guard (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Only)

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze
- 120 VAC Coolant Heater

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- 12 Leads (3-Phase, Non 600V)
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Auxiliary Voltage Regulator Power Winding
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

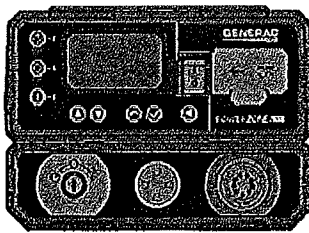
ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL 142/ULC S601
- Double Wall Construction
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve in Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Power Zone® 410 Controller

Features

- Programmable Auto Crank
- Selectable Low Speed Exercise
- RS-232 x2
- RS-485 x2
- All-Phase Sensing Digital Voltage Regulator
- Time
- Date
- On/Off/Manual Switch
- Not in Auto Flashing Light
- Emergency Stop
- Modbus® RTU
- Remote Ports

- CANbus
- Full Range Standby Operation
- 3-Phase AC Volts
- 3-Phase Amps
- kW
- Power Factor
- Ruptured Tank Detection
- Auxiliary Shutdown Switch
- Remote Communications
- Compatible with NFPA 110, Level 1 or 2 (When Optional Modules Selected)
- Line Power/Gen Power
- I²T Function for Full Generator Protection

- Water Level
- Fuel Pressure/Level
- Engine Speed
- Battery Voltage
- Alternator Frequency

Alarms and Warnings

- Common Alarm Output

Full System Status Display

- Multilingual 128x64 Graphical Display with Heater
- Easy Status View LED Screen
- Full System Status
- Run Hours
- Service Reminders
- Fault History (Alarm Log)
- Oil Pressure
- Oil Temperature Indication and Alarm
- Oil Level (Optional/When Equipped)
- Output for Fuel Level High/Low Warning
- Water Temperature

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Make-Up System
- Oil Heater
- Shipped Loose Industrial Silencer (Open Set Only)
- Radiator Stone Guard (Open Set Only)
- Level One Fan and Belt Guards (Enclosed Units Only)
- Air Filter Restriction Indicator

FUEL SYSTEM

- Flexible Fuel Lines

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET

- 8 Position Load Center
- Extended Factory Testing

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE

- Level 0 Sound Attenuated
- Level 1 Sound Attenuated
- Level 2 Sound Attenuated
- Level 2 Sound Attenuated with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Open Alarm Horn
- Pad Vibration Isolation
- Enclosure Heater (with Motorized Dampers Only)
- IBC Seismic Certification

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- E-Stop Terminal
- 10A Engine Run Relay
- Ground Fault Annunciator
- Damper Alarm Contacts (with Motorized Dampers Only)
- 120V GCFI and 240V Outlets
- 100 dB Alarm Horn

FUEL TANKS (Size On Last Page)

- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- Emergency Vents
- 12 ft Vent Extensions
- Overfill Protection Valve
- Fuel Drop Tube
- 5 Gallon Spill Box
- 5 Gallon Spill Box Return Hose
- Tank Risers
- Fuel Level Switch and Alarm
- Fire Rated Stainless Steel Fuel Hose
- 90% High Fuel Alarm
- Stainless Steel Fuel Lines

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant Heater Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

FUEL TANKS

- UL2085 Tank
- Stainless Steel Tanks

SD080 | 4.5L | 80 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - In ³ (L)	274.6 (4.5)
Bore - in (mm)	4.1 (105)
Stroke - in (mm)	5.2 (132)
Compression Ratio	17.5:1
Intake Air Method	Turbocharged
Cylinder Head Type	2 Valve
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow Cartridge
Crankcase Capacity - qt (L)	14.4 (13.6)

Cooling System

Cooling System Type	Closed
Water Pump Type	Belt Driven Centrifugal
Fan Type	Pusher
Fan Speed - RPM	2,538
Fan Diameter - in (mm)	26 (660)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.5 (12.7) NPT
Fuel Return Line - in (mm)	0.5 (12.7) NPT

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0080124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	< 5% (3-Phase Only)
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Synchronous Brushless
Bearings	One Pre-Lubed and Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	± 0.25%

SD080 | 4.5L | 80 kW INDUSTRIAL DIESEL GENERATOR SET



EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS - DIESEL

		Standby
Single-Phase 120/240 VAC @1.0pf	80 kW	Amps: 333
Three-Phase 120/208 VAC @0.8pf	80 kW	Amps: 278
Three-Phase 120/240 VAC @0.8pf	80 kW	Amps: 241
Three-Phase 277/480 VAC @0.8pf	80 kW	Amps: 120
Three-Phase 346/600 VAC @0.8pf	80 kW	Amps: 96

MOTOR STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip			
277/480 VAC	30%	208/240 VAC	30%
K0080124Y21	172	K0080124Y21	132
K0100124Y21	227	K0100124Y21	171
K0130124Y21	327	K0130124Y21	327

FUEL CONSUMPTION RATES*

Fuel Pump Lift - ft (m)	Diesel - gph (Lph)	
	Percent Load	Standby
3 (1)	25%	2.1 (7.9)
	50%	3.7 (14.0)
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	75%	5.2 (19.7)
13.6 (51.5)	100%	6.3 (23.8)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow	gpm (Lpm)	32.7 (123.8)
Coolant System Capacity	gal (L)	4.5 (17.4)
Heat Rejection to Coolant	BTU/hr (kW)	232,270 (68.0)
Inlet Air	cfm (m ³ /hr)	6,360 (180)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Ambient Temperature (Before Derate)	See Bulletin No. 0199280SSD	
Maximum Additional Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power-cfm (m ³ /min)	306 (8.7)

ENGINE

		Standby
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	131
Piston Speed	ft/min (m/min)	1,559 (475)
BMEP	psi (kPa)	210 (1,448)

EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m ³ /min)	790 (22.4)
Maximum Allowable Backpressure	inHg (kPa)	1.5 (5.1)
Exhaust Temperature (Rated Output)	°F (°C)	887 (475)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.

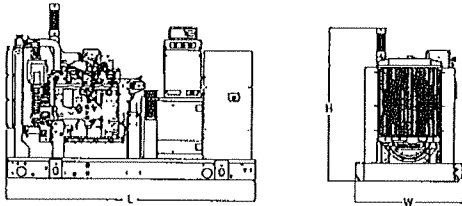
Standby - See Bulletin 0187500SSB

Prime - See Bulletin 0187510SSB

SD080 | 4.5L | 80 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

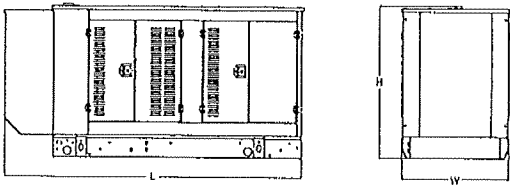


DIMENSIONS AND WEIGHTS*



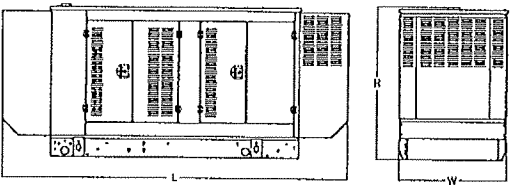
OPEN SET

Run Time - Hours	Usable Capacity - gal (L)	L x W x H - in (mm)	Weight - lbs (kg)	
			Steel	Aluminum
No Tank	-	93 (2,362) x 40 (1,016) x 49 (1,245)		2,425 (1,100)
13	79 (299)	93 (2,362) x 40 (1,016) x 62 (1,575)		2,947 (1,201)
30	189 (715)	93 (2,362) x 40 (1,016) x 74 (1,880)		3,183 (1,444)
48	300 (1,336)	93 (2,362) x 40 (1,016) x 86 (2,184)		3,407 (1,545)
56	350 (1,325)	110 (2,794) x 40 (1,016) x 86 (2,184)		Contact Factory
81	510 (1,931)	117 (2,972) x 47 (1,194) x 86 (2,184)		3,790 (1,719)
93	589 (2,230)	128 (3,251) x 49 (1,245) x 86 (2,184)		4,269 (1,936)



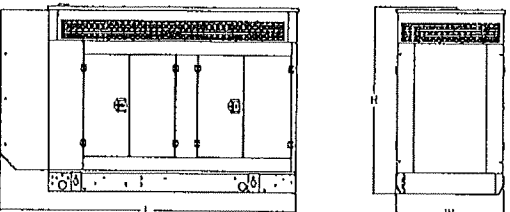
LEVEL 0 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	112 (2,845) x 41 (1,041) x 56 (1,422)		
13	79 (299)	112 (2,845) x 41 (1,041) x 69 (1,753)		
30	189 (715)	112 (2,845) x 41 (1,041) x 81 (2,057)		
48	300 (1,336)	112 (2,845) x 41 (1,041) x 93 (2,362)	425 (193)	155 (70)
56	350 (1,325)	112 (2,845) x 41 (1,041) x 93 (2,362)		
81	510 (1,931)	117 (2,972) x 47 (1,194) x 93 (2,362)		
93	589 (2,230)	128 (3,251) x 49 (1,245) x 93 (2,362)		



LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	130 (3,302) x 41 (1,041) x 56 (1,422)		
13	79 (299)	130 (3,302) x 41 (1,041) x 69 (1,753)		
30	189 (715)	130 (3,302) x 41 (1,041) x 81 (2,057)		
48	300 (1,336)	130 (3,302) x 41 (1,041) x 93 (2,362)	450 (204)	285 (129)
56	350 (1,325)	130 (3,302) x 41 (1,041) x 93 (2,362)		
81	510 (1,931)	130 (3,302) x 47 (1,194) x 93 (2,362)		
93	589 (2,230)	130 (3,302) x 49 (1,245) x 93 (2,362)		



LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	112 (2,845) x 41 (1,041) x 69 (1,753)		
13	79 (299)	112 (2,845) x 41 (1,041) x 82 (2,083)		
30	189 (715)	112 (2,845) x 41 (1,041) x 94 (2,388)		
48	300 (1,336)	112 (2,845) x 41 (1,041) x 106 (2,692)	625 (284)	395 (180)
56	350 (1,325)	112 (2,845) x 41 (1,041) x 106 (2,692)		
81	510 (1,931)	117 (2,972) x 47 (1,194) x 106 (2,692)		
93	589 (2,230)	128 (3,251) x 49 (1,245) x 106 (2,692)		

* All measurements are approximate and specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.



WHERE COMMUNITY AND SPIRIT MEET

Contract Renewal # 1

**Electrical Services and Support
Contract # 13975**

Term:

The term of this renewal shall be October 25, 2024 through October 24, 2025.

Pricing:

Electrical Services and Support shall be billed at the following rates underneath this extension, adhering to the specifications set forth in Contract #13975 and its amendments, and accepted Labor Rate increase highlighted below:

ELECTRICAL WORK

Labor rate for Electrical Work	\$109.51
Labor rate for Electrician with Service Truck	\$109.51
Labor rate General Labor Work	\$87.48
"Labor rate for Lighting Maintenance Technician With 30' Boom Truck "	\$120.28
Parts max markup (if applicable)	15%
Material max markup (if applicable)	15%

LOW-VOLTAGE ELECTRICAL WORK

Labor rate for Low-Voltage Electrical Work	\$106.32
Labor rate with Service Truck	\$106.32
Parts max markup (if applicable)	15%
Material max markup (if applicable)	15%

AUDIO / VISUAL WORK

Labor rate for Audio/Visual Work	\$106.32
Labor rate with Service Truck	\$106.32
Parts max markup (if applicable)	15%
Material max markup (if applicable)	15%

Additional Costs include Design, Permits, Inspection Costs, Lifts, Equipment, Special Tools, and Premium-time Costs at Contractor's cost or mutually agreed upon rates.



WHERE COMMUNITY AND SPIRIT MEET

For each instance of services and support that arises under this contract, a proposal shall be presented to the City for approval before any work can begin. The provided proposal shall include the labor rates and hours, materials and costs, and projected completion time. All projects which are deemed by the CITY as State of Missouri Prevailing Wage compliant must be paid at the correlating rates to the current Annual Wage Order #31 and all corresponding laws shall be adhered to.

BY *Sara J. [Signature]* DATE 10-2-2024
City of Kirkwood

BY *[Signature]* DATE 10/2/2024
Schaeffer Electric Company Inc.

RESOLUTION 117-2023

A RESOLUTION ACCEPTING THE PROPOSAL OF SCHAEFFER ELECTRIC COMPANY, INC. AT THE RATES PROVIDED IN THE BID TAB SHEET (A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN) FOR ELECTRICAL SERVICES AND SUPPORT FOR THE CITY OF KIRKWOOD, ON AN AS NEEDED BASIS, FOR AN INITIAL TERM OF 12 MONTHS WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL 12 MONTH TERMS, PENDING BUDGETARY APPROVAL, AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, a Request for Qualifications was developed and qualifications were received for Electrical Services and Support for the City of Kirkwood on an as needed basis, and

WHEREAS, a Selection Committee consisting of the Electric Director, Superintendent of Facilities Operations, and Procurement Officer reviewed the qualifications, and

WHEREAS, the Selection Committee recommends Schaeffer Electric Company, Inc. as the most qualified to provide Electrical Services and Support for the City of Kirkwood, on an as needed basis, at the rates provided in the bid tab sheet (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, and

WHEREAS, funds are available in various accounts.

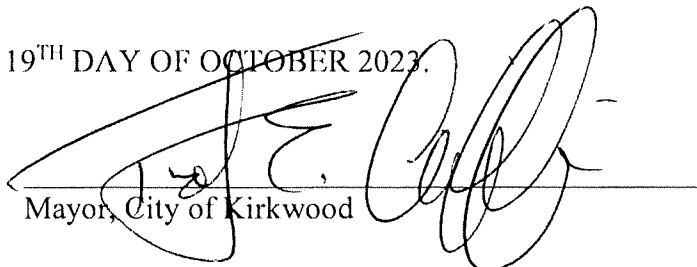
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The proposal of Schaeffer Electric Company, Inc. for Electrical Services and Support for the City of Kirkwood, on as needed basis, at the rates provided in the bid tab sheet (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Schaeffer Electric Company, Inc. for Electrical Services and Support for the City of Kirkwood, on as needed basis, at the rates provided in the bid tab sheet (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary, approval.

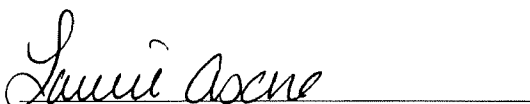
SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19TH DAY OF OCTOBER 2023.



Mayor, City of Kirkwood

ATTEST:



City Clerk