



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on January 14, 2016, at 7:00 a.m. Present were Mayor McDonnell, Council Members Biedenstein, Griffin, Jaksetic, Luetzow, and Ward. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Betty Montañó, and Public Information Officer Beth von Behren. Council Member Sears was absent and excused.

APPROVAL OF WORK SESSION MINUTES

Motion was made by Council Member Griffin and seconded by Council Member Luetzow to approve the meeting minutes of January 5, 2016. The motion was unanimously approved.

Motion was made by Council Member Jaksetic and seconded by Council Member Luetzow to approve the meeting minutes of January 7, 2016. The motion was unanimously approved.

PRESENTATION OF PHASE I THEATER FEASIBILITY

Duncan Webb of Webb Management Services, Inc., and Director of Parks and Recreation Murray Pounds were in attendance to present and discuss the Kirkwood Performing Arts Center Feasibility Study – Needs Assessment. A Power Point was presented. Some of the issues discussed are as follows:

- There are significant limitations with the Reim Theater: a lack of fly space and limited technical capabilities, insufficient wing space and backstage areas, a flooding basement, limited dressing rooms with poor access, and small lobbies and public space.
- Current utilization of the Reim Theater was addressed. The theater is over capacity in terms of utilization.
- Forces and Trends were addressed. There is a concern of the decline in the 18-24 year old age group.
- The market analysis was addressed. Kirkwood is small, growing, affluent, and well educated.
- The existing facilities were addressed. There are almost no high-quality facilities that are not associated with a high school, college, or university.
- Recommendation: There is a very strong case to replace the Reim Theater with something bigger and better. The downtown location would be a tremendous opportunity for Kirkwood's economic development.
- For a new facility, it is suggested: a 500-seat, proscenium theater, that can accommodate both theatre and dance, with a fly tower and orchestra pit; a secondary, multi-use performance space with a moveable dance floor within the 200 to 300-seat capacity range; classrooms that are able to support theatre, improvisation, and dance education classes; and a third ancillary space for meetings, events, and other pre- and post-show functions.
- A discussion took place. It was requested that Chaminade and Ritner facilities be looked at.
- The next step would be to continue business planning.
- It was the consensus of the council to allow Webb Management Services, Inc. to move forward with business planning step.



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CITIZENS' FINANCE COMMITTEE REPORT

Finance Committee Members Mark Zimmer and Ron Evans were in attendance to present and discuss the Citizens' Finance Committee Report. Some of the issues discussed are as follows:

- The City's main focus needs to be providing and maintaining the core services and infrastructure of Police, Fire, Roads, Electric, Water, and Sanitation. There is a concern about the replacement of Water, Electric, and Road infrastructure. To maintain industry standards of replacement, more dollars will need to be directed toward these services.
- The Committee heard reports about increasing electric and sanitation rates, while at the same time learning that Kirkwood's water rates are now above Missouri American.
- A discussion took place regarding new positions. The Committee supports the positions of: Custodial, Assistant City Planner, and City Forester. The Committee is not in favor of positions: Building Inspector, Administrative Assistant in Public Services, and Parking Attendant.
- The number one priority for the city needs to be on informing citizens and securing voter approval for the renewal of the Capital Improvement Sales Tax.
- The city needs to continue to support the county's aggressive evaluation and analysis regarding not for profit organizations.
- There is concern that Kirkwood's water rates are now higher than Missouri American's rates and recommend that Kirkwood's rate be 3%-5% below Missouri American's.
- The Committee was pleased to see an increase of \$500,000 to road replacement, but feel every effort needs to be made to increase the funding to \$4M annually.
- The Committee agrees with the initial presented numbers that the commercial sanitation program is not delivering its proposed revenues and has no confidence that this program will realize any net profit. The Committee feels it should be added to the consultant's scope to look at out-sourcing the commercial side or the entire program.
- The Committee is concerned about the continued balancing of priorities within the Electric Department.
- The Committee does not support the proposed change to LAGERS, defined benefit system.
- A discussion took place.
- Council Member Ward excused himself from the meeting.

There being no further issues to come before the council, the meeting was adjourned.

Betty Montaña, MMC/MPCC
City Clerk