



WHERE COMMUNITY AND SPIRIT MEET®

**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, Rheinnecker, 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®

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®

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®

Motion was made by Council Member Zimmer and seconded by Council Member Rheinnecker 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 Rheinnecker	“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 Rheinnecker	“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®

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

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:



WHERE COMMUNITY AND SPIRIT MEET®

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: