



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on November 10, 2016, at 7:00 a.m. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Ward, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes and City Clerk Betty Montano. Council Member Sears was absent and excused.

APPROVAL OF WORK SESSION MINUTES

Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to approve the meeting minutes of November 3, 2016. The minutes were unanimously approved.

TRAIN STATION RENOVATION/INFRASTRUCTURE COST ESTIMATES AND HKTS FOUNDATION PLAN

Train Station Strategic Planning Committee Chair Arthur McDonnell, former Train Station Strategic Planning Committee Chair Mike Brown, and Don Hussman with Dickinson Hussman Architects were in attendance to present and discuss the proposed Train Station renovations. A Power Point was presented. Some of the issues discussed are as follows:

- The Train Station Strategic Planning Committee formed in April 2014 to study the historic Kirkwood Train Station with the purpose of identifying what needed to be accomplished for long range maintenance.
- Historical background of the Train Station was addressed.
- The Train Station Committee was able to obtain copies of documents from two different time periods: original construction design drawings from 1893 and renovation design drawings from 1941. It is the desire of the Train Station Committee to restore the Train Station with a hybrid from the two eras.
- It has been confirmed that the stone used on the Train Station was quarried at Meramec Highlands Quarry.
- Train Station Strategic Planning Committee Recommendations:
 - Construct new passenger platform roof structure
 - Build an ancillary building
 - Replace existing roof of the depot building
 - Roof structure, fascia and soffit repair and replacement
 - Exterior masonry cleaning, tuck pointing, and repair
 - Window restoration
 - Exterior door restoration
 - Exterior site improvements
 - Renovate the men's and women's restrooms
 - Modify the north entry vestibule
 - Renovate the waiting area
 - Modify the baggage room
 - Install geothermal heating and cooling system
 - Add heating element around the building and under the plaza area
- Parking is currently being explored.
- Storm water drainage issues were discussed:
 - Frontenac Engineering was hired to study the storm water drainage issues.

- There is a drainage area of approximately 32 acres that funnels down to a low point and into an inlet west of the Train Station.
- Three options were presented to the Train Station Committee and discussed. Additional options are still being studied.
- MSD may have responsibility for storm water drainage issues, but have not indicated if they will assist in the funding.
- Kirkwood Train Station Foundation was discussed:
 - The Foundation is a 501.C3 that was created solely to secure funding through tax free donations and grants for the Train Station renovations.
 - A Train Station Foundation logo was created.
 - The Foundation will begin the work of raising funds once the project and project costs have received approval from the City Council.
- Question was raised regarding the impact the project would have on parking in the Downtown Kirkwood Business area.
- Question was raised regarding what the cost difference would be to renovate the station structurally/maintenance-wise vs restoratively/historical wise.
- Mayor Griffin requested that council forward any questions to the City Clerk and CAO and that a work session be scheduled in December for further discussion.

The meeting was adjourned.

Laurie Asche, CMC/MRCC
Deputy City Clerk