



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on October 13, 2016, at 7:00 a.m. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Sears, Ward, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Betty Montano, and Public Information Officer Beth von Behren.

APPROVAL OF WORK SESSION MINUTES

Motion was made by Council Member Zimmer and seconded by Council Member Ward to approve the meeting minutes of October 6, 2016. The minutes were unanimously approved.

COMMUNITY CENTER AND THEATER FUNDING SCENARIO AND COMMITMENT

Director of Parks and Recreation Murray Pounds presented and discussed the Community Center and Theater Funding Scenario and Commitment. A Power Point was presented. Some of the issues discussed are as follows:

- The 2014 survey results were presented in brief.
- Council Member Sears joined the meeting.
- Approximately \$300,000 has been spent thus far for studies and surveys.
- The Economic Study of the Community Center and Performing Arts Center were presented.
- Partnerships were addressed:
 - Oakland residents would get access to the fitness center at Kirkwood resident costs.
 - The City received a follow up proposed from the Kirkwood YMCA to sell their current building and invest the proceeds into the new Community Center facility, and operating jointly with the Parks & Recreation Department. The City and the YMCA are committed to finding ways to enhance opportunities for both sides.
 - Stages board is expected to take formal action on the subject within the next couple of weeks.
 - The Kirkwood Theatre Guild board is expected to take formal action on the subject in December 2016.
- The Performing Arts Center and Community Center Site Plans were presented.
- The Performing Arts Center projected budget is approximately \$12 million. The Community Center projected budget is approximately \$17.4 million. Total budget for both projects being approximately \$30 million.
- It is the goal to do the theater first before beginning on the Community Center.
- The Construction Approach was presented. In August 2016 a new law was put into effect that would allow a Construction Manager at Risk to be used. The CMR would be involved in development of plans and hold all construction contracts. The City will have a contract with only CMR.
- The Project Timeline/Action Steps were presented.
 - Approval of the contract with the Owner's Representative and the issuance for intent to utilize Construction Manager at Risk would require council approval for a not to exceed amount of \$42,000 and the goal is to have both before the council for consideration in November 2016.
- A discussion took place regarding the Performing Arts Center.
 - A foundation could be created to help with operational expenses. The foundation would have representation on it from City staff and Kirkwood businesses. The foundation would be projected to produce approximately \$60,000 per year.
 - The space is designed to have room for a black box. But due to funding, the black box is not included.
 - Question was raised regarding the number of available parking spaces. The proposal includes 100 parking spaces, there are three City controlled parking areas within a block

of the proposed location, there are 89 on-street parking spaces, and there are two Station Plaza parking garages that total approximately 250 parking spaces.

- Council Member Sears excused himself from the meeting.
- A discussion took place regarding Financing. Joy Howard with WM Financial Strategies was in attendance to answer questions.
 - Encourages the City not to wait long to implement the financing for the project.
 - The financing for the Theater and Community Center should be done simultaneously.
 - Will go with market financing for the inter-fund loan from Electric.
 - Collateral for the project would be the park land. The park land has been utilized for collateral in the past. Question was raised regarding if the two water tanks on the park land would be included in the collateral. The tanks could escalate the collateral to be considered “essential facilities”.
- A discussion took place regarding the Community Center.
 - Question was raised regarding the estimated costs for membership for residents and non-residents. Want to make sure the memberships are affordable for all.
- It was requested that the additional documentation presented be provided to the council.
- Information educating the public on the proposed project can be placed on the City Website, the Eye on Kirkwood, and in utility billings.
- It was the consensus of the council to authorize staff to prepare legislation for council consideration allowing the City to move forward with utilizing the Owner’s Representative at a not to exceed amount of \$42,000 out of the current budget and to select the Construction Manager at Risk.

CITY COUNCIL CHAMBER IMPROVEMENTS

This item will be placed on a future work session agenda for discussion.

The meeting was adjourned.

Betty Montaña, MMC/MPCC
City Clerk