



WHERE COMMUNITY AND SPIRIT MEET®

### **WORK SESSION MINUTES**

A work session of the Kirkwood City Council was held on August 20, 2015, at 5:30 p.m. Present were Mayor McDonnell, Council Members Biedenstein, Griffin, Jaksetic, Luetzow, Sears, 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.

### **APPROVAL OF WORK SESSION MINUTES**

Motion was made by Council Member Sears and seconded by Council Member Biedenstein to approve the meeting minutes of August 13, 2015. The motion was unanimously approved.

### **COMMUNITY CENTER/THEATRE PROPOSAL**

Director of Parks and Recreation and representatives from Jacobs Engineering and Planning Design Studios, provided information regarding the Community Center/Theatre Proposal with a PowerPoint presentation. Council Member Ward joined the meeting. Some of the issues presented included:

#### **Community Center:**

- Worked with residents, stakeholders and committee members
- Looked at two sites: Kirkwood Park for the Community Center and Downtown location for theatre
- Committee Workshop Review
  - Community Survey
    - Fitness Center
    - Walking Track
    - Meeting Room
    - Indoor Aquatics
  - Committee Expectations during feasibility
- Some refinements have been made to square footage for various spaces within the Community Center
- 63,000 square feet in new construction
- Remove existing building all the way to the rink
- Maintain access to the park from the Community Center and provide views of the lake and trees
- Two lane entrance off of Geyer to front entrance and the exit will also have two lanes.
- Reconfigured parking lot reducing visual impact of parking lot and the ability to move traffic through the site more efficiently

Council Member Jaksetic joined the meeting.

- Details of the proposed Community Center structure and space were discussed
- The proposed facility is 10,000 square feet larger and the estimated cost is \$16.5M

#### **Theatre:**

- Kirkwood Performing Arts Center
- Kirkwood Theatre Guild, STAGES, and City Staff involved
- Site Location bounded by Taylor, Monroe and Fillmore
- Furthest distance to walk from available parking is estimated at 580 feet
- Replace the Salt Dome with new storage unit. Doing this allows more use of the site.
- Suggest theatre in the middle with parking. There would also be a plaza area.
- Estimated Cost:
  - 23,600 Square Feet, 500 seats \$9.6M



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- 17,400 Square Feet, 500 seats no basement \$8.2M
- Next Steps:
  - Long Term Operating Costs and Revenue
  - Any partnerships

**City Council Questions:**

- Salt Dome include dollar amount for using a different storage system for salt
- Approximate cost relating to the Salt Dom relocation, etc. about \$200,000
- Keep aisles between seats wide
- Establish timeline of Phase III – 8 weeks possibly a little longer
- Need to find legitimate parking for the theatre
- Has cost for what the City paid for the land been factored in
- In 2003 several STAGES board members committed several million dollars for Theatre
- Collaboration
- Is there another part that will be coming later dealing with a business plan, partnerships, is it a lease or will partners pay part of cost
- Investigate economic feasibility and what affect it will have on other like entities
- End result would be a business plan
- How much experience does Greenplay actually have in Theatre issues
- Should work with YWCA
- Will it be fully supported by membership

The City Council reconvened after the legislative meeting.

**MOTION TO CLOSE THE MEETING**

Motion was made by Council Member Luetzow and seconded by Council Member Biedenstein to close the meeting pursuant to RSMo Chapter 610.021 (2) Real Estate.

Roll Call Vote as Follows:

Council Member Biedenstein	“Yes”
Council Member Griffin	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Mayor McDonnell	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”

The meeting was closed.

**MOTION TO OPEN THE MEETING**

Motion was made by Council Member Biedenstein and seconded by Council Member Ward to open the meeting.

Roll Call Vote as Follows:

Council Member Biedenstein	“Yes”
Council Member Griffin	“Yes”



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Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Mayor McDonnell	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“No”

The meeting was opened and adjourned.

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Betty Montaña, MMC/MPCC  
City Clerk