



WHERE COMMUNITY AND SPIRIT MEET™

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on March 9, 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, and Public Information Officer Beth von Behren.

APPROVAL OF WORK SESSION MINUTES

Motion was made by Council Member Luetzow and seconded by Council Member Jaksetic to approve the meeting minutes of March 3, 2016. The motion was unanimously approved.

PRESENTATION ON COMMUNITY CENTER FEASIBILITY

Parks and Recreation Director Murray Pounds and Pat O'Toole, GreenPlay, LLC were in attendance to present the Community Center Feasibility Study. Items in the feasibility study such as the market analysis, service area comparisons, business plan, potential partnership opportunities, budget and assumptions, and a comparison with and without an indoor pool were discussed.

- The cities of Oakland and Glendale are interested but it is preliminary to commit at this time. Both cities are included in the demographics. Partnership opportunities with Oakland, Glendale and St. Louis Community College (Meramec) are considered very positive. An agreement could be modeled similar to what they have with the Aquatic Center.
- Two assumptions are included in the study (with a pool and without a pool).
- The study looked at what it would take for the YMCA to totally operate or just supervise the operation. A proposal has been received from the YMCA only to manage the operation; the YMCA would not be closed.
- The budget includes two assumptions, with and without an indoor pool.
- An indoor pool would take up green space for the pool as well as parking. It was noted that indoor pools are generally not well utilized.
- The Kirkwood area is not overly saturated with fitness facilities.
- There was discussion on affordability for all residents with a recommendation that a scholarship program could be utilized.

- In case the city would want to build in the future, it was recommended that the footprint for an indoor pool and parking be included in the design.
- All “paying” components of the facility would be located downstairs.

TRAIN STATION FUNDING ALLOCATION

Chief Administrative Officer Russ Hawes reported that the train station study currently underway has identified drainage issues in the vicinity of the train station. The city has worked with MSD to video the storm sewers near the station which has provided some baseline data for a further drainage analysis. He advised that in light of the drainage analysis, it is now proposed that the current study scope be adjusted to include a hydrology study and a preliminary engineering study to identify needed storm water drainage improvements.

In addition, architects have also determined that there will be a loss of current parking with the proposed station improvements with the addition of ADA bathrooms which would be located in the current storage area at the station. A storage facility would need to be built outside of the station which would take some parking spaces. Under consideration is the building of a parking lot (24 spaces) to the west of the station.

The total dollar amount for both studies with the proposed scope change would be \$37,250. It was recommended that the studies be funded through the current fiscal year budget on the City Council agenda as a reappropriation.

Kathie Valentine, Administrative Secretary