



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on April 14, 2016, at 7:00 a.m. Present were Mayor McDonnell, Council Members Biedenstein, Griffin, Jaksetic, and Luetzow. Also in attendance were Chief Administrative Officer Russell Hawes and City Clerk Betty Montaño. Council Members Biedenstein and Sears were absent and excused.

APPROVAL OF WORK SESSION MINUTES

Motion was made by Council Member Luetzow and seconded by Council Member Griffin to approve the meeting minutes of April 7, 2016. The motion was unanimously approved.

THEATER FEASIBILITY AND COMMUNITY CENTER PROJECT

Duncan Webb, Webb Management Services Incorporated, and Director of Parks and Recreation Murray Pounds were in attendance to present and discuss the Theater Feasibility Study and Community Center project. A Power Point was presented. Some of the issues discussed are as follows:

- The final report will be provided within the next week.
- The needs assessment recommendations:
 - An intimate, 500-seat, proscenium theater that can accommodate both theatre and dance, with a fly tower and orchestra pit.
 - A secondary flexible performance space with a 200 to 300 seat capacity range.
 - Classrooms that are able to support theatre, other classes and meetings.
 - A rehearsal hall good for theatre, dance and music, plus special events.
- A phase approach is being recommended, with the new large theater and meeting/class rooms as the first step, and the smaller and rehearsal space as the second phase.
- Governance recommendations:
 - The City of Kirkwood is the logical owner and operator of new facilities given their skills and experience with the Reim Theater and other municipal facilities.
 - As operator, the City can and should seek to contract outside entities to provide operating services, based on skills and relevant experience.
- A discussion took place regarding outsourcing options and parking.
- Jacob's Design requested that Mayor McDonnell appoint a Community Center Committee. Mayor McDonnell appoints as members:
 - Council Member Ward
 - Council Member Sears
 - Council Member Luetzow
 - Bob Hall
 - Tom Riggs
 - ARB will appoint two members
- Handouts were distributed regarding project costs and funding scenario.
- The projected total cost for the project is \$29,439,510
- Staff has been working with the Director of Finance and Joy Howard regarding the appropriate approach to funding the projects.
- Anticipate doing an inter-fund loan of \$2.6 million to be funded by Water and Electric. Pay back of the loan would be approximately 10-15 years.

- Can secure a letter from Water and Electric committing to the funding within the next month.
- Intent is to build the theater first and then do a phased demolition of the Community Center.
- A large portion of the phase 2 costs could be covered under a Municipal Park Grant.
- Council Member Jaksetic excused herself from the meeting.
- Discussion took place regarding fundraising. One possibility could be to hire an outside source to assist with fundraising.

The meeting was adjourned

Betty Montaña, MMC/MPCC
City Clerk