



WHERE COMMUNITY AND SPIRIT MEET®

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
October 20, 2016
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, October 20, 2016, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. 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, and City Attorney John Hessel. City Clerk Betty Montañó was absent and excused.

PRESENTATIONS

NONE

INTRODUCTIONS AND RECOGNITIONS

NONE

PUBLIC HEARINGS

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request to amend the Special Use Permit for the restaurant known as One 19 North Tapas to expand into a portion of 121 North Kirkwood Road. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on September 27, 2016, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on September 30, 2016, as Exhibit 2; a list of property owners who were sent notice of the public hearing, as Exhibit 3; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated September 22, 2016, as Exhibit 5; the Planning and Zoning Commission Subcommittee Report dated September 21, 2016, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Jonathan Raiche presented information pertaining to the request. Some of the items presented are as follows:

- The petitioner is requesting an amendment to the existing Special Use Permit which was approved in 2010 for the operation of a restaurant at 119 North Kirkwood Road.
- The amendment proposed is for an approximate 300 square foot interior expansion into the adjacent tenant space located at 121 North Kirkwood Road.
- The adjacent tenant space was most recently occupied by Art on the Vines and is currently vacant.



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- The proposed expansion will provide additional seating area for One 19 North Tapas while still leaving the majority of the tenant space at 121 North Kirkwood Road available for a future tenant.
- The proposed expansion will increase the restaurant's seating capacity from approximately 86 customers to a possible of 110 customers.
- The hours of operation will remain the same.
- The number of employees is estimated to increase by 2, for a total of 12.
- There will be an entry way cut through the wall where the current wine wall is located.
- There will be one step added between the two spaces.
- There is a ramp that is ADA compliant that will be accessible to the new spot.

The bill will be placed on the November 3, 2016 agenda for first reading consideration.

PUBLIC COMMENTS

1. Scott Volding, 908 Mindy Lane, spoke in regards to the street reconstruction on Lindgate and questioned how the work could be sped up.

CONSENT AGENDA

Motion was made by Council Member Ward and seconded by Council Member Duwe to approve the Consent Agenda. A discussion took place. The Consent Agenda was unanimously approved.

- a) Approval of the October 6, 2016 City Council Meeting Minutes
- b) Resolution 126-2016, transferring funds from the Building and Grounds Account to the correct Parks Department Account for maintenance and material for downtown public areas (\$18,000)
- c) Resolution 127-2016, authorizing a contract with Minnesota Life for AD&D and Life Insurance and directing the Mayor to enter into a three-year contract
- d) Resolution 128-2016, authorizing a contract with Ochs/Madison National for Long-Term Disability Insurance and directing the Mayor to enter into a contract
- e) Resolution 129-2016, amending the list of appointed Council Members to serve as liaison to Boards and Commissions
- f) Resolution 130-2016, appointing Christine Fuqua to the Special Business District Advisory Commission to fill an unexpired term to June 2019
- g) Resolution 131-2016, accepting the parking permit fees for the Downtown Business District for 2017
- h) Resolution 132-2016, transferring funds, accepting the bid of J.F. Electric for distribution system upgrades and directing the Mayor to enter into a contract (\$172,997)



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- i) Resolution 133-2016, transferring funds, accepting the bid of Black and McDonald for distribution system upgrades and directing the Mayor to enter into a contract (not to exceed \$182,933)
- j) Resolution 134-2016, accepting the proposal of Gateway Industrial Power, Inc. for generator maintenance and support services and directing the Mayor to enter into a contract (\$7,471.64 per year)
- k) Resolution 135-2016, accepting the proposal of JW Fuller Construction for carpentry services and repairs and directing the Mayor to enter into a contract (at rates provided)

OLD BUSINESS

Bill 10513, amending provisions of the City of Kirkwood Municipal Code, Appendix A – Zoning, regarding provisions for mixed-use developments in the B-2 Zoning District, was brought before the council.

Roll Call Vote as Follows:

Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10361.

Bill 10514, appropriating \$6,000 from the Equitable Sharing Fund Balance to a Police Department Operating Account, accepting the proposal of The Thomas and Means Law Firm and authorizing and directing the Mayor to enter into an agreement, was brought before the council.

Roll Call Vote as Follows:

Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”



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The bill, having received majority approval of the council, was adopted and became Ordinance 10362.

Bill 10515, vacating a 25' wide public utility easement at 1280 Simmons Avenue as recorded in Book 1310, Page 515, St. Louis County, Missouri, was brought before the council.

Roll Call Vote as Follows:

Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Mayor Griffin	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10363.

NEW BUSINESS

Bill 10516, approving a Special Use Permit for a day care center at 449/451 Magnolia Avenue (Northwest corner of Woodbine Avenue at Magnolia Avenue) subject to certain conditions was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Duwe to accept the bill for first reading approval. A discussion took place. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10517, appropriating \$7,500 to be received from the tenant at 130 East Jefferson to the Downtown Special Business District Fund Balance, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Duwe to accept the bill for first reading approval. A discussion took place. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10518, appropriating \$14,000 from the Downtown Special Business District Fund Balance to various operating accounts relating to Rentals, Building and Grounds and Special Events, was brought before the council. Motion was made by Council Member Sears and seconded by Council Member Luetzow to accept the bill for first reading approval. A discussion took place. The motion was unanimously approved.



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The bill received first reading approval and was held over.

Resolution 136-2016, disclosing the intent of the City of Kirkwood to utilize the Construction Manager at Risk Process to construct a proposed Performing Arts Center and a proposed Community Center, was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Edman to accept the Resolution as read. A discussion took place.

Roll Call Vote as Follows:

Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Mayor Griffin	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	"Yes"

Resolution 137-2016, transferring funds, accepting the proposal of Hercules Construction Management in a not to exceed amount of \$36,000 for Owner's Representative Service for the Community Center and Theater Construction and authorizing and directing the Mayor to enter into a contract, was brought before the council. Motion was made by Council Member Sears and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call Vote as Follows:

Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Mayor Griffin	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	"Yes"

Resolution 138-2016, authorizing and directing the Mayor to enter into an agreement with the City of Des Peres for the City of Kirkwood to provide Fire and EMS dispatching services, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Duwe to accept the Resolution as read. A discussion took place.



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Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Luetzow reported on the following:

- 50 Trees will be holding its 7th planting on Saturday, October 29th. A picnic will take place following the planting at the Sugar Creek Pavilion in Kirkwood Park.
- Members of the City Council and the Chamber of Commerce visited Cortex and was impressed.
- The Train Station Foundation held a meeting and are preparing to present to the City Council.
- The Arts Commission is very busy and invites everyone to the Meramec Library to see the art exhibits.
- Requested that a sign be posted at the South Geyer Road pedestrian crossing stated that it is State Law that vehicles must stop for pedestrians in the crosswalk. Chief Administrative Officer Russell Hawes stated that the signs have been ordered.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes commended the City Council for how they went about the process and handled every aspect of the South Geyer stop sign issue.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Ms. Asche read the report of the October 19, 2016 Planning and Zoning Commission meeting. The following action took place:

1. Approved an amendment to the Special Use Permit and Site Plan for the restaurant at 10310 and 10312 Manchester Road to expand the outdoor seating area. After a revised



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plan is submitted, a public hearing is required by the City Council.

Ms. Asche reported that the City Clerk received a Petition for the creation of a Community Improvement District for a proposed Kirkwood Square Community Improvement District that includes 10700 and 10712 Manchester Road. The Petition was verified by the City Clerk and a public hearing has been scheduled for November 3, 2016.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned. The next regular council meeting is scheduled for November 3, 2016, at 7:00 p.m.

Laurie Asche, CMC/MRCC
City Clerk

Approved: November 3, 2016