



WHERE COMMUNITY AND SPIRIT MEET®

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
November 3, 2016
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, November 3, 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, City Clerk Betty Montañó, and City Attorney John Hessel.

PRESENTATIONS

NONE

INTRODUCTIONS AND RECOGNITIONS

NONE

PUBLIC HEARINGS

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding the creation of a Community Improvement District (Kirkwood Square Community Improvement District) at 10700 and 10712 Manchester Road. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on October 28, 2016, , which set forth the boundaries and advised that the petition was available in the City Clerk’s Office for review, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on October 28, 2016, which set forth the boundaries and advised that the petition was available in the City Clerk’s Office for review, as Exhibit 2; a certified notice of the petition being received by the City Clerk, as Exhibit 3; the petition with exhibits, as Exhibit 4; and the Kirkwood Code of Ordinances as Exhibit 5.

Robert Klarr, Armstrong Teasdale, and Bob Green, Kirkwood Square, LLC, presented information pertaining to the request. Some of the items presented are as follows:

- The proposal is to build a new 16,000 square foot retail center on the 1.3 acres of property along Manchester Road, east of Fresh Thyme Market.
- The cost estimate for the project is approximately \$7 Million, with the reimbursement costs from the proposed ½ additional sales tax on the proposed retail development being \$750,000.
- The proposal would allow Kirkwood Square LLC to advance the costs for the project to the Kirkwood Square Community Improvement District. The District would then levy the additional ½ sales tax on the development. The District would then reimburse the



WHERE COMMUNITY AND SPIRIT MEET®

petitioner. The City of Kirkwood will have no obligation to pay any of Kirkwood Square LLC's reimbursement costs. Once the reimbursement costs are repaid to Kirkwood Square LLC the District and the additional ½ sales tax will be dissolved.

- It was stated for the record that the lot consolidation plat was finalized on October 27, 2016 and the final legal description will be included in the legislation for first reading.

The bill will be placed on the November 17, 2016 agenda for first reading consideration.

PUBLIC COMMENTS

1. Larry McGowen, 18538 Wild Horse Creek Road, on behalf of the Missouri University Extension, thanked the City Council for the warm welcome of the MO University Extension into Kirkwood. Also thanked the Kirkwood Police and Fire Departments for helping develop a new course on safety the MO University on Extension will be teaching.

CONSENT AGENDA

Motion was made by Council Member Duwe and seconded by Council Member Zimmer to approve the Consent Agenda. It was requested that items d) and e) be pulled from the Consent Agenda and placed at the end of the agenda for further discussion. The Consent Agenda was unanimously approved.

- a) Approval of the October 20, 2016 City Council Meeting Minutes
- b) Resolution 139-2016, transferring funds, accepting the proposal of CI Select for audio upgrades in the Council Chambers and directing the Mayor to enter into a contract (\$13,600)
- c) Resolution 140-2016, transferring funds, accepting the proposal of Henges Interiors for Council Chambers carpet replacement and directing the Mayor to enter into a contract (\$14,860)
- d) Resolution 141-2016, accepting the bid of K. Jacobs Construction for modular block retaining walls and directing the Mayor to enter into a contract (not to exceed \$37,362.60) ****Removed and placed at the end of the agenda***
- e) Resolution 142-2016, authorizing additional funds for Security Title Insurance Agency, LLC to provide additional title search services as part of the South Kirkwood Road-Nipher Middle School sidewalk project (\$10,000) ****Removed and placed at the end of the agenda***

OLD 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.



WHERE COMMUNITY AND SPIRIT MEET®

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10364.

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.

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10365.

Bill 10518, appropriating \$14,500 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.

Roll Call Vote as Follows:

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



WHERE COMMUNITY AND SPIRIT MEET®

Council Member Sears	“Yes”
Council Member Ward	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10366.

NEW BUSINESS

Bill 10519, granting a Special Use Permit Amendment for a restaurant at 119 North Kirkwood Road and a portion of the property at 121 North Kirkwood Road, subject to certain conditions, was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Ward to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Resolution 143-2016, accepting the proposal of J&M Displays Inc., in the amount of \$27,000 to provide Fourth of July and Winter Holiday Fireworks displays for a term of one year with the option to renew annually for three years 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 Duwe to accept the Resolution as read. A discussion took place.

Roll Call Vote as Follows:

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

CONSENT AGENDA ITEMS FOR DISCUSSION

Resolution 141-2016, accepting the bid of K. Jacobs Construction, in the amount not to exceed of \$37,362.60 (which includes a contingency of \$3,396.60) for Modular Block Retaining Walls and authorizing and directing the Mayor to enter into a contract, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call Vote as Follows:



WHERE COMMUNITY AND SPIRIT MEET®

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

Resolution 142-2016, authorizing an additional \$10,000 for Security Title Insurance Agency, LLC, to provide additional Title Search Services as part of the South Kirkwood Road – Nipher Middle School Sidewalk Project, 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 Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Edman	“Yes”
Mayor Griffin	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”

CITY COUNCIL REPORTS

Council Member Luetzow reported that she herself and Mayor Griffin attended an event at Robinson Elementary School where the 5th grade classes are working on issues relating to their athletic field. The classes identified the problems with the field, with a good portion of improvements going to be funded by the PTO.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes had nothing to report.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Mrs. Montañó read the report of the November 2, 2016 Planning and Zoning Commission meeting. The following action took place:



WHERE COMMUNITY AND SPIRIT MEET®

1. Granted a one year extension on the site plan approval (PZ-7-16) to Liaison Homes at 915 North Kirkwood Road.
2. Due to lack of business, the November 16 meeting was cancelled. The next Commission meeting will be held December 7.

Mrs. Montaña reported that the City received a Records Destruction Report from the Administration Department, which will be filed with the approved November 3rd meeting minutes.

Mrs. Montaña reported that Deputy City Clerk received her Certified Municipal Clerk (CMC) designation from the IIMC.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned. The next regular council meeting is scheduled for November 17, 2016, at 7:00 p.m.

Betty Montaña, MMC/MPCC
City Clerk

Approved: November 17, 2016