



WHERE COMMUNITY AND SPIRIT MEET®

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
JANUARY 4, 2018
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, January 4, 2018, 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

NONE

PUBLIC COMMENTS

1. Sandra Stephens, 8826 Denison Drive, 62236, spoke in favor of LAGERS.
2. John Folluo, 131 W. Madison, spoke in favor of LAGERS.
3. Charlie Dahm, 756 Emerald Oaks Court, 63025, spoke in opposition of LAGERS.
4. Jonathan Raiche, 1541 La Dana Place, 63011, spoke in favor of LAGERS.
5. Teresa Knese, 8726 Fern Glen, 63126, spoke in favor of LAGERS.
6. Sean Connors, 131 W. Madison, spoke in favor of LAGERS.
7. Larry Bierman, 4527 Mattis Road, 63128, spoke in opposition of LAGERS.
8. Jennifer Dahm, 756 Emerald Oaks Court, 63025, spoke in opposition of LAGERS.
9. Johnny Johnson, 1106 Grandview Drive, spoke in opposition of LAGERS.
10. David Smith, 131 W. Madison, spoke in favor of LAGERS.
11. Cliff Pope, 131 W. Madison, spoke in favor of LAGERS.

CONSENT AGENDA

Motion was made by Council Member Luetzow and seconded by Council Member Edman to approve the Consent Agenda. The Consent Agenda was unanimously approved.

- a) Approval of the December 21, 2017 City Council Meeting Minutes
- b) Resolution 1-2018, extending the contract with Delta Dental for one year
- c) Resolution 2-2018, accepting the fee proposal from Horner and Shifrin, Inc. for



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- engineering design services for water main relocation relating to the Fillmore Avenue culvert project (\$11,000)
- d) Resolution 4-2018, transferring funds for professional services rendered for the Kirkwood Strategic Planning Project (\$10,000)
- e) Resolution 5-2018, accepting the proposal of SWT Design as the most qualified for Greentree Park Phase 2 improvements construction period services and directing the Mayor to enter into a contract (not to exceed \$6,000)
- f) Resolution 7-2018, transferring funds multiple accounts, accepting the bid of Two Alpha Contracting, LLC for the Greentree Park Phase 2 improvements and directing the Mayor to enter into a contract (not to exceed \$112,053)

OLD BUSINESS

Bill 10603, changing the zoning from R-5 Multiple Family residential District to B-2 General Business District (Central Business District) on property known as 103 North Taylor Avenue being on an approximately 0.37 acre site on the northwest corner of Taylor Avenue and Argonne Drive and directing such change in the Zoning District Map, was brought before the council.

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10450.

Bill 10604, amending the provisions of the Municipal Code, Appendix A – Zoning, regarding Corner Lot Setbacks in the R-3 and R-4 Single Family Residential Districts, was brought before the council.

Roll Call Vote as Follows:

Mayor Griffin	“Yes”
Council Member Duwe	“Yes”



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Council Member Edman	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10451.

Bill 10605, amending the provisions of the Municipal Code, Appendix A – Zoning, Section A-1040, Lighting Regulations, was brought before the council.

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10452.

Bill 10606, authorizing and directing the City Clerk to submit a Proposition to the voters within the City of Kirkwood at the April 3, 2018 Election calling for the repeal of Section 5.3 of the City Charter to allow employees within the Police and Fire Departments to participate in the Missouri Local Government Employees Retirement System (“LAGERS”) and to continue the property tax levy for the sole purpose of funding Police and Fire Pension benefits, was brought before the council. A discussion took place.

Roll Call Vote as Follows:

Mayor Griffin	“Yes”
Council Member Duwe	“No”
Council Member Edman	“Yes”
Council Member Luetzow	“No”
Council Member Sears	“Yes”
Council Member Ward	“Yes”



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Council Member Zimmer

“Yes”

The bill, having received majority approval of the council, was adopted and became Ordinance 10453.

Bill 10607, amending and restating Chapter 18 ½, Article II “City of Kirkwood Police Officers’ and Fire Fighters’ Pension Plan”, Section 18 ½ -20 through 18 ½ -39, subject to the repeal of Section 5.3 of the City Charter by the voters of the City of Kirkwood, was brought before the council. A discussion took place.

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10454.

Bill 10608, amending and restating Chapter 18 ½, Article I “City of Kirkwood Employees’ Pension Plan”, Section 18 ½ -1 through 18 ½ -19, subject to the repeal of Section 5.3 of the City Charter by the voters of the City of Kirkwood, was brought before the council.

Roll Call Vote as Follows:

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10455.



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NEW BUSINESS

Bill 10609, approving a Special Use Permit and Site Plan for the expansion of a Nonconforming Use (Stained Glass Studio) for Emil Frei & Associates at 1017 West Adams Avenue subject to certain conditions, was brought before the council. Motion was made by Council Ward and seconded by Council Member Edman to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10610, appropriating \$50,000 from the Sewer Lateral Program Fund Balance to Account #207-5701-410.31.10 for the Sewer Later Program, was brought before the council. Motion was made by Council Zimmer and seconded by Council Member Edman 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 10611, transferring funds from a Water Department Account, appropriating funds from the Electric Fund (Fund Balance), accepting the proposal of Plante and Moran, PLLC, to perform ERP Project Management Consulting Services for an amount to not exceed \$89,560 and authorizing and directing the Mayor to enter into a contract, was brought before the council. Motion was made by Council Zimmer 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 3-2018, accepting the proposal of PGAV Planners, LLC, in a not to exceed amount of \$51,288 (which includes a contingency of \$1,088) and transferring funds from various accounts within the Electric Department to provide funding for Professional Consulting Services relating to a Commercial Market Analysis 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 Duwe to accept the Resolution as read.

Roll Call Vote as Follows:

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



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Council Member Zimmer "Yes"

Resolution 6-2018, transferring funds, accepting the proposal of the Rome Group in an amount not to exceed \$23,750 to perform a Capital Campaign Services Fundraising Feasibility Study relating to the Community Center and Performing Arts Projects 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:

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

Resolution 8-2018, accepting the proposal of TWM for the next phase of work which consists of Preliminary Design for the Manchester Road Improvement Services and increasing the authorized amount by \$127,723 for a total authorized amount of \$171,723, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call Vote as Follows:

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

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE



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CITY COUNCIL REPORTS

Council Member Sears reported that the Winter Fireworks have been rescheduled to February 10, 2018.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported that the City has received a liquor license application from St. Peter Catholic Church, 243 West Argonne, to sell malt liquor and wine by the drink, not including Sundays. Motion was made by Council Member Ward and seconded by Council Member Luetzow to approve the application. The application was unanimously approved.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Ms. Asche read the report of the January 3, 2018 Planning and Zoning Commission. The following action took place:

1. The Commission recommended approval of a Site Plan for a building addition and parking lot expansion for Concordia Lutheran Church at 505 South Kirkwood Road. A public hearing will be scheduled.
2. The Commission recommended approval of an Amendment to the B5 Site Plan for a building addition for Aldi Food store at 1125 South Kirkwood Road.
3. After a presentation, the Commission recommended approval of a Special Use Permit Amendment for Sushi Bistro at 343 South Kirkwood Road to allow for an expansion of the current restaurant into the adjacent tenant space. A public hearing will be scheduled.
4. After a presentation for a Special Use Permit and Site Plan for the construction of a new eight-space parking lot in a residential district at 620 North Geyer Road adjacent to the Geyer Dental Group at 610 North Geyer Road, a subcommittee consisting of Commissioners Coronado and Frick was appointed. A subcommittee meeting at the site was scheduled for January 9 at 10:30 a.m.
5. After a presentation to allow for a boundary adjustment, the Commission recommended approval of Subdivision Waivers for 1142, 1144, and 1148 Folger Avenue.
6. After a presentation for a Special Use Permit Amendment and Site Plan Amendment for Greenbriar Hills Country Club at 12665 Big Bend to replace the existing patio and construct a new covered-roof bar structure, a subcommittee consisting of Commissioners Diel and O'Donnell was appointed. A subcommittee meeting at the site was scheduled for January 9 at 8:30 a.m.
7. After a presentation for a Special Use Permit Amendment and Site Plan amendment for Waterway Gas and Wash at 10850 Manchester Road to expand the existing car wash and gas station onto the vacant adjacent property at 10854 Manchester Road, a



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subcommittee consisting of Commissioners Klippel and Stauder was appointed. A subcommittee meeting at the site was scheduled for January 10 at 9 a.m.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 8:50 p.m. The next regular council meeting is scheduled for January 18, 2018, at 7:00 p.m.

Laurie Asche, CMC/MRCC
Deputy City Clerk

Approved: January 18, 2018