

KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
JULY 19, 2018
7:00 p.m.

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, July 19, 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, Ward, Wurtz, 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 Montaño was absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Special Use Permit for Autos of Europe for a motor vehicle repair (major) facility at 902 South Kirkwood Road. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on June 28, 2018, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on June 29, 2018, as Exhibit 2; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 3; a list of property owners who were sent notice of the public hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated June 21, 2018, as Exhibit 5; the report of the Planning and Zoning Commission Sub-Committee dated June 20, 2018, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.

City Planner Jonathan Raiche presented information pertaining to the request:

- The petitioner is requesting a Special Use Permit for the operation of a motor vehicle repair shop for the existing building and property located at 902 South Kirkwood Road.
- The property was most recently occupied by ABC Supply Company.
- The property has been historically used for similar uses with outdoor storage as a non-conforming use.
- The legal non-conforming outdoor storage component has been abandoned for more than 180 days and therefore has lost the legal non-conforming status.
- The property and building is currently vacant.
- The petitioner proposes to install 7 above-ground service lifts in the existing building and to restripe the existing parking lot to provide 56 parking spaces.

- The proposed business will have a maximum of 16 employees with hours of operation from 7:30 a.m. to 6:30 p.m. on Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday.
- "Major" is anything that involves transmission and body work.

Petitioner Boris Raykhman addressed the Council:

- There will be no major body repair done at the location, only minor repairs.
- Vehicles for repair will be parked behind or inside of the building.
- Chemicals and solvents are regulated by the EPA.

The bill will be placed on the August 2, 2018 agenda for first reading consideration.

PUBLIC COMMENTS

NONE

CONSENT AGENDA

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

- a) Approval of the July 5, 2018 City Council Meeting Minutes
- b) Resolution 125-2018, approving a contract amendment to Murphy Company for the City Hall Automation Controls Upgrade (not to exceed \$27,500)
- c) Resolution 126-2018, authorizing an agreement between the City of Kirkwood and Verizon Wireless (pursuant to NASPO Cooperative Contract) for cellular service, equipment and plans for the City of Kirkwood
- d) Resolution 127-2018, transferring funds from the Contingency Account to the Other Professional Services Account (\$10,000)

UNFINISHED BUSINESS

Bill 10660, appropriating donations for the Urban Forestry Commission from the Twenty-Five Gardeners of Kirkwood Club in the amount of \$350.00 from the Revenue Account to the Urban Forestry Account, was brought before the council.

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

The bill, having received majority approval of the council, was adopted and became Ordinance 10505.

NEW BUSINESS

Bill 10661, amending Ordinance 10545 by increasing the contract amount with Black and McDonald for the Distribution System Circuit 30 Upgrades for the Electric Department by \$10,548 for a not to exceed amount of \$216,644, was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the bill for first reading approval. The motion was unanimously approved.

The bill received first reading approval and was held over.

Bill 10662, appropriating \$24,090,269 from the Reserves/Trustee Fund to the Capital Expenditure/Building and Site Improvement Account, Project #PR1911 for the bonds received for the Performing Arts Center and Community Center projects, was brought before the council. Motion was made by Council Member Duwe and seconded by Council Member Luetzow 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.

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE

CITY COUNCIL REPORTS

Council Member Edman thanked all who helped with the Meacham Park Pride in the Park Day.

Mayor Griffin reported that MoDOT installed the Championship signs at the entrances to Kirkwood.

Council Member Ward thanked staff and council for a successful Planning Session.

Council Member Luetzow reported that the Audit Committee, which consists of herself, Mayor Griffin and Council Member Edman, met with the Auditors.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes had nothing to report.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Ms. Asche read the report of the July 18, 2018 Planning and Zoning Commission meeting. The following action took place:

1. The Commission recommended approval of the Site Plan for Total Access Urgent Care at 915 North Kirkwood Road. A public hearing will be scheduled.
2. After a presentation by Jane Ann Forney to rezone a portion of 421 Emmerson Avenue from R1 to R3 and rezone a portion of 2017 Lily Avenue from R3 to R1, a subcommittee consisting of Commissioners Klippel and Adkins was appointed. The subcommittee will meet on the site July 24 at 8 a.m.
3. After a presentation by Honey Pit BBQ for a Special Use Permit Amendment and Site Plan Amendment to construct a pick-up window at the existing building at 951 South Kirkwood Road, a subcommittee consisting of Commissioners Diel and Drewel was appointed. The subcommittee will meet on the site July 26 at 11:30 a.m.
4. After a presentation by Plaza Tire for a Special Use Permit and Site Plan Review for a new building at 915 South Kirkwood Road, a subcommittee consisting of Commissioners O'Donnell and Evens was appointed. The subcommittee will meet on the site July 25 at 9 a.m.

5. Discussion occurred amongst the Commission regarding the City's current Complete Street efforts. Staff was asked to provide a brief presentation at the next Commission meeting with basic information about Complete Streets.

Ms. Asche reported that the City Clerk's Office received a Records Destruction Form from the Police Department. The form will be filed with the approved July 19th meeting minutes.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:34 p.m. The next regular council meeting is scheduled for August 2, 2018, at 7:00 p.m.

Laurie Asche, CMC/MRCC
Deputy City Clerk

Approved: August 2, 2018