



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on December 12, 2024, at 4:00 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinneck, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning & Development Director Jonathan Raiche, Public Services Director Chris Krueger, Water Superintendent Clarence Patterson, City Attorney John Hessel, SBD Director Donna Poe, and Communications Manager Jessica Winter.

APPROVAL OF THE DECEMBER 5, 2024 WORK SESSION MINUTES

Motion was made by Council Member Jaksetic and seconded by Council Member Schaefer to approve the minutes of the December 5, 2024 Work Session minutes. The minutes were approved, with Council Member Luetzow abstaining.

DOWNTOWN KIRKWOOD PARKING PERMIT FEES

SBD Director Donna Poe was in attendance to answer questions from the Council.

- How many 30-day permits are available for each of the lots - D, H, and G?
 - The 30-day permits are only for temporary health, temporary workers, or construction workers
- How many 30-day permits have been sold to which businesses for each of the lots - D, H, and G?
 - None was sold in 2024
- How are parking permits advertised?
 - They are only for employees of downtown Kirkwood
- How many one-day permits have been sold each month (past 12-18 months)?
 - The one-day permits are sold to only two businesses.
- Concerns were raised about the permit process and how to enforce it.
- Concerns were raised about retail businesses during the day seeming to take advantage of the parking permit program.
- Concerns were raised about 15-minute parking spaces and lack of enforcement.
- The permit program is valuable.
 - 141 permits available.
 - In 2023, 315 parking spaces were available.
 - In 2024, 253 parking spaces were available.
- Concerns were raised about 50% of downtown Kirkwood parking spaces are being utilized by employees.
- The council recommends deciding what works appropriately and then making recommendations.
- A recommendation to have an experienced parking officer on patrol.
- A question was raised about whether there has ever been any consideration of having an agreement with other parking lots, such as AT&T.
- A question was raised about why the Kirkwood Library is not charging for parking permits.



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- A parking study was done in 2018, and it was determined that there wasn't a parking problem.
- A question was raised about what type of enforcement there is other than a parking control officer.
- A question was raised about the Art gallery and where they park.
- A question was raised about where the revenue from parking permit sales goes.

An adequate program that sends a message is needed. Parking control companies could be utilized for parking enforcement. CAO Hawes recommends the program continue as is for the time being while staff researches other options.

It was the consensus of the Council to have CAO Hawes, SBD director Poe, and the Police Chief explore other options.

COMMUNITY CENTER PROJECT FUNDING

Parks & Recreation Director Kyle Henke provided an update to the Council on the Community Center project. Some discussion took place as follows:

- Phase II started a month and a half ago.
- United Construction was previously awarded the contract for General Construction services for the Community Center Renovations.
- During Phase II demolition, some issues were discovered.
- These issues are all vital to the overall community center project.

Legislation will be drafted for consideration on the Dec. 19th Council agenda.

LEAD SERVICE LINE REPLACEMENT PROGRAM

Public Services Director Chris Krueger and Water Superintendent Clarence Patterson discussed Lead Service Line with the Council. Under the EPA's Lead and Copper Rule Revisions (LCRR), the Kirkwood Water Department submitted a Water Service Line Inventory to the Missouri Department of Natural Resources in October 2024 as a federal mandate. Kirkwood Water has 10,258 service lines in our system. The mandate required that all property owners be notified of a service line material classified as galvanized, lead, or unknown. 2,410 letters were sent out to both residents and businesses in November 2024. Kirkwood Water received the mandate from the EPA in the late summer of 2024 that all lead and galvanized service lines must be replaced within the next 10 years as part of a nationwide effort to eliminate lead pipes. Kirkwood Water Department applied for \$2,000,000 in 2023 to fund the replacement of lead service lines but was not awarded these funds in either 2023 or 2024. It is not anticipated that Kirkwood will receive grant funds due to the median income of Kirkwood Residents. Kirkwood Water Department will continue to contact the Missouri Department of Natural Resources in future years to see if Kirkwood will be eligible for funding. If grant funds cannot be secured, it is recommended that water rates be raised to cover the cost of replacing lead service lines and increase the amount of main replacement. Missouri American has filed with the Public Service Commission to raise their rates by 34% to cover the replacement of lead service lines



and increase the number of main replacements. The average Kirkwood water user pays approximately \$8 per month less than Missouri Americans. Once the PSC approves the rate increase to be effective in May of 2025, Kirkwood residents would pay \$38.59 less per month at a rate of \$120.79 per month. The average Kirkwood Water user would pay \$104.62 monthly, a 27% increase.

Some discussion took place as follows:

- A question was raised about when someone builds a new house, the service line is replaced automatically.
 - Yes, new homes are removed from the list. This applies to homes built from 1989 to current builds.
- Citizens Finance Committee was presented with a proposed 27% rate increase.
- A question was raised asking how much rates have increased in the past years.
 - 2022 – no increase; 2023 – increase 15%; 2024 – increase 20%
- A question about transferring funds from the Water Department to the General Fund was raised.
 - Transfer is a dividend to the City, and removing transfer gives nothing back to the city.
- A question was raised asking if Waterworth could plug in the data without a transfer & provide back new data.
- A question was raised asking why not raise the rate to Missouri American Water level.
 - The City does not keep track of Missouri American Water
- The best practice is to replace mains at 1% yearly. PVC lines have a 100-year life expectancy.
- Concerns were raised about transferring \$700,000 to the General Fund.
- A question was raised asking how much Kirkwood residents have funded for the St. Louis County water leak program.
- A question was raised about Missouri American Water's wholesale rate.

BENEFITS RENEWAL

Assistant Chief Administrative Officer David Weidler provided an update to the Council about benefits renewal. The City's personnel benefits renew each year on April 1st. the City contracts a third party brokerage company, Gallagher Benefit Services, to assist in review and placement of coverage. No changes to Vision, Life and AD&D, Voluntary Life and AD&D, Short & Long Term Disability.

Staff recommends a 5% rate increase to Medical and a 4% rate increase to Dental. Dental insurance has not have a rate increase in a few years. The City covers employees on the base plan at 100%. The City is self-insured & pay Anthem for administrative services. A discussion took place.

MOTION TO CLOSE THE MEETING

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to close the meeting pursuant to RSMo Chapter 610.021 (1 – Legal).



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Roll Call:

Mayor Gibbons	"Yes"
Council Member Rheinnecker	"Yes"
Council Member Schaefer	"Yes"
Council Member Zimmer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Luetzow	"Yes"
Council Member McLean	"Yes"

The meeting was closed.

MOTION TO OPEN THE MEETING

Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to open the meeting.

Roll Call:

Mayor Gibbons	"Yes"
Council Member Rheinnecker	"Yes"
Council Member Schaefer	"Yes"
Council Member Zimmer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Luetzow	"Yes"
Council Member McLean	"Yes"

The meeting was opened.

There being no further matters to come before the council, the meeting was adjourned.

Laurie Asche
City Clerk