

**City Council Meeting Minutes**  
**Kirkwood City Hall**  
**Thursday, December 19, 2024, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, December 19, 2024, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinneck, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Public Services Director Chris Krueger, Planning & Development Services Director Jonathan Raiche, Planner Lauren Hoerr, and City Attorney John Hessel.

**INTRODUCTIONS AND RECOGNITIONS**  
NONE

**PRESENTATIONS**

Police Officer Gary Baldrige presented information and showed a slideshow of pictures pertaining to the annual Shop with a Cop event that took place on December 7, 2024.

**PUBLIC HEARINGS**

**Public Hearing #1**

Mayor Gibbons recessed the meeting for a request for a Zoning Code Text Amendment on the color temperature of outdoor lighting under Section 25-52 (***Continued from December 5, 2024***). City Attorney John Hessel stated for the record that all of the exhibits were entered into the record during the December 5, 2024 meeting.

Planning & Development Director Jonathan Raiche presented the matter to the Council:

- LED lighting is now the most common lighting used in exterior lighting projects.
- LED color temperatures can range from 2700 Kelvin to upwards of 7000 Kelvin.
- The lower light temperatures are often referred to as warmer, more-orange light while the higher temperatures are often referred to as colder, bluer light.
- The current lighting code requires; applicability, full cut-off except for certain cases, maximum height pole-mounted fixtures, minimum lighting levels on parking surfaces, maximum illumination on adjacent.
- Staff recommends all lighting fixtures shall not exceed a Correlated Color Temperature (CCT) of four thousand (4,000) Kelvin but are encouraged to consider lower Correlated Color Temperatures.

Some discussion took place as follows:

- Kirkwood Performing Arts Center has 3,000 Kelvin in the parking lot.
- A question was raised asking if kelvin is the color and lumen is the brightness.
  - Yes, that is correct.
- A question was raised about commercial sites lighting.
  - This will only pertain to street lighting.

Comments from the public:

1. Stephanie Todd, 7 Heather Hill Ln; spoke in favor of 2700 kelvin lighting. Stated that 3000 kelvin lighting still puts off a spike in blue light and that the 2700 kelvin lighting hardly puts off any blue lighting.
2. Bill Ruppert, 1328 Forest Ave.; spoke in regards to the impact the color temperature of lighting has on trees and advocated for lower kelvin lighting.
3. Mary Fitzgerald, 729 Cleveland; spoke in regards to the effects of lighting on humans and trees, and spoke in favor of lower kelvin lighting.
4. Donald Fieken, founder of Dark Sky and Lights out Heartland, 13024 Barrett Crossing Ct.; spoke in favor of lower kelvin lighting. Stated that lumens could be increased while lowering kelvin lighting, which would increase the brightness of lighting.
5. Julie Holley, 226 E. Bodley Ave.; spoke in favor of lower kelvin lighting.
6. Janet Frain, 110 W. Jewel; spoke in favor of lower kelvin lighting.
7. Randy Burkett, Shrewsbury, MO; spoke in favor of lower kelvin lighting.
8. Barrett Williams, 9001 Pine Ave.; spoke in favor of lower kelvin lighting.

The Bill will be placed on the January 9, 2025 agenda for consideration.

## **Public Hearing #2**

Mayor Gibbons recessed the meeting for a request for a Zoning Code Text Amendment to change the size allowance in the Zoning Code, Section 25-42(i) and in the use-specific standards in the Zoning Code, Sections 25-45(g) and 25-45(h) relating to accessory structures in Residential Zoning Districts. City Attorney John Hessel entered the following exhibits into the record: an Affidavit of Publication in The Countian on November 29, 2024, as Exhibit 1; an Affidavit of Publication an Affidavit of Publication in the Webster-Kirkwood Times on November 29, 2024, as Exhibit 2; a report from the Planning and Zoning Commission Subcommittee dated November 15, 2024, as Exhibit 3; a report from the Planning and Zoning Commission dated November 21, 2024, as Exhibit 4; and the Kirkwood Code of Ordinances, as Exhibit 5.

Planner I Lauren Hoerr presented the matter to the Council:

- Any parcel larger than 21,428 sq. ft. (a little less than a half-acre) is capped at the 1,500 max and is currently being restricted to less than 7%.
- Parcel of a half-acre or more make up about 14.4% of the total parcels in Kirkwood.
- Parcels are slightly different from lots, based on county tax records.
- The subcommittee agreed that there should be a higher maximum allowed.
- For Section 25-42(i), P&Z recommends maximum size and lot coverage for residential uses.
- For Section 25-45(g), P&Z recommends only on detached garage or carport is permitted on an individual lot with a single-family residential use.
- For Section 25-45(h), P&Z recommends a maximum to two such building s are permitted on an individual lot with a single-family residential use.

Applicant Will Schenck addressed the Council. Some discussion took place as follows:

- A question was raised asking if section 25-45(h) includes an accessory dwelling unit.
  - The ADU, accessory dwelling code is not changing with this regulations.

- Concerns were raised about how staff will regulate these changes.
- Concerns were raised about the storm water concerns with the change in the zoning code.
- A question was raised asking if the Planning and Zoning Commission discussed the storm water concerns.
- Will Shank with Mission Architect Firm who represents the petitioners was present to discuss this topic with the Council.

Comments from the public:

- Gwyn Wahlmann, 1002 W. Adams; commented on the accessory structures and maximum lot coverage.

The Bill will be placed on the January 9, 2025 agenda for consideration.

**PUBLIC COMMENTS**

1. Ellen Edman, 965 N. Harrison; commented about the sidewalk text amendment and is not in favor of Bill 11064.
2. Mary Fitzgerald, 729 Cleveland Ave.; commented about the sidewalk text amendment and is not in favor of Bill 11064.

**CONSENT AGENDA**

Motion was made by Council Member Zimmer and seconded by Council Member McLean to approve the Consent Agenda. The Consent Agenda was approved with Council Member Luetzow abstaining.

- a) Approval of the December 5, 2024 Council Meeting Minutes

**UNFINISHED BUSINESS**

Bill 11060A, approving a Major Site Plan and granting an Amendment to the Special Use Permit for Vehicle Sale and Rental at 10525 and 10725 Manchester Road (Lou Fusz Toyota) subject to certain conditions was brought before the City Council.

Motion was made by Council Member Schaefer and seconded by Council Member Rheinnecker to continue Bill 11060A to the January 9, 2025 Council meeting. The motion to continue was unanimously approved.

Bill 11063, adopting a revised City of Kirkwood Classification and Pay Plan, effective January 6, 2025 was brought before the City Council.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

Council Member Rheinnecker “Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10886.

Resolution 150-2024, accepting the quote of Schaeffer Electric in the amount of \$79,935 for generator replacement for City Hall and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. **(Continued from October 17, 2024)**. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

Resolution 160-2024, accepting the Parking Permit Fees for the Downtown Special Business District in accordance with Section 14-334(2) of the Kirkwood Municipal Code of Ordinances for 2025 was brought before the City Council. **(Continued from December 5, 2024)**. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

### **NEW BUSINESS**

Bill 11064, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision for sidewalk requirements not part of a subdivision in Section 25-69(a)(2)(i)(a) was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Jaksetic to accept the bill as read. A discussion took place.

Motion was made by Council Member McLean and seconded by Council Member Schaefer to continue Bill 11064 to the January 9, 2025. The motion to continue was unanimously approved.

Bill 11065, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision related to marijuana facility or medical marijuana facility regulations in Section 25-36 was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Rheinnecker to accept the bill as read.

The bill received first reading approval and was held over.

Resolution 165-2024, authorizing and directing the Mayor enter into a User Agreement with the St. Louis County Emergency Communications Commission for an Interoperable Radio System effective through December 31, 2034 was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member McLean to accept the Resolution as read.

Roll Call:

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

Resolution 166-2024, accepting the bid of Byrne & Jones Construction in the amount not to exceed \$2,921,238.53 (which includes a 10% contingency in the amount of \$265,567.14) for Construction Services for the STP-5502(610) West Essex Avenue Reconstruction Project and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 167-2024, amending the contract with United Construction Ent. Co. of St. Louis by accepting Change Order #5 and increasing the contract amount by \$330,585 for a new total not to exceed amount of \$8,616,036.50 (which includes a contingency in the amount of \$30,421) for Community Center renovations and authorizing and directing the Mayor to enter into an amended contract was brought before the City Council. Motion was

made by Council Member Zimmer and seconded by Council Member McLean to accept the Resolution as read.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

Resolution 168-2024, obligating American Rescue Plan Act funds in the amount of \$5,638,084 to the City of Kirkwood’s Enterprise Resource Program, the Community Center Renovation Project, and the City Hall Parking Lot Reconstruction Project was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Schaefer to accept the Resolution as read.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

Resolution 169-2024, renewing the agreement with Gallagher Benefit Services for Insurance Risk Management Services in the amount of \$44,000 annually, and accepting the proposals for the renewal of benefits for City Employees for the period of April 1, 2025 through March 31, 2026 was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to accept the Resolution as read.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”

**CONSENT AGENDA ITEMS FOR DISCUSSION**

NONE

**CITY COUNCIL REPORTS**

Council Member Luetzow commended the Sanitation Department for receiving an excellent report from a St. Louis County Audit.

Council Member McLean reported on that on February 20<sup>th</sup> Ben Clark will give a presentation on Civil Rights at the Kirkwood Performing Arts Center at 7:00 p.m.

Council Member Schaefer reported on the most recent Board of Adjustment meeting.

Council Member Rheinnecker reported that the Special Business District donated \$12,000 to the St. Louis Food Bank.

**CHIEF ADMINISTRATIVE OFFICER REPORTS**

NONE

**CITY ATTORNEY REPORTS**

City Attorney Hessel reported that on Tuesday, December 17<sup>th</sup>, St. Louis County Circuit Judge Stewart issued an order and decree forming the TDD and authorizing imposition of the tax. The TDD board will meet on January 9, 2025 at 3:30 pm.

**CITY CLERK REPORTS**

NONE

**ADJOURNMENT**

There being no further business to come before the Council, the formal meeting was adjourned at 9:38 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, January 9, 2025.

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Laurie Asche  
City Clerk

***Approved:***



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