



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes  
Kirkwood City Hall  
Thursday, March 6, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, March 6, 2025, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinnecker, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Fire Chief Jim Silvernail, Public Services Director Chris Krueger, and City Attorney John Hessel.

**INTRODUCTIONS AND RECOGNITIONS**

Mayor Gibbons honored Audi Exchange Kirkwood for winning the 2024 Magna Society Elite Award.

Mayor Gibbons honored City Attorney John Hessel on his retirement and named the Judge's Chambers as the John Hessel Legal Chambers.

**PRESENTATIONS**

NONE

**PUBLIC HEARINGS**

**Public Hearing**

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing regarding a request for a Zoning Map Amendment for a portion of 1120 Earl Avenue from R-4 (Single Family Residential District) to B-3 (Highway Business District). Mr. Hessel entered the following exhibits into the record: An Affidavit of Publication in the Countian on February 14, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on February 14, 2025, as Exhibit 2; an aerial view map showing the subject property as Exhibit 3; a list of properties that were notified of the hearing, as Exhibit 4; A report from the Planning and Zoning Commission Subcommittee with exhibits dated February 5, 2025, as Exhibit 5; a report from the Planning and Zoning Commission with a vote of 6-1 recommending approval of a Zoning Map Amendment for a portion of 1120 Earl Avenue from R-4 (Single Family Residential) to B-3 (Highway Commercial) dated February 6, 2025, as Exhibit 6; and the Kirkwood Code of Ordinances, as Exhibit 7.

City Planner II Amy Lowery presented the matter to the council:

- 1120 Earl Ave is currently a vacant lot of about 21,100 sq. ft. zoned R-4.
- The applicant also owns the 4 houses on the west side of Earl Avenue.
- There is a stream running through the lot from SE to NW.
- The rezoning of the property would allow for a small addition to the yoga studio as well as a new parking lot.
- The remaining portion of 1120 Earl meets the standards for an R-4 zoned lot.



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- This rezoning would be accomplished through a boundary adjustment between the 2 lots to incorporate the newly rezoned portion.
- Future construction would be subject to the floodplain development permit process
- The easements in the area would allow a parking lot, but no structures.
- The plan creates a buffer against the residential lots, with a large portion of the 1120 Earl lot remaining residential.
- Because of these specific circumstances, the Commission believed the request is consistent with the purposes found within the two land use categories immediately adjacent to the subject site.

Applicant Bobbi Baker addressed the Council. Some discussion took place as follows:

- A question was raised about the total square footage of the property.
  - The total square footage is 22,000.
- A question was raised about what kind of potential developments could go on the property.
  - Almost anything that's available for the downtown area. Examples; Office, Retail, Restaurants, Personal and Commercial Services.
- A question was raised asking if the zoning stay's in R-4 zoning, what type of development could go on the property.
  - One Single-Family could only developed, if the property isn't rezoned. Or, the lot could sub-divided
- A question was raised asking if there is an intention to consolidate the two properties on Manchester.
  - Applicant will not consolidate the lots, but will ask staff to grant a Cross Parking Agreement.
- A suggestion was made that the applicant work out an agreement with Snarf's to use their parking lot.

Comments from the public:

1. Linsey Stevens, 1109 ½ N Clay, made comments opposed to rezoning 1120 Earl Ave.
2. Megan Scharr, 216 Avery Dr., commented opposed to rezoning 1120 Earl Ave.
3. Jennifer Iverson, 7408 Granbury Circle, commented in favor of rezoning 1120 Earl Ave.
4. John Vella, 8 Adams Lane, commented in favor of rezoning 1120 Earl Ave.
5. John Mullen, 316 Charlene Dr., commented opposed to rezoning 1120 Earl Ave.
6. Jamie Fuller, 4 Westwood Forest Lane, commented in favor of rezoning 1120 Earl Ave.
7. Andrew Shaffer, 224 Avery Dr., made comments opposed to rezoning 1120 Earl Ave.
8. Gerry Biedenstein, 1035 Claridge Place, made comments opposed to rezoning 1120 Earl Ave.

The bill will be placed on the April 3, 2025 agenda for first reading consideration.



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**PUBLIC COMMENTS**  
NONE

**CONSENT AGENDA**

Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to approve the Consent Agenda.

- a) Approval of the February 20, 2025 Council Meeting Minutes

**UNFINISHED BUSINESS**

Bill 11068, repealing Section 14-385 “Use of Electronic Communication Device While Driving Prohibited” of the Kirkwood Code of Ordinances was brought before the City Council. A discussion took place.

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 bill, having received majority approval of the Council, was adopted and became Ordinance 10891.

**NEW BUSINESS**

Bill 11069, adopting and approving the Operating and Capital Budgets for the City of Kirkwood for the Fiscal year April 1, 2025 through March 31, 2026, and appropriating such sums as are set forth herein for all departments and the accounts therein specified, for all expenditures of the City of such year, which appropriations total \$130,295,810, capital projects of \$31,022,110, appropriating the sum of \$800,300 for payment interfund loans; and reappropriating \$1,929,060 for previously approved projects that will be incomplete as of March 31, 2025 was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the Bill as read.

Motion was made by Council Member Jaksetic and seconded by Council Member Rheinnecker to amend Bill 11069 to increase Fire Department overtime by \$87,825, bringing the overtime budget to \$400,000. A discussion took place. Motion was made by Council Member Jaksetic and Council Member Rheinnecker to amend the motion to amend to increase Fire Department overtime by \$38,000, bringing the overtime budget to \$350,000. A discussion took place. The motion to amend passed with all in favor.



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Motion was made by Council Member Jaksetic and seconded by Council Member Schaefer to amend Bill 11069 to increase Police Department overtime by \$120,000, bringing the overtime budget to \$ 375,000. A discussion place. The motion to amend passed with all in favor.

Motion was made Council Member Jaksetic and seconded by Council Member Schaefer to amend Bill 11069 to eliminate the transfer of \$710,000 from the Water Department and replace with \$203,610 from the Workers' Compensation, \$91,690 from Fleet Services, and \$414,700 from General fund & Reserves. A discussion took place. The motion to pass amended bill with Mayor Gibbons, Council Members Luetzow, Rheinnecker, and Schaefer in favor. Council Members McLean and Zimmer opposed.

The amended bill received first reading approval and was held over. Council Member Jaksetic abstained.

Bill 11070, ordinance approving the budget of the Special Business District for the Fiscal Year April 1, 2025 through March 31, 2026 was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Bill as read.

The bill received first reading approval and was held over.

Bill 11071, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII, Section 14-396 "Schedule F: Speed Limit Designations" was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Rheinnecker to accept the Bill as read. A discussion took place.

The bill received first reading approval and was held over.

Resolution 9-2025, appointing Jacqueline Graves to serve as the City Attorney to the City of Kirkwood and authorizing and directing the Mayor to enter into an agreement with Lewis Rice LLC for Legal Services to be rendered for the period of April 1, 2025 through March 31, 2027 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 Rheinnecker	Absent
Council Member Schaefer	"Yes"
Council Member Zimmer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Luetzow	"Yes"
Council Member McLean	"Yes"



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Resolution 10-2025, accepting the bid of Saline Creek Grading in the amount not to exceed of \$150,597.70 (which includes a 10% contingency in the amount of \$13,690.70) for a water main relocation at 1318 West Adams and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

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”

Resolution 11-2025, accepting the single source quote of Corrective Asphalt Materials, LLC in the amount not to exceed of \$60,355.33 (which includes a 10% contingency in the amount of \$5,486.85) for the 2025 Emulsified Maltene Based Asphalt Rejuvenator Project for the Engineering Department, contingent upon budgetary approval, and authorizing and directing the Mayor to enter into a contract 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 Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

Resolution 12-2025, accepting the bid of E. Meier Contracting in the amount not to exceed of \$633,656.10 (which includes a 10% contingency in the amount of \$57,605.10) for the 2025 Concrete Slab Replacement Project for the Engineering Department, contingent upon budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Jaksetic to accept the Resolution as read. A discussion took place.



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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”

Resolution 13-2025, accepting the bid of Byrne & Jones Construction in the amount not to exceed of \$1,057,533.29 (which includes a 10% contingency in the amount of \$96,139.39) for the 2025 Asphaltic Concrete Overlays Project for the Engineering Department, contingent upon budgetary approval, and authorizing and directing the Mayor to enter into a contract 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. A discussion took place.

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”

Resolution 14-2025, amending and readopting the City of Kirkwood City Fee Schedules was brought before the City Council. 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 Rheinnecker	“No”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“No”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”



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**CONSENT AGENDA ITEMS FOR DISCUSSION**  
NONE

**CITY COUNCIL REPORTS**

Council Member Luetzow thanked City Attorney John Hessel for his years of service and also congratulated Jackie Graves as the new City Attorney.

Council Member Schaefer reported that Rotary is celebrating 100 years in Kirkwood.

Council Member Zimmer reported that Love Food recently did a survey about the best steak house in Missouri and Kirkwood's Citizen Kane's was chosen as the Best Steakhouse in Missouri.

Council Member Jaksetic thanked Fonda Fantroy for her work with the Kirkwood Historical Society and the Black History Events.

**CHIEF ADMINISTRATIVE OFFICER REPORTS**

CAO Hawes thanked City Attorney Hessel for his service.

**CITY ATTORNEY REPORTS**

City Attorney Hessel thanked the Mayor and Council for all their well wishes.

**CITY CLERK REPORTS**

Upcoming Hearings – March 20, 2025:

A request for a vacation a 25' wide right-of-way on a tract of land being part of Lot 7 of Robin Hood, recorded in Plat Book 57, Page 34, located in the City of Kirkwood, St. Louis County, Missouri

**ADJOURNMENT**

There being no further business to come before the Council, the formal meeting was adjourned at 9:24 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, March 20, 2025.

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Laurie Asche  
City Clerk