



WHERE COMMUNITY AND SPIRIT MEET®

**Amended - City Council Meeting Minutes
Kirkwood City Hall
Thursday, April 3, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, April 3, 2025, 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 Ashe, Planning & Development Director Jonathan Raiche, and City Attorney Jackie Graves.

**INTRODUCTIONS AND RECOGNITIONS
NONE**

PRESENTATIONS

Human Rights Commission Chair David Hartung presented the 2024 Human Rights Commission Annual Report.

PUBLIC HEARINGS

Public Hearing

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing regarding a request for a Zoning Code Text Amendment regarding the applicability of architectural review. Ms. Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on March 14, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on March 14, 2025, as Exhibit 2; a memo from Planning & Development Services Director Jonathan Raiche to the Planning & Zoning Commission Members dated July 19, 2023 as Exhibit 3; a memo from Planning & Development Services Jonathan Raiche to the City Council dated August 17, 2023 as Exhibit 4; the report of the Planning & Zoning Commission dated July 20, 2023, in which the Commission voted unanimously to recommend approval of the text amendment as Exhibit 5; and the Kirkwood Code of Ordinances, as Exhibit 6.

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

- Revise list of minor projects that are exempt from review by the ARB (see next slide).
- Removes ARB from review of single family projects that are required to be reviewed by the Landmarks Commission.
- Clarify language to be consistent with other code sections.
- Does not change advisory vs. binding review.
- Makes time limit for sign permit review of 21 days consistent with other section of code.

Some discussion took place as follows:

- A question was raised about the sign change and the timeframe on action taken from the Board.



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- A question was raised about the City Historic Preservation.
 - The original memos were going simultaneously with proposed changes to the Landmarks Ordinance.
- A question was raised about the exemptions listed in the proposed bill.

The bill will be placed on the April 17, 2025 agenda for first reading consideration.

Public Hearing #2

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing regarding a request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard to expand the approved sound mitigating fence. Ms. Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on March 18, 2025, as Exhibit 1; An Affidavit of Publication in the St. Louis County Legal Ledger on March 18, 2025, as Exhibit 2; An Affidavit of Publication in the Webster Kirkwood Times on March 21, 2025, as Exhibit 3; a list of property owners whom notice of the public hearing was sent as Exhibit 4; a viewer map showing the list property owners of whom notice of the public hearing was sent as Exhibit 5; the report of the Planning & Zoning Commission by vote of 3-4 failed to recommend approval as Exhibit 6; a letter from John Nations with Doster Nations Ullom & Boyle, LLC dated March 13, 2025 requesting the matter be submitted to the City Council for consideration as Exhibit 7; and the Kirkwood Code of Ordinances, as Exhibit 8.

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

- The applicant initially applied for this amendment in May of 2024.
- The request was halted at the applicant's request before the City Council held a public hearing.
- Staff received a request to reactivate the request in March of this year.
- The request is generally to raise the height of the acoustical barrier from the approved 10' height to 15' in height.
- City Council approved a 10-foot tall sound barrier on the north and south.
- Staff approved a 15-foot tall chain link fence on north and south per fence code under the interpretation that the pickleball courts are functionally similar to tennis courts and therefore should be subject to the same requirements/allowances.

Applicant John Nations addressed the Council. Some discussion took place as follows:

- Mr. Nations is requesting the addition of 5 feet of acoustical barrier between the 10-foot mark and 15-foot mark.
- A question was raised asking whether a noise test will be performed after installing the 15-foot chain link fence.
 - Yes, the City requires another noise test after installing the 15-foot chain link fence.
- Concerns were raised about the landscape plan around the pickleball courts.
- A question was raised about enclosing the east and west ends of the property with fencing.
 - There's no proposal to close the east and west ends of the property at this time.



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- James Hiltrop, 1725 Old State Road, answered any questions the Council had about the sound acoustics.

Comments from the public:

1. Julie Missey, 2131 Briargate Lane, made a presentation and comments in opposition to expand the sound mitigating fence. Concerned that the addition to the fence would adversely affect the character of the neighborhood.
2. Steve Missey, 2131 Briargate Lane, made a presentation and comments in opposition to expand the sound mitigating fence. Concerned about the possible health and safety issues due to the repetitive noise of pickleball.
3. Cathy Converse, 2125 Briargate Lane, made a presentation and comments in opposition to expand the sound mitigating fence.
4. Bill Downey, 334 Greenbriar Estates Drive, commented in favor to expand the sound mitigating fence.
5. John Bickel, 75 West Glenwood Lane, commented in favor to expand the sound mitigating fence.
6. Steve Pozerick, 1125 Vinetta Drive, commented in favor to expand the sound mitigating fence.
7. Leland McClure, 2110 Briargate Lane, commented opposed to expand the sound mitigating fence.

The Resolution will be placed on the April 17, 2025 agenda for Council consideration.

PUBLIC COMMENTS

1. Dennis Hancock, 29 Sennawood Dr. made comments about St. Louis County Proposition B.
2. John Muller, 316 Charlene Drive, made comments opposing Bill 11073.

CONSENT AGENDA

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

- a) Approval of the March 20, 2025 Council Meeting Minutes
- b) Resolution 18-2025, appointing Robert Wilson to an Alternate Position on the Board of Adjustment for a five year term to June 2030
- c) Resolution 19-2025, appointing Ron Ruzicka to the Finance Committee for a partial term to June 2026

UNFINISHED BUSINESS

Bill 11072A, adopting a revised City of Kirkwood Classification and Pay Plan was brought before the City Council.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Zimmer	“Yes”



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Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”

Motion was made by Council Member McLean and seconded by Council Member Schaefer to amend Bill11072 to strike the Kirkwood Performing Arts Center Technical Coordinator from the Pay Plan. A discussion took place. The motion to amend passed with all in favor.

The amended bill, having received majority approval of the Council, was adopted and became Ordinance 10895.

NEW BUSINESS

Bill 11073, changing the zoning from R-4, Single-Family Residential District, to B-3, Highway Business District, on a portion of the property known as 1120 Earl Avenue, being an approximately 0.18 acre site on the east side of Earl Avenue, and directing such change in the Zoning District Map was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Schaefer to accept the Bill as read.

The bill failed with all Council Members opposed.

Bill 11074, vacating 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 of the St. Louis County Records, located in the City of Kirkwood, St. Louis County, Missouri 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.

The bill received first reading approval and was held over.

Bill 11075, amending the Kirkwood Code of Ordinances, Chapter 3, Article II. “Intoxicating Liquor”, Divisions 1, 2, and 3 was brought before the City Council. Motion was made by Council Member Schaefer and seconded by Council Member McLean to accept the Bill as read. A discussion took place.

The bill received first reading approval and was held over.

Resolution 20-2025, accepting the bid of Don Brown Chevrolet in the amount of \$40,897 (pursuant to MissouriBUYS Cooperative Contract) for the purchase of a 2025 Chevy Traverse AWD with Emergency Lighting for the Building Division and authorizing and directing the Director of Procurement to issue a Purchase Order 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. A discussion took place.



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Roll Call:

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

Resolution 21-2025, accepting the bid of Don Brown Chevrolet in the amount of \$40,897 (pursuant to MissouriBUYS Cooperative Contract) for the purchase of a 2025 Chevy Traverse AWD with Emergency Lighting for the Engineering Department and authorizing and directing the Director of Procurement to issue a Purchase Order 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. A discussion took place.

Roll Call:

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

Resolution 22-2025, accepting the bid of Broadway Ford Truck Sales, Inc. in the amount of \$48,525 (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2025 Ford F150 Super Crew 4x4 for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order 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. A discussion took place.

Roll Call:

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



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Resolution 23-2025, accepting the bid of Behlmann Chrysler Dodge Jeep Ram in the amount of \$88,070 (pursuant to State of Missouri Cooperative Contract) for the purchase of two (2) 2025 Dodge Durango Pursuit AWD for the Detective Unit of the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order 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 Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”

Resolution 24-2025, accepting the bid of Behlmann Chrysler Dodge Jeep Ram in the amount of \$130,617.00 (pursuant to State of Missouri Cooperative contract) for the purchase of three (3) 2025 Dodge Durango Pursuit AWD for the Patrol Unit of the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order 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.

Roll Call:

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

Resolution 25-2025, supporting the Police Department joining the Missouri Blue Shield Program was brought before the City Council. 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 Zimmer	“Yes”
Council Member Jaksetic	“Yes”



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Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”

Resolution 26-2025, accepting the proposal of Lochmueller Group, Inc. in the not to exceed amount of \$842,953.71 for Professional Design and Bid Period Services for CRP-5502(617) Grant’s Trail Extension, Phase 2 Project, 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 Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”

Resolution 27-2025, accepting the quote with Urban SDK in the amount of \$52,735 (pursuant to GSA Cooperative Contract) for the purchase of a two year Speed Data Package and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 28-2025, accepting the bid of Contemporary Landscape (GGRK, Inc. dba Contemporary Landscape) for City of Kirkwood Property Grounds Maintenance in the amount of \$206,229.89 (which includes a 10% contingency in the amount of \$18,748.17) for the first initial one year term with the option to renew for up to four additional 12 month terms at the rates provided in the rate sheet (a copy of which is attached hereto and incorporated by reference herein), pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City



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Council. Motion was made by Council Member Luetzow and seconded by Council Member McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Schaefer reported that Kirkwood Public Library Board received a grant of \$14,999 for Literacy. Good News, the board will receive 100% of the requested funds. The bad news is the money has not been allocated yet.

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes reported that the City received an Application for Temporary Outdoor Promotional Variance from Proper Cannabis at 10855 Manchester Road for an informational booth in conjunction with Pedal the Cause for an event called Cannabis for a Cause on April 19, 2025 from 9:00 a.m. to 7:00 p.m. Motion was made by Council Member McLean and seconded by Council Member Luetzow to approve the application. A discussion took place. The application failed with Council Members Luetzow, McLean, and Rheinnecker in favor and Mayor Gibbons, Council Members Jaksetic, Schaefer, and Zimmer opposed.

Mr. Hawes reported that the City received an Application for Liquor License to sell Intoxicating Liquor by the Drink Including Sundays from Kirkwood Salt and Smoke, LLC, 110 S. Kirkwood Road. Motion was made by Council Member Schaefer and seconded by Council Member Jaksetic to approve the application. The application was unanimously approved.

CITY ATTORNEY REPORTS

NONE

CITY CLERK REPORTS

City Clerk Asche provided a report from the April 2, 2025, meeting of the Planning & Zoning report. The following action was taken:

1. By a vote of 6-0, the Commission recommended approval of a Special Use Permit amendment with conditions to add an outdoor bar in the existing outdoor seating



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area for Napoli Kirkwood located at 436 N. Kirkwood Road. After discussion, the request for live outdoor music was removed from the request. A public hearing before City Council is requested on this Special Use Permit amendment. A Public Hearing will be held during the May 1, 2025 Council Meeting.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:58 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, April 17, 2025.

Laurie Asche
City Clerk