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WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on April 10, 2025, at 4:30 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinnecker, and Schaefer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Electric Director Mark Petty, Planning & Development Services Director Jonathan Raiche, Parks & Recreation Director Kyle Henke, City Attorney Jackie Graves, and Attorney John Hessel. Council Member Zimmer was absent and excused.

APPROVAL OF APRIL 3, 2025 WORK SESSION MINUTES

Motion was made by Council Member Luetzow and seconded by Council Member Rheinnecker to approve the minutes of the April 3, 2025 work session meetings. The motion was unanimously approved.

FALL AND SUMMERTIME BLOCK POWER FOR ELECTRIC

Electric Director Mark Patty discussed this topic with the Council. The City purchases Block Power at a fixed-rate power block every spring. It's always good to buy Block Power in the summertime. Mr. Patty will draft two resolutions for the April 17, 2025 Council meeting. The City has been buying block power since 2012.

Some discussion took place as follows:

- A question was raised when the time of use rate is going into effect.
 - Staff is still working on implementing the ERP system.
- A question was raised about where the energy is purchased from.
 - Prairie State Generating Company.

AQUATIC CENTER FEASIBILITY STUDY

Parks Director Kyle Henke provided the Aquatic Center study to the Council. The Aquatic Center Feasibility Study is budgeted for FY2026 at \$35,000. Navigate provided an unsolicited bid, knowing this project was on the horizon. The scope and price seem to be fair. There is no public component, limited clarity of operating costs, and a lack of schedule clarity and final deliverables. Staff can explore other consultant options, but staff wanted to be clear about the timeframe and potential additional costs for a further detailed plan. Some discussion took place as follows:

- A suggestion was made to create a steering committee and get the public involved to better understand how much citizens are willing to pay.
- Council would like to know how much the public input would cost.
- It was the consensus of the Council to include a public input portion in the RFP.
- A question was raised asking if an indoor pool was considered.
 - Staff does not recommend an indoor pool.

LITTLE MITCHELL PARK IMPROVEMENTS

Parks Director Kyle Henke provided the Aquatic Center study to the Council. Little Mitchell Park, located in the 100 block of Mitchell Avenue in Kirkwood, was originally designed in the 1970s. The city received four bids: Byrne and Jones at \$696,393.47, Vision Civil Construction at \$522,260.70, J.E. Foster at \$521,177, and AB Creative at \$459,313. A selection committee consisting of city staff and DG2 representatives reviewed the bids and recommended awarding the contract to AB Creative as the most responsible bidder. The City was awarded \$17,000 in grant money. Legislation will be drafted for the April 17, 2025 Council meeting. Some discussion took place as follows:



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- A question was raised asking why the contingency is only 8% and not 10%.
 - This is a simpler project.

FLOOR AREA RATIO (FAR) DISCUSSION

Planning & Development Services Director Jonathan Raiche provided a background on this topic. In 2008, the ordinance included FAR regulations in the same form today. In 2019, a Subcommittee was formed. The attainable housing study recommended waiving FAR regulations for additions to SF homes if they still meet the lot coverage requirements. This cannot be limited to current homeowners. Any investor could buy the home, add an add-on, and then sell the house. However, it could be possible to restrict this to homes that are at least 10 years old, so that it would prevent recently constructed homes from taking advantage of this rule.

Staff is proposing language consideration as follows:

(5) Additions to single-family homes for which the following criteria are met shall not be required to comply with the FAR requirements:

- (i) the initial occupancy permit was issued a minimum of 10 years prior to the application for the addition, and
- (ii) the proposed addition does not increase the existing lot coverage for the property.

Floor Area Ratio has a relationship to Stormwater. Lot coverage requirements will still apply and are more directly related to stormwater issues. Any case where the FAR requirement is controlling (e.g., when the FAR means the LC is less than what would be allowed) could create a situation where someone could add a house horizontally where they couldn't otherwise. This should eliminate additional stormwater effects if additions were limited to those that do not increase lot coverage (e.g., 2nd floor addition, enclosing a porch, etc.).

This proposal will be submitted to the Planning & Zoning Commission for approval; if passed, it will be sent to the Council.

It was the consensus of the Council to authorize staff to initiate proposed changes through the Planning & Zoning Commission.

INTERGOVERNMENTAL CONTRACTS DISCUSSION

CAO Hawes discussed Kirkwood's intergovernmental contracts with surrounding municipalities for Police, Fire, and Dispatching Services, which bring in yearly funds to Kirkwood. A discussion took place. This topic will be placed on a future work session agenda for further discussion.

AMENDING THE BUDGET

The council suggested amending the City budget. Now that the budget has passed, it can be amended anytime to reflect the Kirkwood Performing Arts Center changes. Legislation will be drafted for the May 1, 2025 Council meeting. A question was raised about whether insurance and workers' compensation would be adjusted due to the KPAC staffing changes. A discussion took place.



WHERE COMMUNITY AND SPIRIT MEET®

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MOTION TO CLOSE THE MEETING

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

Roll Call:

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

The meeting was closed.

MOTION TO OPEN THE MEETING

Motion was made by Council Member McLean and seconded by Council Member Jaksetic to open the meeting.

Roll Call:

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

The meeting was opened. Since no further matters were to come before the council, it was adjourned.

Laurie Asche
City Clerk