



WHERE COMMUNITY AND SPIRIT MEET*

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, September 4, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, September 4, 2025, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinacker, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning & Development Services Director Jonathan Raiche, City Planner II Amy Lowry, Director of Finance Mary Sprung, City Engineer Richard Holesinger, Assistant City Engineer Jennifer Brown, and City Attorney Jackie Graves. Council Member Schaefer was absent and excused.

PRESENTATIONS

The Greentree Festival Committee presented information regarding the 64th Greentree Festival. The theme will be "Carnival of Traditions. Some early festivities will start Saturday, September 6th with Rotary Ramble 5-10k Fun Run at 7:30 a.m. and Party in the Park at 6 p.m. The full festival will take place from Friday, September 12th through Sunday, September 14th. The parade will take place on Saturday, September 13th starting at 10:00 a.m.

PUBLIC HEARINGS

Hearing #1

Mayor Gibbons recessed the meeting for the purpose of conducting a public hearing establishing the Property Tax Rates for the City of Kirkwood. City Attorney Jackie Graves entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on August 19, 2025, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on August 19, 2025, as Exhibit 2; an Affidavit of Publication in the Webster-Kirkwood Times on August 22, 2025 as Exhibit 3; and the Kirkwood Code of Ordinances, as Exhibit 4.

Director of Finance Mary Sprung presented the matter to the Council:

- The 2025 was a reassessment year, with residential valuations increasing 19%, commercial increasing 12%, and personal property decreasing 4%.
- The proposed tax rates: Residential – 40.2¢ per \$100 assessed value; Commercial – 50.4¢; Personal Property – 72¢; Special Business District – 38.5¢. These rates would generate approximately \$509,112 (8% increase) for the City and \$30,924 (19% increase) for the Special Business District.

Some of the discussion that took place is as follows:

- Questions were raised regarding why Special Business District valuations decreased while overall commercial valuations increased. The district boundaries differ from the City's and noted values may adjust after Board of Equalization review.



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- Question was raised about the effect of senior property tax freezes. It was stated that the City had not received clarification from the County but believed revenue estimates did not yet account for senior freeze reductions.
- Discussion took place regarding potential decreases in revenue should reassessed values drop post-appeals, and confirmed adjustments could occur.

This item is under New Business for first reading consideration as item #2, Bill 11089.

Hearing #2

Mayor Gibbons recessed the meeting to conduct a public hearing establishing the Property Tax Rates for the Kirkwood Municipal Library. City Attorney Jackie Graves entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on August 19, 2025, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on August 19, 2025, as Exhibit 2; an Affidavit of Publication in the Webster-Kirkwood Times on August 22, 2025 as Exhibit 3; and the Kirkwood Code of Ordinances, as Exhibit 4.

Director of Finance Mary Sprung presented the matter to the Council:

- The residential valuations increased 19%, commercial increased 26%, and personal property decreased 4%. Proposed tax rates: Residential – 18.9¢; Commercial – 24.2¢; Personal Property – 35.5¢. These would generate approximately \$126,323 in revenue, a 4.5% increase for the Library District.
- It was noted that a portion of the library levy covers debt service scheduled to sunset around 2032–33.

Some of the discussion that took place is as follows:

- It was recalled prior discussion of the debt service component. It was confirmed that the rate will remain in place until the bond obligations are retired.

This item is under New Business for first reading consideration as item #3, Bill 11090.

Hearing #3

Mayor Gibbons recessed the meeting for a request for a B-2 Mixed-Use Development Plan at 300 N. Kirkwood Road. City Attorney Jackie Graves entered the following exhibits into the record: An Affidavit of Publication in the Countian on August 15, 2025, as Exhibit 1; An Affidavit of Publication in the Webster Kirkwood Times on August 15, 2025, as Exhibit 2; a list of properties that were notified of the hearing as Exhibit 3; an aerial view map showing the subject property, as Exhibit 4; the report of the Planning & Zoning Commission Sub-Committee dated August 6, 2025, as Exhibit 5; The report of the Planning & Zoning Commission meeting dated August 7, 2025, as Exhibit 6; and the Kirkwood Code of Ordinances, as Exhibit 7.



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City Planner II Amy Lowery presented the matter to the council (more details may be found in the Planning & Zoning Commission Sub-Committee Report):

- The existing site is approximately 1.44 acres and is currently vacant.
- The proposed plan for this site includes construction of a 4-story, 81,896 square-foot, mixed-use building with 4829 square feet of commercial space on the first floor along Kirkwood Road and 60 residential units on the top three floors.
- There will be structured and uncovered parking in the rear of the first floor.
- The proposed plan includes one vehicular traffic access point on Adams Avenue with cross access to the Commerce Bank site to the north and to Washington Avenue.
- The proposed structure has a maximum building height of 55.83 feet from the average finish grade to the highest point of the parapet wall for the flat roof in the southwest corner of the building.
- The proposed structure is located 16.9 feet to 20.06 feet from the property line along Kirkwood Road, and 7.69 feet to 14.69 feet from the property line along Adams Avenue. The required structure setback from the eastern property line is 50% of the proposed building height (55.83 feet), or not more than 27.92 feet in this case; the proposed structure is set back a minimum 40.45 feet. There is no required structure setback from the northern property line; the proposed structure is set back a minimum 10.75 feet.
- Access to the enclosed and surface ground-level parking on the site is from a 22-foot wide drive aisle from Adams Avenue on the southeast side of the site with cross access to the Commerce Bank site to the north and on to Washington Avenue.
- Along Kirkwood Road, there is an 8-foot wide sidewalk on-site with an 8-foot wide tree-lawn in the right of way to match the treatment on the property to the north. Due to underground and overhead utility conflicts, and to St. Louis County's prohibition of trees in its controlled right-of-way, a 6-foot wide sidewalk shifts adjacent to the curb along Adams Avenue so that the required landscaping is still provided between the sidewalk and the building in a tree lawn of varying widths from about 7 to 15 feet. A 10-foot wide sidewalk is provided along the north side of the building. On the east of the property, the applicant is proposing a modification to continue the same 5-foot wide sidewalk approved by City Council for the Commerce Bank site to allow continuous mid-block access from Adams Avenue to Washington Avenue.
- A cross-access easement for both vehicular and pedestrian access along the proposed eastern drive and the buffer area has been executed and recorded to accommodate the requested sidewalk and to provide access across the site and toward Washington Avenue.
- The proposal includes a combination of surface and structured parking at ground level of the building with three open access points. There will be 111 parking stalls provided on the site. The parking regulations require 90 parking stalls for the residential portion of the development (1.5 spaces per dwelling unit). For the commercial space, 21 parking stalls are proposed.
- The applicant is requesting modification of the buffer landscaping in Section 25-60 along the eastern property line where 1 deciduous tree every 50 feet, 1



evergreen tree every 25 feet, and 1 shrub every 10 feet would have been required (see modification request section below). With the exception of this request, the remaining landscape requirements of Section 25-59 are exceeded.

- The applicant is requesting a site plan modification in accordance with Zoning Code Section 25-19(g) for the required Type C buffering standard under Section 25-60(b)(3) that would require 10 feet of landscaping and a sound mitigating/sight-proof fence on the eastern property line. The treatment in this area would instead be similar to what was requested by neighboring property owners and approved by City Council on the Commerce Bank site to the north: a 5-foot wide public pedestrian walkway to provide an alternative pedestrian path between Washington Avenue and Adams Avenue and an 8-foot high, black vinyl-coated chain link fence on the property line with decorative gravel between the fence and the sidewalk.
- The Planning & Zoning Commission Subcommittee recommends that this application be approved with the following conditions:
 - A final site plan shall be submitted for review within 12 months of approval of this Development Plan by the City Council and said plan shall be consistent with the Development Plan documents referenced in the Documents Submitted portion of this report.
 - Based on the desire of the City to continue the same treatment approved by City Council for the Commerce Bank site that provides better pedestrian access, the modification to the required Type C buffer in Section 25-60(b)(3) shall be approved to provide a 5-foot wide sidewalk and an 8-foot high, black vinyl-coated chain link fence on the eastern property line with decorative gravel between the fence and the sidewalk. The applicant will try to repair and preserve the limestone wall beneath the fence.
 - The Landscape Plan shall be revised to that the tree well in the southwest of the site shall be at least 7 feet by 5 feet.
 - The Photometric Plan shall be revised so that the average illumination for the non-public sidewalk pedestrian routes shall be a minimum of 2 footcandles.
 - The existing driveway entrance shall be removed and a new entrance into the development shall be constructed as directed by St. Louis County and the City, and the new entrance shall be constructed per St. Louis County specifications.

Applicant George Stock (Stock & Associates) and developer representative Matt Siegel (TriStar Properties) addressed the Council. Some of the discussion that took place is as follows:

- Question was raised regarding if a cross-access with Commerce Bank and adequate parking ratios. Cross-access parking agreements with Commerce Bank exist for circulation but not shared parking.
- Question was raised regarding if the Adams Avenue access would be one-way. It was clarified it would be a two-way 22-foot drive aisle. Traffic management was compared to The James project.



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- Question was raised regarding how this plan differed from the prior proposal. It was noted the previous plan had more commercial space and a pool, whereas this plan is smaller and L-shaped.
- Significant discussion centered on architecture and the Adams Avenue frontage. Concern was raised regarding the exposed parking garage, urging design changes to avoid a blank façade facing a historic church. Suggestions included townhouse or brownstone-style direct-entry units with stoops to soften the street edge. The applicant expressed willingness to explore such features, calling them a potential 'wow factor' for the site.
- Concerns were raised about retail mix and parking adequacy. It was cautioned that restaurants would strain parking supply. The applicant reiterated plans for service-based tenants (boutiques, salons, offices) rather than restaurants, consistent with available parking.
- Discussion also addressed stormwater BMPs (porous pavement, downstream defenders), landscaping with historic wall preservation, and the clubhouse amenity on the corner. Reservations were expressed about dedicating the prime corner to a private clubhouse rather than commercial use, urging reconsideration. The applicant responded that the clubhouse would be attractively landscaped and open for community-style gatherings.
- The need for substantial architectural refinement before final site plan approval was encouraged, requesting the applicant to return with revisions that better reflect Kirkwood's character and address Adams Avenue concerns.

Comments from the Public:

1. Fonda Fontroy Richards, 123 E. Monroe Ave., concerned about increased traffic on Washington. Stated opposition to the proposal.
2. Victoria Bader, 323 Greenleaf Drive, stated opposition to the proposal.
3. Carrie Paske, SBD Executive Director, spoke on behalf the Downtown Special Business District. The Downtown Special Business District welcomes vibrant development, but in the appropriate way. Concerned about the aesthetic appeal on Adams Road.
4. Phil Hutchison, 131 E. Adams Ave., concerned with increased density and traffic. Would like to see condos instead of rental. Stated opposition to the proposal.
5. Cindy Coombs, 354 Rieth Terrace, requested the Council to retain the special aesthetic appeal and vibe of Kirkwood.

The Resolution will be placed on the October 2, 2025 agenda for consideration.

PUBLIC COMMENTS

1. Matthew Willenbrink, 630 S. Fillmore Ave., spoke in regards to Resolution 74-2025 and expressed concerns regarding the proposal.
2. Elizabeth Heurmann, 752 Dougherty Place, with Kirkwood for Everyone, invited everyone to attend an open house regarding public land trust on Saturday, September 23, 2025 at 7:00 p.m. at the Kirkwood United Methodist Church.



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3. Jeff Wickenhauser, 516 W. Jewel Ave., stated concerns with the parking restrictions on West Jewel.
4. Eric Johnson, 512 W. Jewel Ave., stated concerns with the parking restrictions on West Jewel.
5. Alex Vournas, 553 W. Jewel Ave., stated concerns with the parking restrictions on West Jewel.
6. Jen Bartin, 515 W. Jewel Ave., stated concerns with the parking restrictions on West Jewel.
7. Fonda Fontroy Richards, 123 E. Monroe Ave., stated opposition to Resolution 74-2025.
8. Richard Schnore, 700 W. Jewel Ave., stated concerns with the parking restrictions on West Jewel.
9. Linda Tackes, 520 W. Jewel Ave., stated concerns with the parking restrictions on West Jewel.

CONSENT AGENDA

Motion was made by Council Member Zimmer and seconded by Council Member McLean to approve the Consent Agenda. Item (b) was removed from the Consent Agenda and placed at the end of the regular agenda for discussion. The Consent Agenda with item (b) removed was unanimously approved.

- a) Approval of the August 21, 2025 Council Meeting Minutes
- b) Resolution 81-2025, appointing and reappointing members to the Downtown Special Business District Advisory Commission **(removed and placed at the end of the agenda)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

Bill 11088, amending the Kirkwood Code of Ordinances, Chapter 6, Article II "Downtown Special Business District", Section 6-38 "Duties of the Advisory Commission", Subsection (e) was brought before the City Council. Motion was made by Council Member Zimmer 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.

Bill 11089, fixing and establishing the rate of taxation to be levied upon all real estate and certain tangible personal property in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2025, for the maintenance of the Kirkwood Public Parks; for the Police and Firemen's Pension Fund; for general government services and for businesses in the Special Business District was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member McLean to accept the Bill as read.



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The bill received first reading approval and was held over.

Bill 11090, fixing and establishing the rate of taxation to be levied upon all real estate and certain tangible personal property in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2025, for the operation and maintenance of the Municipal Library District of Kirkwood 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. A discussion took place.

The bill received first reading approval and was held over.

Bill 11091, vacating 62.50' of a 70' wide easement that exists on a tract of land located in part of Lot 9 of Rosewood as described in Book 3216, Page 484 and being recorded in Plat Book 60, Page 8, of the St. Louis County records, located in the City of Kirkwood, St. Louis County, Missouri, and more particularly described on exhibits A and B was brought before the City Council. Motion was made by Council Member Zimmer 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 74-2025, accepting the single source proposal of FYBR, LLC for the provision of Park Kirkwood Parking Sensors and Installation in the amount of \$102,590 for an initial term of 12 months, with the option to renew for up to four additional 12 month terms, contingent upon budgetary approval, and authorizing and directing the Mayor to enter into a contract (**Continued from August 7, 2025**) was brought before the City Council. Motion was made by Council Member McLean and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	"No"
Council Member Rheinnecker	"No"
Council Member Schaefer	Absent
Council Member Jaksetic	"No"
Council Member Zimmer	"No"
Council Member Luetzow	"No"
Council Member McLean	"No"

Resolution 82-2025, adopting a City of Kirkwood Grant Administration Policy 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	Absent
Council Member Jaksetic	“Yes”
Council Member Zimmer	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

Resolution 83-2025, accepting the bid of America’s Parking ReMarking in the amount not to exceed of \$76,318.55 (which includes a 10% contingency in the amount of \$6,938.05) for 2025 High Build Acrylic Waterborne Pavement Markings for the Engineering Department 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 McLean to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 84-2025, accepting the bid of PLM, LLC in the amount not to exceed of \$126,619.90 (which includes a 10% contingency in the amount of \$11,510.90) for 2025 Concrete Pavement Joint and Crack Sealing Project for the Engineering Department and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Rheinnecker and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

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



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CONSENT AGENDA ITEMS FOR DISCUSSION

Resolution 81-2025, appointing and reappointing members to the Downtown Special Business District Advisory Commission was brought before the City Council. Mayor Gibbons recused herself due to a conflict of interest. Deputy Mayor Zimmer took over presiding over the meeting.

Motion was made by Council Member Rheinnecker and seconded by Council Member Jaksetic to accept the Resolution as read.

Roll Call:

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

Mayor Gibbons rejoined the meeting.

CITY COUNCIL REPORTS

Mayor Gibbons reported that Deputy City Clerk Bridget Waters has accepted the City Clerk position with the City of Bridgeton and that Friday, September 5th will be her last day with Kirkwood. The Mayor expressed gratitude for Bridget’s service over the past 2 ½ years with the City of Kirkwood.

CHIEF ADMINISTRATIVE OFFICER REPORTS

Mr. Hawes had nothing to report.

CITY ATTORNEY REPORTS

Ms. Graves had nothing to report.

CITY CLERK REPORTS

Ms. Asche read the report of the September 3, 2025 Planning & Zoning Commission. The following action was taken:

1. Consideration of an application for a Major Telecommunications Facility for the AT&T building at 115 W. Adams Avenue was continued to the September 17 meeting.
2. Consideration of applications for a Major Site Plan for a new parking lot and a Special Use Permit for outdoor storage for Murphy Company at 444 E. Elliott Avenue was continued to the September 17 meeting.
3. After a presentation by Staff on applications for a Major Site Plan for a new coffee restaurant and a Special Use Permit for a drive-through for Dutch Brothers at 10300 Manchester Rd (Greentree Center), Commissioners Arnold, Evens, and Salzer-Lutz were appointed to a subcommittee for further review. The subcommittee will meet on the property on Tuesday, September 9 at 8:00 am.



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ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 9:01 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, September 18, 2025.

Laurie Asche
City Clerk