



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on September 4, 2025, at 5:00 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present were: Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinneck, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Director of Finance Mary Sprung, Planning & Development Services Director Jonathan Raiche, Public Services Director Chris Krueger, City Engineer Richard Holesinger, Assistant City Engineer Jennifer Brown, Director of Electric Mark Petty, and City Attorney Jackie Graves. Council Member Schaefer participated via the phone.

APPROVAL OF AUGUST 21, 2025 WORK SESSION MINUTES

Motion was made by Council Member Zimmer and seconded by Council Member McLean to approve the minutes of the August 21, 2025 work session meeting. The minutes were unanimously approved.

STORM WATER CODE CHANGES CONTINUED DISCUSSION

Council resumed discussion of proposed stormwater code and manual updates, focusing on homeowner impacts, BMP (Best Management Practices) performance, inspection/enforcement mechanisms, and alignment with regional practices.

Key Discussion Points & Direction:

- **BMP Overflows to MSD Storm Sewer:** Where a Metropolitan St. Louis Sewer District (MSD) public storm sewer is present on or in front of a subject property, official stormwater BMPs required by the City must overflow/tie directly to the storm sewer (subject to MSD allowance). This requirement does not apply to simple downspout extensions that bypass BMPs.
- **BMP Deposit Forfeiture & Final Inspections:** If the applicant fails to request the final BMP inspection within one (1) year of the last BMP inspection, the City may forfeit the \$1,000 stormwater deposit. Staff noted several projects with prolonged open permits lacking a final BMP inspection.
- **Recurring BMP Maintenance Inspections:** Staff intends to codify recurring inspections: at one (1) year post-installation, and every three (3) years thereafter (e.g., years 1, 3, 6, etc.). Enforcement would begin with a corrective letter and compliance window (e.g., 30–90 days), followed by citation if unresolved.
- **Enforcement & Remediation Tools:** Discussion covered whether the City could self-perform corrective work and assess costs (similar to grass/weeds nuisance abatement). City Attorney noted nuisance authority is clear for certain conditions; broader application to BMP failures may require case-by-case analysis and/or reliance on recorded maintenance agreements.
- **Impervious Coverage Threshold:** Revise manual to require mitigation for sites exceeding 25% impervious cover; eliminate the allowance for existing higher-impervious sites to 'match' prior percentages on future work. This closes a potential loophole created by adding/removing flatwork around survey timing.
- **Basement/ Groundwater Depth Method:** Ordinance to limit new home basements or extensions to no deeper than existing basement elevation; manual to offer two



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compliance methods: use the City’s groundwater depth map or provide an ASTM groundwater test by a geotechnical professional to justify deeper basements.

- Finished Floor Elevation (Informational Best Practice): Manual will reiterate IRC drainage standards (e.g., finish floor above adjacent grade with positive drainage away from foundation) to reduce runoff to neighboring lots—without altering the separate basement-depth limit.
- Tree Credit, Maintenance & Replacement: Trees used for stormwater mitigation will be listed in recorded maintenance agreements and City GIS. If such trees die or are removed, they must be replaced with trees of equivalent mitigation value (e.g., two 2-inch caliper trees per loss, per staff’s example). Council emphasized preference for medium/large canopy species; staff referenced existing tree-canopy mitigation rules that scale canopy credits by species and mature size.
- BMP Spacing: Replace the fixed 30-ft minimum separation between BMPs with a performance-based spacing using ‘zone of influence’ calculations plus a 10-ft separation between zones. Given typical BMP depths of ~3–4 ft, this change generally reduces required spacing and provides relief on narrow lots. BMPs must still be at least 10 ft from property lines (each side).
- Catastrophic-Loss Rebuilds (Council Direction): In response to concerns about burden on homeowners after total loss events requiring demolition (e.g., fire, explosion), Council asked staff to draft an option permitting consideration of relief (e.g., ability to rebuild on the same footprint or alternative compliance), while still addressing stormwater impacts through appropriate BMPs. Wording to avoid an overly broad “catastrophic event” definition was encouraged.
- Public Hearing & Next Steps: Council consensus to hold a public hearing before first reading of the ordinance. Earliest feasible date discussed: October 2, 2025, to meet legal notice timelines.

MOTION TO CLOSE THE MEETING

Motion was made by Council Member Zimmer and seconded by Council Member Rheinacker to close the meeting pursuant to RSMo Chapter 610.021 (1- Legal, 2 – Real Estate, & 12 – Contract Negotiations).

Roll Call:

Mayor Gibbons	“Yes”
Council Member Rheinacker	“Yes”
Council Member Schaefer	*Participated via the phone
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”

The meeting was closed.



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MOTION TO OPEN THE MEETING

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

Roll Call:

Mayor Gibbons	"Yes"
Council Member Rheinnecker	"Yes"
Council Member Schaefer	*Participated via the phone
Council Member Zimmer	"Yes"
Council Member Jaksetic	"Yes"
Council Member Luetzow	"Yes"
Council Member McLean	"Yes"

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

Laurie Asche
City Clerk