



WHERE COMMUNITY AND SPIRIT MEET®

**City Council Meeting Minutes - AMENDED
Kirkwood City Hall
Thursday, November 20, 2025 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, November 20, 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 Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning & Development Services Director Jonathan Raiche, City Planner II Amy Lowry, and City Attorney Jackie Graves.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

NONE

PUBLIC COMMENTS

1. Linda and Chuck Stanton, 413 Meyer Avenue, spoke in regards to stormwater runoff and requested that consideration be made on new home builds.
2. Jed Ellerbrook, 410 West Jefferson, spoke in regards to stormwater and asked for restrictions to protect homeowners and neighborhoods.
3. Tina Hoester, 713 Cheviot Court, spoke in regards to the lack of transparency pertaining to new and future developments.
4. Kathleen Geist-Esken, no address provided, spoke in regards to mosquitos resulting from the water collection along the railroad tracks.

CONSENT AGENDA

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to approve the Consent Agenda. The Consent Agenda was approved.

- a) Approval of the November 6, 2025 Council Meeting Minutes

UNFINISHED BUSINESS

Bill 11095, granting approval of a Major Site Plan for a parking lot and a Special Use Permit for outdoor storage at the property known as 444 E. Elliott Avenue, subject to certain conditions, was brought before the City Council.

Motion was made by Mayor Gibbons and seconded by Council Member Luetzow to amend the proposed Ordinance in Section 1 to add a new condition #16 condition to read as follows: If a vinyl-slatted chain link fence is utilized for the required screening of the



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outdoor storage area, said slats shall be colored midnight grey. The motion was unanimously approved. A discussion took place.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10915.

Bill 11096, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision, related to No-Impact, Home-Based Business Regulations in Section 25-45(k) and other related sections was brought before the City Council.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10916.

Bill 11097, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision, by changing the regulation of Ground Story Residential for Mixed-Use Developments in the B-2 Central Business District was brought before the City Council. A discussion took place.

Roll Call:

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



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Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10917.

NEW BUSINESS

Resolution 99-2025, approving the Development Plan for a mixed-use project in the B-2 Zoning District located on the property known as 300 North Kirkwood Road subject to certain conditions, 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.

Motion was made by Council Member Luetzow and seconded by Council Member Schaefer to amend the Resolution to add a new condition #23 that states: on the landscape plan submitted with the final site plan, the proposed Columnar Tuliptrees shall be replaced with Zelkova. Consideration should specifically be given to the Musashino cultivar. A discussion took place. The motion was unanimously approved.

Roll Call:

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

Resolution 100-2025, accepting the Parking Permit Fees for the Downtown Special Business District in accordance with Section 14-334(2) of the Kirkwood Municipal Code of Ordinances for 2026 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 Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”



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Resolution 101-2025, accepting the Blue Shield Grant from the Missouri Department of Public Safety in the amount of \$50,000 for the Police Department 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 Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”

Resolution 102-2025, adopting the Safe Routes to School Plan and Southeast Kirkwood Connectivity Study as addendum to the Vision Zero Kirkwood Action Plan for the City of Kirkwood 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 Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”

Resolution 103-2025, amending the contract with Archimages for Professional Design Services for the new Public Works Facility by increasing the amount by \$526,614 (which includes a 10% design contingency in the amount of \$47,874) for a new not to exceed amount of \$862,894, and authorizing and directing the Mayor to enter into an amended contract 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 Jaksetic	“Yes”



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

Resolution 104-2025, amending the contract with Navigate Building Solutions for Owner's Representative Services for the Public Works Renovation Project by increasing the amount by \$90,000 for a new not to exceed amount of \$421,000, and authorizing and directing the Mayor to enter into an amended contract 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 Jaksetic	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”

Resolution 105-2025, accepting the single source proposal of Sunbelt Solomon in the amount of \$28,000 for the repair of one 1,000 KVA pad mount transformer for the Electric 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 Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 106-2025, authorizing and directing the Mayor to enter into an agreement for Police, Emergency Medical Service (EMS), and Fire Dispatching Services with the City of Glendale for a term beginning January 1, 2026 through December 31, 2028 was brought before the City Council. Motion was made by Council Member



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Luetzow and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Jaksetic	“No”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“No”
Council Member Zimmer	“Yes”

Resolution 107-2025, authorizing and directing the Mayor to enter into an Intergovernmental Shared Administration Agreement for Fire Department Management with the City of Glendale for a term beginning January 1, 2026 through December 31, 2028 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 Jaksetic	“No”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“No”
Council Member Zimmer	“Yes”

Resolution 108-2025, amending and readopting the City of Kirkwood City Fee Schedules pertaining to the Fire Department 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.

Roll Call:

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



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CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Jaksetic reported that she has received positive comments about the new Special Business District Executive Director Carrie Paske.

Council Member Luetzow reported that the Kirkwood Arts Commission had its opening of the Winter Art Exhibit on the night of Wednesday, November 13, and there is a new exhibit hanging over the KPAC Lobby Galleries.

Council Member Schaefer reported the following:

- That the Library Board has expressed concern and has created a reserve for the senior tax freeze,
- An extension of thanks from the Fire Department to EMS for their timely response to an incident,
- That concerns regarding no flag pole at the Library have been received and the Library Board has reported that a flag pole will be installed in the spring,
- That a 100th Anniversary tree will be planted for the Library,
- And that damaged sidewalk in front of the Library has been repaired.

Mayor Gibbons reported that an interactive sculpture commemorating the 100th Anniversary of Route 66 will be installed by the 1st of January with an estimated installation at the beginning of December. There will be a ribbon cutting/unveiling ceremony.

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 November 19, 2025 Planning & Zoning Commission. The following action took place:

1. By a vote of 8-0, the Commission recommended approval of 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). A public hearing will be scheduled for December 18, 2025.



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ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 8:27 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, December 4, 2025.

Laurie Asche
City Clerk