



**Agenda**  
**Kirkwood City Council**  
**City Hall, Council Chambers**  
**139 South Kirkwood Road**  
**Kirkwood, MO 63122**  
**Thursday, February 19, 2026, 7:00 p.m.**  
***Posted on February 13, 2026 at 9:15 a.m.***

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. INTRODUCTIONS AND RECOGNITIONS - NONE**

**IV. PRESENTATIONS**

1. Human Rights Commission Annual Report

**V. PUBLIC HEARINGS**

1. City of Kirkwood Budget for Fiscal Year 2026/2027
2. Downtown Special Business District Budget for Fiscal Year 2026/2027

**VI. PUBLIC COMMENTS – 3 MINUTE LIMIT PER PERSON**

The Public Comments portion of the meeting is an opportunity for the City Council to listen to comments from citizens. It is not a question and answer session and the City Council will not respond to comments or answer questions during this period. The Mayor may refer any matter brought up to the City Council to the Interim Chief Administrative Officer or City Clerk if action is needed.

**VII. CONSENT AGENDA**

All items within the Consent Agenda will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council. The expenditures listed in the consent agenda are items already approved in the current city budget.

- a) Approval of February 5, 2026 Council Meeting Minutes
- b) Resolution 9-2026, appointing Melissa Sandbothe Sylvia to the Library Board for a partial term to June 2027

**VIII. UNFINISHED BUSINESS**

1. Bill 11119, appropriating \$73,200 from the Equitable Sharing Fund Balance to the Police Department Machinery and Equipment Account, accepting the single source quote of TI Training in the amount of \$73,200 for the purchase of a TI Training Simulator for the Police Department, and authorizing and directing the Director of Procurement to issue a Purchase Order

**IX. NEW BUSINESS**

1. Resolution 8-2026, determining the intent of the City of Kirkwood, Missouri, to reimburse itself for, or to pay for, certain capital expenditures with the proceeds of



Certificates of Participation; and approving a Municipal Advisor Agreement with WM Financial Strategies, and a proposal for Special Tax and Disclosure Counsel Services with Gilmore & Bell, P.C., in connection with the delivery of the City's Certificates of Participation (City of Kirkwood, Missouri, Lessee), Series 2026  
**(Continued from February 5, 2026)**

2. Resolution 10-2026, accepting the proposal of Landmark Aquatic at the rates provided in the memo (a copy of which is attached hereto and incorporated by reference herein) for Kirkwood Aquatic Center Maintenance and Repair Services, on an as needed basis, 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
3. Resolution 11-2026, accepting the bid of Behlmann Chrysler Dodge Jeep Ram in the amount of \$45,187 (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2026 Dodge Durango Patrol Vehicle for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order
4. Resolution 12-2026, accepting the bid of Schulte Supply in the amount not to exceed of \$51,062 (which includes a 10% contingency in the amount of \$4,642) for the purchase and installation of a 16" EZ Valve at the Park #1 Pump Station for the Water Department and authorizing and directing the Mayor to enter into a contract
5. Resolution 13-2026, granting the property owner of 345 Way Avenue, Kirkwood, Missouri, authorization for an encroachment 2.5 feet into the public right-of-way along North Van Buren, for the reconstruction of an existing stone tiered garden wall

**X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)**

**XI. CITY COUNCIL REPORTS**

**XII. INTERIM CHIEF ADMINISTRATIVE OFFICER REPORTS**

**XIII. CITY ATTORNEY REPORTS**

**XIV. CITY CLERK REPORTS**

1. Report of the Planning & Zoning Commission Meeting (if any)
2. Upcoming Public Hearings:  
March 5, 2026

A request for a Special Use Permit for Outdoor Use (meat smoker) and for Outdoor Dining for Lona's Little Eats restaurant in the B-1 Zoning District at 612 West Woodbine Avenue.

**XV. MEETING ADJOURNMENT**

The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on Thursday, March 5, 2026.**



**CONTINUED ITEMS**

NONE

**TABLED ITEMS**

NONE

**Kirkwood City Council:** Mayor Liz Gibbons, Council Members Gina Jaksetic, Nancy Luetzow, Mark McLean, Al Rheinacker, Paul Schaefer, and Mark Zimmer

**Contact Information:** For full City Council contact information visit [www.kirkwoodmo.org/council](http://www.kirkwoodmo.org/council). To contact the City Clerk call 314-822-5802. To contact the Interim Chief Administrative Officer call 314-822-5801.

**Accommodation:** The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

# **PUBLIC HEARING #1**

**City of Kirkwood Budget for Fiscal Year  
2026/2027**

**Director of Finance Mary Sprung will present  
the matter.**

## **EXHIBIT 1**

Affidavit of Publication showing that the ad  
was placed in the St. Louis Countian on  
February 4, 2026.



# AFFIDAVIT OF PUBLICATION

## NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF KIRKWOOD, MISSOURI

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 South Kirkwood Road, Missouri, at the hour of 7:00 p.m. on Thursday evening, February 19, 2026, to consider the proposed 2026/2027 Operating Budgets and Capital Programs for the City of Kirkwood. The proposed budgets are subject to change pending action of the City Council.

### Summary of Proposed Operating and Capital Budgets – Fiscal Year 2026/2027

<b>Revenues and other financing sources:</b>	
General Fund	38,392,175
Electric Fund	38,069,500
Water Fund	13,086,000
Sanitation Fund	4,639,910
Sewer Lateral Fund	336,385
Equitable Sharing	-
Capital Improvement Fund	17,010,905
Park/Recreation Capital Improvement Fund	8,797,320
Fleet Services	1,625,100
Worker's Compensation Fund	1,765,000
Medical Self Insurance	4,395,000
Police & Fire Pension Fund	1,823,360
	<hr/>
<b>Total revenues and other financing sources</b>	<b>\$ 129,940,655</b>

<b>Expenditures:</b>	
General Fund	38,392,175
Electric Fund	36,502,590
Water Fund	11,882,705
Sanitation Fund	4,639,910
Sewer Lateral Fund	336,385
Equitable Sharing	-
Capital Improvement Fund	17,010,905
Park/Recreation Capital Improvement Fund	8,797,320
Fleet Services	1,532,930
Worker's Compensation Fund	1,504,015
Medical Self Insurance	4,138,160
Police & Fire Pension Fund	1,823,360
	<hr/>
<b>Total expenditures and other financing uses</b>	<b>\$ 126,560,455</b>

Copies of the Operating and Capital Program budgets are available for public inspection at the City Clerk's Office in City Hall between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and online at [www.kirkwoodmo.org/government/departments/finance](http://www.kirkwoodmo.org/government/departments/finance)

Laurie Asche  
City Clerk  
St. Louis, MO, January, 2026

## **EXHIBIT 2**

Affidavit of Publication showing that the ad was placed in the Legal Ledger on February 4, 2026.

St. Louis County

# Legal Ledger

## AFFIDAVIT OF PUBLICATION

State of Missouri

ss

County of St. Louis

SEE ATTACHED

Before the undersigned, a Notary Public of Jackson County, Missouri, duly commissioned, qualified and authorized by law to administer oaths, personally appeared

**Shannon Grindinger**

Publisher of the St. Louis County *Legal Ledger*, a daily newspaper of general circulation published in the County of St. Louis, Missouri, that he is authorized to make this affidavit and sworn statement; that the notice of

### Notice of Public Hearing

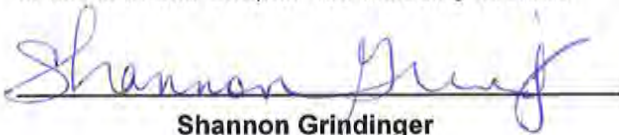
a true copy of which is attached hereto, was published in the St. Louis County *Legal Ledger*, on the following dates:

**February 4, 2026**

in volume **18**

and numbered **125**

and that the said newspaper in which such notice, was published was, at the time of each and every such publication, a newspaper meeting the requirements and qualifications of Chapter 443, Revised Statutes of Missouri and Chapter 493 including 493.050



**Shannon Grindinger**

Sworn to and subscribed

before me this

**February 04, 2026**



**Kirstin Renae Rehms**

Notary Public—Jackson County, State of Missouri  
My Commission expires December 3, 2028  
Commission No. 24980339



# AFFIDAVIT OF PUBLICATION

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Total expenditures and other financing uses \$ 126,560,455

Copies of the Operating and Capital Program budgets are available for public inspection at the City Clerk's Office in City Hall between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and online at [www.kirkwoodmo.org/government/departments/finance](http://www.kirkwoodmo.org/government/departments/finance)

Laurie Asche  
City Clerk  
St. Louis, MO, January, 2026

## **EXHIBIT 3**


Affidavit of Publication showing that the ad was placed in the Webster/Kirkwood Times on February 6, 2026.


## AFFIDAVIT OF PUBLICATION

Date: 2/5/2026

City of Kirkwood  
 139 S. Kirkwood Rd.  
 Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times February 6, 2026 edition.

  
 Authorized Agent, Randy Drilingas  
 Webster-Kirkwood Times



**NOTICE OF PUBLIC HEARING**  
 before the City Council  
 of Kirkwood, MO

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Laurie Asche  
 City Clerk  
 St. Louis, MO, January, 2026

# **EXHIBIT 4**

Kirkwood Code of Ordinances.

BILL  
ORDINANCE

AN ORDINANCE ADOPTING AND APPROVING THE OPERATING AND CAPITAL BUDGETS FOR THE CITY OF KIRKWOOD FOR THE FISCAL YEAR APRIL 1, 2026 THROUGH MARCH 31, 2027, AND APPROPRIATING SUCH SUMS AS ARE SET FORTH HEREIN FOR ALL DEPARTMENTS AND THE ACCOUNTS THEREIN SPECIFIED, FOR ALL EXPENDITURES OF THE CITY OF SUCH YEAR, WHICH APPROPRIATIONS TOTAL \$126,526,405, CAPITAL PROJECTS OF \$26,199,045, APPROPRIATING THE SUM OF \$782,350 FOR PAYMENT INTERFUND LOANS; AND REAPPROPRIATING \$1,363,235 FOR PREVIOUSLY APPROVED PROJECTS THAT WILL BE INCOMPLETE AS OF MARCH 31, 2026.

WHEREAS, the Chief Administrative Officer has made a determination that the anticipated income/reserves of the City available for appropriation shall be in the sum of \$129,837,705, and

WHEREAS, the Citizen's Finance Committee has made an investigation of the financial needs of the City and the various departments thereof and has consulted with the Chief Administrative Officer and department heads and, after such deliberations, made recommendations to the Council, and

WHEREAS, the Council did on the 19th day of February 2026, hold a public hearing with respect to the proposed 2026/2027 budget after duly advertising and giving proper notice of such hearing, and

WHEREAS, funds will be expended in the amount of \$782,350. \$201,100 from the general fund for the payment of principal and interest on interfund loan for the performing arts center, and \$581,250 from the electric fund for the payment of principal and interest on interfund loan for the new public works facility, and

WHEREAS, in 2012 a lease was entered into in the amount of \$3,520,000 for construction of the water distribution system with Missouri American Water Company and the operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2014 a lease was entered into in the amount of \$3,605,000 for the water automatic meter reading project. The operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2017 a lease was entered into in the amount of \$23,515,000 for the Performing Arts Center and improvements to facilities in Kirkwood Park. The operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2018 a lease was entered into in the amount of \$2,631,273 for the water Swan Avenue pump station project. The operating budget includes funds to pay lease rental

payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2019 a lease was entered into in the amount of \$3,335,000 for construction of a water tower and water main replacement and the operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2022 a lease was entered into in the amount of \$17,290,000 for acquisition, construction, and installation certain improvements to the City's Electric System and acquisition and installation of equipment on various public safety vehicles and equipment. The operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2024 a lease Series 2024A was entered into in the amount of \$18,345,000 for the acquisition of a fire truck, improvements to recreational facilities, and improvements to the City's water system. The operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, in 2024 a lease Series 2024B, was entered into in the amount of \$5,730,000 for financing a portion of cost of acquiring a building for use as a future public works building. The operating budget includes funds to pay lease rental payments due in the forthcoming renewal term, thereby authorizing the renewal of such lease for an additional one-year term, and

WHEREAS, certain funds as set forth in the exhibits attached herein, were previously appropriated for projects that will be incomplete as of March 31, 2026, and

WHEREAS, it is necessary to reappropriate \$1,363,235 in order to complete these projects.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

Section 1. That the budget attached hereto and by reference made a part hereof is hereby adopted for the fiscal year commencing April 1, 2026 through March 31, 2027.

Section 2. That the expenditures for all departments as set forth in the budget herein approved are hereby appropriated for the departments and accounts as therein indicated which appropriations total \$126,526,405 which includes the operating and capital budgets.

Section 3. There is hereby appropriated from the General Fund the sum of \$201,100 for payment of principal for the Performing Arts Center interfund loan for the fiscal year ending March 31, 2027.

Section 4. There is hereby appropriated from the Electric Fund the sum of \$581,250 for payment of principal for the new public works facility interfund loan for the fiscal year ending March 31, 2027.

Section 5. There is hereby appropriated the sum of \$6,170,955 which represents the rental payments due on the 2012, 2014, 2017, 2018, 2019, 2022, 2024A, and 2024B leases described herein for the fiscal year ending March 31, 2027.

Section 6. There is hereby appropriated \$1,363,235 to provide funding for the previously approved expenditures as per the exhibits attached hereto and incorporated herein by reference.

Section 7. That a dividend is transferred to the General Fund in the amounts of \$2,800,000 is made from the Electric Fund (1,900,000) and an operating transfer is made from Park Capital Improvement Fund (900,000).

Section 8. That a capital transfer is made to the Capital Improvement Fund in the amount of \$333,150 is made from General Fund from Prop P funds.

Section 9. That an operating transfer to the Park Fund in the amount of \$103,740 is made from the General Fund.

Section 10. That an operating transfer to the Park Fund in the amount of \$550,000 is made from the Park Capital Improvement Fund.

Section 11. That an operating transfer to the Police and Fire Pension Fund in the amount of \$416,095 is made from the General Fund for Prop P funds.

Section 12. That pursuant to Section 67.050 RS.Mo. (1986) appropriated funds may be transferred between accounts in accordance with the procedures established by the City Council.

Section 13. That the Council may from time to time revise the approved budget or the appropriations contained herein pursuant to Section 37.030 RS.Mo. (1986) provided that in no event shall the total authorized expenditures exceed estimated revenues plus any unencumbered balance.

Section 14. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS \_\_\_\_<sup>TH</sup> DAY OF.

\_\_\_\_\_  
Mayor, City of Kirkwood

ATTEST:

\_\_\_\_\_  
City Clerk  
Public Hearing:  
1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-03-05

**Step 1:****Strategic Plan****Goal # & Title**

- Yes
- No

**Background To Issue:**

The proposed 2026/2027 budget was started in July with the first draft of the operating budget requests in September. Over the next few months it went through several drafts and was reviewed by the Citizens Finance Committee with their report and recommendations given to Council in January. The budget document has been online for our citizens to review at their leisure.

**Recommendations and Action Requested**

Council approve the 2026/2027 budget. Attached is a proposed budget summary, prior year reappropriations and proposed budget ordinance.

**Alternatives Available:**

Should Council not approve a budget we would start off April 1, 2026 with the previous fiscal years operating budget in accordance with our charter.

**Does this project have a public information component?**

- Yes
- No

**Cost:**

\$0.00

**Account Number****Account Name****Project Number****Budgeted:**

- Yes
- No

**Department Head Comments:**

I recommend approval of the proposed budget.

**By:**

Mary Sprung

**Date**

2026-02-11

**Authenticated:**

KIRKWOODMO\sprungmj

Send Directly to City Clerk

You can attach up to 3 files along with this request

BudgetOrdinance FY2027.docx	18.95KB
Reappropriation Final FY 2027 Budget..pdf	105.32KB
City-wide Summary FY 2027 Actual.pdf	44.05KB

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

Purchasing Director's Comments

By:	Date	Authenticated:
Sara Foan-Oliver		
Rachel Shelley		

You can attach up to 3 files along with this request

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

- Budgetary Approval
- Appropriation
- Transfer of Funds

Finance Director's Comments

By:	Date	Authenticated:
Mary Sprung		
Jennifer Forgy		

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

- Approve
- Disapprove

Chief Administrative Officer Comments:

By: 	Date 2/12/2026
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**CITY OF KIRKWOOD, MISSOURI**  
**REAPPROPRIATION SUMMARY**  
**REAPPROPRIATION REQUESTS FROM FY2026 FOR FY2027**

FUND DESCRIPTION	Total Reappropriation
General Fund/Equitable Sharing Fund/ Capital Improvement Fund	\$ 232,415
Park Capital Improvement Fund	1,100,820
Total Reappropriation Requests	\$ 1,333,235

**CITY OF KIRKWOOD, MISSOURI**  
**GENERAL (Fund 101), EQUITABLE SHARING (Fund 205) AND CAPITAL IMPROVEMENT FUND (Fund 301)**  
**REAPPROPRIATION REQUESTS FROM FY2026 FOR FY2027**

Account Number	Account	Original FY Budgeted	Dept	Project Description	Reason Codes <sup>(1)</sup>	Reappropriate
101-02-050-051-000-520040	Medical Examination	2026	Police	Physicals	PIP	\$ 31,750
101-02-050-051-000-520075	Professional Services Other	2026	Police	Flock, Duo, Axon	PIP	6,415
101-02-050-051-000-533025	Grant Funds	2026	Police	Bullet Resistent Vests	PIP	5,990
101-02-050-051-000-610020	Small Cap Machinery & Equip	2026	Police	Parking Kiosk, UPS	PIP	985
101-02-050-055-000-522045	Radio Equipment Maintenance	2026	Police	Radios	PIP	730
101-02-050-055-000-524010	Rental Criminal Inform Syst	2026	Police	REJIS	PIP	32,090
						\$ 77,960
205-02-050-000-000-620040	Machinery & Equipment	2026	Police	Drones	DD	\$ 58,425
205-02-050-000-000-533030	Law Enforcement	2026	Police	Uniforms	PIP	\$ 15,000
						\$ 15,000
301-02-050-00-000-620040	Machinery & Equipment	2026	Police	Computers	PIP	\$ 11,350
301-02-050-00-000-620040	Rolling Stock	2026	Police	Police Cars & Equipment	PIP	84,280
301-07-035-000-000-620040	Machinery & Equipment	2026	Facilities Operations	Security Upgrades to the PD Entrances	DD	43,825
						\$ 139,455
Total						\$ 232,415

Reason Codes  
**PIP** - Project in Progress  
**WD** - Weather Delay  
**DD** - Delivery Delay  
**RPP** - Reoccurring Purchase Program



**CITY OF KIRKWOOD, MISSOURI**  
**CASH BASIS BUDGET OF REVENUES, EXPENDITURES AND OTHER SOURCE USES**  
**FISCAL YEAR 2026/2027 BUDGET**

	General Fund	Electric Fund	Water Fund	Sanitation Fund	Worker's Comp. Fund	Fleet Services Fund	Medical Self-Insurance	Police/Fire Pension	Sewer Lateral Fund	Capital Imp. Fund	Park Cap. Imp. Fund	Total
Use of Reserves	\$ 1,184,310	-	-	\$ 647,910	-	-	-	-	\$ 56,385	\$ 2,504,060	\$ 4,746,910	\$ 9,139,675
Operating Revenues	34,177,865	39,834,500	13,086,000	3,992,000	1,765,000	1,625,100	4,395,000	1,407,265	280,000	12,435,745	4,050,410	117,148,885
Transfers from:												
Electric	1,900,000											1,900,000
Water												-
Park Cap. Imp.	900,000											900,000
Sanitation												-
General								416,095		333,150		749,245
<b>Total Revenues</b>	<b>\$36,977,865</b>	<b>\$39,834,500</b>	<b>\$13,086,000</b>	<b>\$3,992,000</b>	<b>\$1,765,000</b>	<b>\$1,625,100</b>	<b>\$4,395,000</b>	<b>\$1,823,360</b>	<b>\$280,000</b>	<b>\$12,768,895</b>	<b>\$4,050,410</b>	<b>\$120,698,130</b>
Reserves	\$8,162,175	\$9,934,500	\$13,086,000	\$4,639,910	\$1,765,000	\$1,625,100	\$4,395,000	\$1,823,360	\$336,385	\$15,272,955	\$6,797,320	\$129,837,705
Operating Expenditures	\$37,345,830	\$36,536,490	\$11,882,705	\$4,639,910	\$1,504,015	\$1,532,930	\$4,138,160	\$1,823,360	\$336,385	\$15,272,955	\$7,347,320	\$122,360,060
Transfers to:												
Capital Imp.	333,150											333,150
Park Cap. Imp.											900,000	2,800,000
General		1,900,000									550,000	617,100
Park												-
Police & Fire												-
Pension												416,095
<b>Total Expenditures &amp; Transfers</b>	<b>\$38,162,175</b>	<b>\$38,436,490</b>	<b>\$11,882,705</b>	<b>\$4,639,910</b>	<b>\$1,504,015</b>	<b>\$1,532,930</b>	<b>\$4,138,160</b>	<b>\$1,823,360</b>	<b>\$336,385</b>	<b>\$15,272,955</b>	<b>\$8,797,320</b>	<b>\$126,526,405</b>
Revenues Over/(Under) Expenditures	\$ -	\$ 1,498,010	\$ 1,203,295	\$ -	\$ 260,985	\$ 92,170	\$ 256,840	\$ -	\$ -	\$ -	\$ -	\$ 3,311,300

# **PUBLIC HEARING #2**

**Downtown Special Business District Budget  
for Fiscal Year 2026/2027**

**Director of Finance Mary Sprung will present  
the matter.**

## **EXHIBIT 1**

Affidavit of Publication showing that the ad  
was placed in the St. Louis Countian on  
February 4, 2026.



# AFFIDAVIT OF PUBLICATION

## NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF KIRKWOOD, MISSOURI

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 South Kirkwood Road, Missouri, at the hour of 7:00 p.m. on Thursday evening, February 19, 2026, to consider the proposed 2026/2027 Operating Budget for the Special Business District. The proposed budgets are subject to change pending action of the City Council.

### Summary of Proposed Special Business District Operating Budget – Fiscal Year 2026/2027

Total revenues and other financing sources	\$ 446,800
Total expenditures and other financing uses	\$ 446,800

Copy of the Special Business District Operating budget is available for public inspection at the City Clerk's Office in City Hall between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and online at [www.kirkwoodmo.org/government/departments/finance](http://www.kirkwoodmo.org/government/departments/finance)

Laurie Asche  
City Clerk  
St. Louis, MO, January, 2026  
Publication Date: February 4, 2026  
125—Wednesday

M3128

## **EXHIBIT 2**

Affidavit of Publication showing that the ad  
was placed in the Legal Ledger on February 4,  
2026.

St. Louis County

# Legal Ledger

## AFFIDAVIT OF PUBLICATION

State of Missouri

ss

County of St. Louis

Before the undersigned, a Notary Public of Jackson County, Missouri, duly commissioned, qualified and authorized by law to administer oaths, personally appeared

**Shannon Grindinger**

Publisher of the St. Louis County *Legal Ledger*, a daily newspaper of general circulation published in the County of St. Louis, Missouri, that he is authorized to make this affidavit and sworn statement; that the notice of

SEE ATTACHED

### Notice of Public Hearing

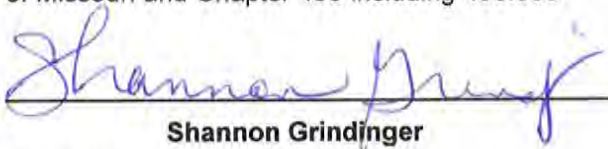
a true copy of which is attached hereto, was published in the St. Louis County *Legal Ledger*, on the following dates:

**February 4, 2026**

in volume **18**

and numbered **125**

and that the said newspaper in which such notice, was published was, at the time of each and every such publication, a newspaper meeting the requirements and qualifications of Chapter 443, Revised Statutes of Missouri and Chapter 493 including 493.050

  
Shannon Grindinger

Sworn to and subscribed  
before me this

**February 04, 2026**

  
Kirstin Renae Rehms

Notary Public—Jackson County, State of Missouri  
My Commission expires December 3, 2028  
Commission No. 24980339



# AFFIDAVIT OF PUBLICATION

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Laurie Asche  
City Clerk  
St. Louis, MO, January, 2026

Publication Date: February 4, 2026  
125—Wednesday

M3128

## **EXHIBIT 3**


Affidavit of Publication showing that the ad was placed in the Webster/Kirkwood Times on February 6, 2026.


## AFFIDAVIT OF PUBLICATION

Date: 2/5/2026

City of Kirkwood  
139 S. Kirkwood Rd.  
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times February 6, 2026 edition.

  
Authorized Agent, Randy Drilingas  
Webster-Kirkwood Times



**NOTICE OF  
PUBLIC HEARING**  
before the City Council  
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 South Kirkwood Road, Missouri, at the hour of 7:00 p.m. on Thursday evening, February 19, 2026, to consider the proposed 2026/2027 Operating Budget for the Special Business District. The proposed budgets are subject to change pending action of the City Council.

**Summary of Proposed Special Business District  
Operating Budget - Fiscal Year 2026/2027**

Total revenues and other financing sources.....	\$446,800
Total expenditures and other financing sources.....	\$446,800

Copy of the Special Business District Operating budget is available for public inspection at the City Clerk's Office in City Hall between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and online at [www.kirkwoodmo.org/government/departments/finance](http://www.kirkwoodmo.org/government/departments/finance)

Laurie Asche, City Clerk  
St. Louis, MO., January, 2026

# **EXHIBIT 4**

Kirkwood Code of Ordinances.

BILL  
ORDINANCE

AN ORDINANCE APPROVING THE BUDGET OF THE SPECIAL BUSINESS DISTRICT FOR THE FISCAL YEAR APRIL 1, 2026 THROUGH MARCH 31, 2027.

WHEREAS, pursuant to Section 6-38(d) of the Code of Ordinance, the Advisory Commission of the Special Business District shall submit to the City Council its proposed budget subject the approval of the Council, and

WHEREAS, the Council did on the 19<sup>th</sup> day of February 2026, hold a public hearing with respect to the proposed 2026/2027 budget after duly advertising and giving proper notice of such hearing, and

WHEREAS, the proposed budget allocates \$446,800 for activities to promote the Special Business District, identified in the proposed budget attached hereto, and

WHEREAS, the City Council has reviewed the proposed budget of the Special Business District.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

Section 1. The proposed budget of the Special Business District for the period April 1, 2026 through March 31, 2027, attached hereto and incorporated by reference herein, is hereby approved.

Section 2. Said budget may be modified from time to time by approval of the City Council upon application of the Advisory Commission of the Special Business District.

Section 3. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS \_\_\_\_<sup>TH</sup> DAY OF.

\_\_\_\_\_  
Mayor, City of Kirkwood

ATTEST:

\_\_\_\_\_  
City Clerk  
Public Hearing:  
1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-03-05

**Step 1:**

**Strategic Plan**

- Yes
- No

**Goal # & Title**

**Background To Issue:**

Each year Council approves the operating budget for the Kirkwood Special Business District.

**Recommendations and Action Requested**

I recommend council approve the proposed Fiscal Year 2026/2027 Special Business District Budget.

**Alternatives Available:**

N/A

**Does this project have a public information component?**

- Yes
- No

**Cost:**

\$0.00

**Account Number**

**Account Name**

**Project Number**

**Budgeted:**

- Yes
- No

**Department Head Comments:**

I recommend approval of the proposed budget.

**By:**

Mary Sprung

**Date**

2026-02-11

**Authenticated:**

KIRKWOODMO\sprungmj

Send Directly to City Clerk

You can attach up to 3 files along with this request

BudgetOrdinance SBD FY2027.docx

15KB

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

**Purchasing Director's Comments**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input type="checkbox"/> Sara Foan-Oliver		
<input type="checkbox"/> Rachel Shelley		

You can attach up to 3 files along with this request

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

- Budgetary Approval
- Appropriation
- Transfer of Funds

**Finance Director's Comments**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input type="checkbox"/> Mary Sprung	2026-02-11	KIRKWOODMO\sprungmj
<input type="checkbox"/> Jennifer Forgy		

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

- Approve
- Disapprove

**Chief Administrative Officer Comments:**

<b>By:</b> 	<b>Date</b> 2/12/2026
--	-----------------------



**FY2027 Proposed Budget Report  
Downtown Kirkwood Special Business District (SBD)  
& Kirkwood Farmers' Market**

*Fiscal Year: April 1, 2026 – March 31, 2027*

**Prepared by:** Carrie Paske, Executive Director

**Approved by:** SBD Advisory Commission on February 11, 2026

**Submitted to:** Kirkwood Mayor and City Council

**Date:** February 12, 2026

**Downtown Kirkwood SBD Advisory Commission**

Mark Dischinger, C.W. Rea Insurance, Chairperson  
Drew Lesinski, Savoy Properties, Vice Chair  
John McKinley, Fortify Wealth, Treasurer  
Beth Forsee, sammysoap  
Sarah Kim, The Refill Effect  
Sarah Tadlock, The Collective  
Mike Shadwick, Hive Mind Hospitality  
Trevor Collis, Electric Unicorn

**Special Business District Staff**

Carrie Paske, Executive Director  
Kori Andert, Market Master & Event Coordinator  
John Schwartz, Administrative & Farmers' Market Assistant (part-time)

**Kirkwood City Council Liaison**

Al Rheinnecker

## Purpose and Budget Approach

The Downtown Kirkwood Special Business District (SBD) is dedicated to keeping our historic downtown vibrant and welcoming. Through investments in marketing, events, beautification, infrastructure, and the beloved Kirkwood Farmers’ Market, we create opportunities that benefit businesses, residents, and visitors alike. Working in partnership with property owners, businesses, and the City of Kirkwood, the SBD fosters a thriving district where commerce and community come together.

Our mission is simple: to preserve Kirkwood’s historic charm while encouraging sustainable growth that strengthens our downtown for generations to come.

The Downtown Kirkwood SBD budget supports economic vitality, visitor experience, and a clean and welcoming downtown.

### FY2027 Financial Overview (Proposed)

Fund/Program	FY2027 Revenues	FY2027 Expenditures	Net
Special Business District (SBD)	\$321,800	\$309,655	\$12,145
Kirkwood Farmers’ Market	\$125,000	\$137,145	\$-12,145
Combined Operating Plan	\$446,800	\$446,800	\$0

*Note: In the City’s accounting system, revenues may appear as negative amounts. This report presents revenues as positive dollars for readability.*

## Revenue Projections and Assumptions

The FY2027 budget is fiscally conservative by design. Over the last two fiscal years, SBD-controlled revenues (sponsorships, program income, facility rental, merchandise sales, and other earned revenue) have generally met or exceeded projections. In contrast, revenues collected and posted through City processes—primarily property taxes and business licenses—have been less predictable in timing and/or amounts received within a single fiscal year (see tables below).

### Business License Revenue – Budgeted vs. Actual

Fiscal Year	Budgeted	Actual (Memo)
2026	100,000	54,375 (updated Feb 10, 2026)
2025	99,000	76,931
2024	97,500	91,196
2023	95,000	95,425
2022	93,000	92,468
2021	93,000	74,579.05

### Property Tax Revenue – Budgeted vs. Actual

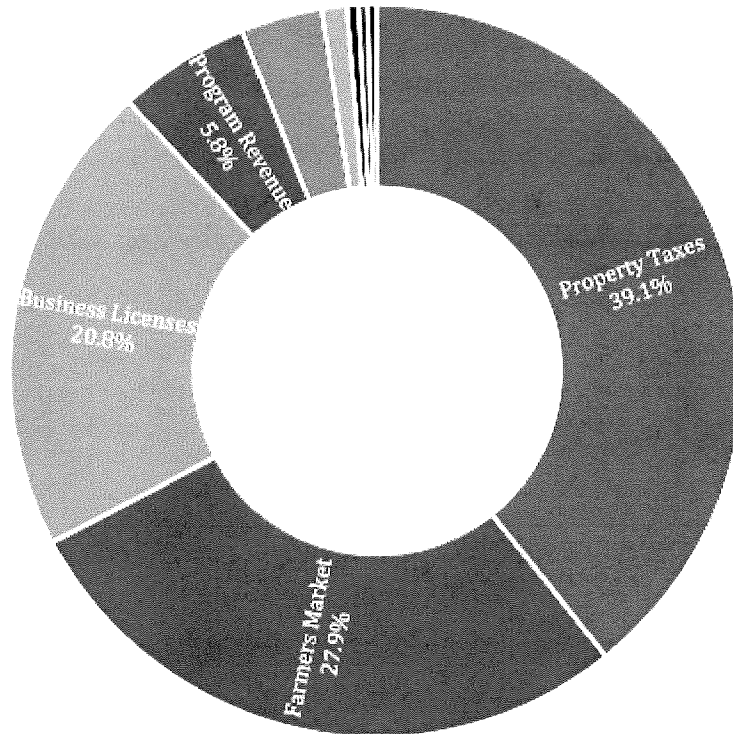
Fiscal Year	Budgeted	Actual (Memo)
2026	160,000	126,555 (updated Feb 10, 2026)
2025	159,700	117,592
2024	147,750	135,330
2023	147,500	147,193
2022	145,500	196,412
2021	145,200	85,865

Accordingly, the FY2027 budget uses conservative assumptions for City-collected revenues and plans to scale discretionary spending based on actual receipts during the year.

- **Property taxes:** FY2026 pro forma estimate \$197,410; FY2027 proposed budget assumption \$175,000. The SBD budgets below the pro forma estimate to reflect recent posting history and ensure the budget remains balanced if the full amount does not post within the fiscal year.
- **Business licenses:** Estimated potential exceeds \$115,000; FY2027 proposed budget assumption \$93,000. The SBD budgets below expected potential until collections and posting stabilize, avoiding overcommitment to revenue that may be delayed or not fully received within the fiscal year.

In FY 2027, the majority of the SBD and Farmers’ Market revenues will come from property taxes, Farmers’ Market rents and fees, business licenses, and special event ticket sales. FY 2027 will also see an increase in Sponsorships, Merchandise Sales, and Program Revenues.

Special District Revenues by Source 2026



## Detailed revenue summary

Revenue Source	FY2027 Proposed	FY2026 Adjusted Budget	FY2025 Actuals	FY2024 Actuals
Property Taxes	\$175,000	\$160,000	\$117,593	\$135,331
Business Licenses	\$93,000	\$100,000	\$76,931	\$91,196
SBD Non-Retail Dues	\$0	\$300	\$125	\$0
Interest Revenue	\$2,600	\$2,600	\$13,689	\$11,200
Donations (Other)	\$0	\$1,000	\$0	\$0
Sponsorship	\$5,000	\$3,600	\$2,800	\$3,350
Facility Rental	\$16,200	\$16,200	\$14,850	\$14,850
Merchandise Sales	\$2,000	\$100	\$0	\$30
Farmers' Market Revenue	\$125,000	\$117,000	\$115,075	\$101,684
Advertising (previously program revenue)	\$0	\$25,000	\$21,868	\$15,603
Program Revenue (new classification)	\$26,000	\$0	\$0	\$0
Miscellaneous Revenue	\$2,000	\$2,500	\$4,928	\$1,563

## Expenditure Plan – Special Business District

The FY2027 SBD expenditure plan protects the fundamentals of a successful downtown district and supports SBD goals for economic vitality and visitor experience. Expenditures are organized around four core priorities:

- District operations and administration (staffing, office operations, professional services, compliance, and financial management).
- Marketing and communications (downtown promotion, business support, visitor information, and campaigns that drive foot traffic).
- Programming and events (signature events and activations that bring residents and visitors downtown, creating measurable economic impact for local businesses).
- Maintenance and beautification support (cleanliness and appearance initiatives coordinated with City departments and community partners).

### Key FY2027 SBD changes and notes

- Advertising is reduced from the FY2026 adjusted budget, with certain event-related costs reclassified to Special Events. In addition, radio and print ads are being reduced to cut \$10,000 from the budget.
- Special Events is increased to support event reimbursements and planned program delivery.
- Sanitation reflects updated per-can costs and improved budgeting for actual service levels.
- Health insurance is reduced because the Executive Director no longer takes insurance through the plan.
- Bank and credit card fees increase to reflect SBD-managed merchant processing for events and transactions.

**SBD expenditures (FY2027 Proposed – detailed line items)**

<b>Expense Category</b>	<b>FY2027 Proposed</b>
Wages (Full Time Civilian)	\$102,320
Payroll Taxes (Social Security + Medicare)	\$7,820
Retirement	\$6,650
Health Insurance	\$3,300
Bank & Credit Card Fees	\$2,800
Equipment Maintenance	\$1,800
Telephone & Cellular	\$3,500
Facility Rent	\$26,000
Advertising	\$21,000
Printing	\$3,500
Special Events	\$34,800
Travel	\$1,000
Office Supplies	\$1,500
Building & Grounds Supplies	\$1,000
Food	\$3,500
Postage	\$100
General Supplies	\$20,000
Utilities (Electric + Gas + Water)	\$9,300
Membership Dues	\$515
Administration Fees	\$5,150
Sanitation	\$16,500
Transfers to Other Funds	\$25,000
Small Capital (Office Furniture)	\$600
Building & Site Improvements	\$11,000
Sidewalk Improvements	\$1,000
<b>Total SBD Expenditures</b>	<b>\$309,655</b>

**Expenditure Plan – Kirkwood Farmers’ Market**

The FY2027 budget includes a dedicated Farmers’ Market expenditure section reflecting the Market’s operational needs and its role as a key economic driver and visitor draw. FY2027 includes Market investments and utility budgeting adjustments, including water charges that were previously billed inaccurately to the SBD account.

**Key FY2027 Farmers’ Market changes and notes**

- Water charges are budgeted at \$10,000 to reflect corrected billing that was previously posted to the SBD account.
- Merchandise includes \$2,000 for Farmers’ Market and 50th anniversary items.
- Building and site improvements include additional funds for new Market furniture.

**Farmers’ Market expenditures (FY2027 Proposed – detailed line items)**

<b>Expense Category</b>	<b>FY2027 Proposed</b>
Wages (Full Time Civilian)	\$65,370
Payroll Taxes (Social Security + Medicare)	\$5,000
Retirement	\$4,250
Health Insurance	\$4,905
Advertising	\$250
Printing	\$100
Special Events	\$3,600
Supplies (Grounds + Janitorial)	\$600
Merchandise (50th Anniversary & Market)	\$2,000
Utilities (Electric + Water)	\$33,000
Sanitation	\$13,200
Building & Site Improvements	\$4,870
<b>Total Farmers’ Market Expenditures</b>	<b>\$137,145</b>

**Budget Administration and Controls**

Because City-collected revenues can post unevenly during the fiscal year, the SBD will continue to monitor monthly receipts and scale discretionary spending accordingly. The SBD will prioritize essential operating functions and contractual obligations, and will adjust timing and scope of discretionary initiatives (e.g., certain marketing placements or nonessential purchases) to match actual revenue receipts.

**Attachments**

1. FY2027 Budget with FY24, 25, & 26 Actuals: Revenues
2. FY2027 Budget with FY24, 25, & 26 Actuals: SBD Expenditures
3. FY2027 Budget with FY24, 25, & 26 Actuals: Farmers’ Market Expenditures

**Attachment 1. FY2027 Budget with FY24, 25, & 26 Actuals**

REVENUES				
	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adjusted Budget	FY 2027 Draft Budget
Property Taxes	-\$135,331	-\$117,593	-\$160,000	-\$175,000
Business Licenses	-\$91,196	-\$76,931	-\$100,000	-\$93,000
SBD Non Retail Dues	\$0	-\$125	-\$300	\$0
Interest Revenue	-\$11,200	-\$13,689	-\$2,600	-\$2,600
Donations Other	\$0	\$0	-\$1,000	\$0
Sponsorship	-\$3,350	-\$2,800	-\$3,600	-\$5,000
Facility Rental Other	-\$14,850	-\$14,850	-\$16,200	-\$16,200
Merchandise Sales	-\$30	\$0	-\$100	-\$2,000
Farmers' Market	-\$101,684	-\$115,075	-\$117,000	-\$125,000
Advertising	-\$15,603	-\$21,868	-\$25,000	\$0
Program Revenue	\$0	\$0	\$0	-\$26,000
Miscellaneous Revenue	-\$1,563	-\$4,928	-\$2,500	-\$2,000
Transfers from Electric	\$0	\$0	\$0	\$0

\*Previously event/program revenue  
 \*New account for classification

Attachment 2. FY2027 Budget with FY24, 25, & 26 Actuals

SPECIAL BUSINESS DISTRICT EXPENDITURES					
	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adjusted Budget	FY 2027 Draft Budget	
Wages Full Time Civilian	\$96,657	\$93,885	\$102,650	\$102,320	
Social Security	\$5,789	\$5,601	\$6,835	\$6,340	
Medicare	\$1,353	\$1,310	\$1,535	\$1,480	
Retirement Civilian	\$6,072	\$5,967	\$6,200	\$6,650	
Insurance Health	\$12,636	\$10,900	\$12,270	\$3,300	*Exec. Dir. No longer takes insurance
Bank & Credit Card Fees	\$1,421	\$1,730	\$900	\$2,800	*The SBD is now running its own credit cards & paying fees on events
Professional Services Other	\$0	\$0	\$1,000	\$0	
Building & Grounds Maint	\$22,500	\$0	\$0	\$0	
Equipment Maintenance	\$1,081	\$1,235	\$1,800	\$1,800	
Telephone & Cellular	\$2,836	\$2,852	\$3,500	\$3,500	
Rentals Facilities	\$25,815	\$27,966	\$26,000	\$26,000	
Advertising	\$38,815	\$35,454	\$46,000	\$21,000	*cut radio and magazine ads and wine walk reimbursements and donation will come out of special events
Printing	\$3,562	\$4,361	\$5,000	\$3,500	*no longer printing gift cards
Special Events	\$12,491	\$13,752	\$19,800	\$34,800	*wine walk reimbursements and donation will come out of SE and not Advertising
Travel	\$32	\$1,232	\$1,000	\$1,000	
Office Supplies	\$1,137	\$1,709	\$1,200	\$1,500	
Building & Grounds Supplies	\$1,840	\$162	\$800	\$1,000	
Food	\$1,830	\$2,560	\$2,500	\$3,500	
Postage	\$25	\$278	\$500	\$100	
General Supplies	\$16,126	\$13,677	\$15,750	\$20,000	*cost of supplies have gone up for holiday décor
Electricity	\$1,730	\$2,046	\$1,900	\$3,500	
Natural Gas	\$2,726	\$2,494	\$2,400	\$2,500	
Membership Dues	\$952	\$66	\$800	\$515	
Administration Fees	\$5,148	\$5,148	\$5,150	\$5,150	
Sanitation	\$7,083	\$7,083	\$8,100	\$16,500	*cost of trash removal in SBD was \$17/can and not \$28/can
Water Charges	\$6,888	\$8,990	\$3,300	\$3,300	
Transfers to Other Funds	\$20,509	\$24,000	\$25,000	\$25,000	
Small Cap Office Furniture	\$0	\$0	\$400	\$600	
Building & Site Improvements	\$7,733	\$7,432	\$11,000	\$11,000	
Sidewalk Improvements	\$0	\$0	\$1,000	\$1,000	

**Attachment 3. FY2027 Budget with FY24, 25, & 26 Actuals**

FARMERS' MARKET EXPENDITURES				
	FY 2024 Actuals	FY 2025 Actuals	FY 2026 Adjusted Budget	FY 2027 Draft Budget
Wages Full Time Civilian	\$58,885	\$60,484	\$61,940	\$65,370
Social Security	\$3,277	\$3,027	\$3,850	\$4,050
Medicare	\$767	\$708	\$930	\$950
Retirement Civilian	\$3,596	\$3,550	\$3,910	\$4,250
Insurance Health	\$8,888	\$4,671	\$4,090	\$4,905
Custodial Services	\$0	\$0	\$0	\$0
Equipment Maintenance	\$0	\$0	\$170	\$0
Telephone & Cellular	\$0	\$0	\$0	\$0
Advertising	\$0	\$118	\$500	\$250
Printing	\$43	\$57	\$120	\$100
Special Events	\$3,428	\$2,492	\$3,600	\$3,600
Building & Grounds Supplies	\$1,070	\$661	\$500	\$500
Janitorial Supplies	\$50	\$0	\$100	\$100
Merchandise	\$0	\$0	\$300	\$2,000
General Supplies	\$0	\$369	\$0	\$0
Electricity	\$18,849	\$19,806	\$19,000	\$23,000
Sanitation	\$9,360	\$9,962	\$12,000	\$13,200
Water Charges	\$223	\$270	\$2,000	\$10,000
Building & Site Improvements	\$511	\$0	\$1,000	\$4,870

\*purchasing new merchandise for 50th anniversary

\*previous inaccurately billed to SBD account

\*extra funds to purchase new furniture for the market

# ***THE CONSENT AGENDA IS ATTACHED***

- a) Approval of the February 5, 2026 Council Meeting Minutes
- b) Resolution 9-2026, appointing Melissa Sandbothe Sylvia to the Library Board for a partial term to June 2027



WHERE COMMUNITY AND SPIRIT MEET™

DRAFT

**City Council Meeting Minutes  
Kirkwood City Hall  
Thursday, February 5, 2026 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, February 5, 2026, 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 Interim Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Deputy City Clerk Zoe Williams, Planning and Development Services Director Jonathan Raiche, Communications Manager Jessica Winter, and City Attorney Jackie Graves.

**INTRODUCTIONS AND RECOGNITIONS**

NONE

**PRESENTATIONS**

Human Rights Commission Chair David Hartung presented the Denis Hart Award to Emily Kuttenkuler.

**PUBLIC HEARINGS**

NONE

**PUBLIC COMMENTS**

1. Michael Duff Kelly, 5242 Quincy, spoke regarding his proposal for the Pedestrian Aerial Lift System ("PALS" or "Two Towers"), a pedestrian crossing structure.

**CONSENT AGENDA**

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

- a) Approval of January 22, 2026 Council Meeting Minutes
- b) Resolution 7-2026, appointing Julie Golinghorst as the City of Kirkwood's Representative to serve on the St. Louis County Council for the University of Missouri Extension for a two year term beginning March 1, 2026 to February 28, 2028

**UNFINISHED BUSINESS**

Bill 11117, amending the provisions of the Municipal Code, Chapter 25 – Zoning and Subdivision by creating a new Zoning District to be known as the R-7, Planned Multi-Family Residential District and amending various sections of Code to reference said District was brought before the City Council. A discussion took place.



WHERE COMMUNITY AND SPIRIT MEET\*

DRAFT

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 10936.

Bill 11118A, changing the Zoning from B-2, Central Business District, to R-7, Planned Multi-Family Residential District, on the properties known as 345 S. Fillmore Avenue, 336 S. Taylor Avenue, and 340 S. Taylor Avenue, being an approximately 5.9 acre site between Taylor Avenue and Fillmore Avenue and south of Monroe Avenue and directing such change in the Zoning District Map 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"
Council Member Schaefer	"Yes"
Council Member Zimmer	"Yes"

The Bill, having received majority approval of the Council, was adopted and became Ordinance 10937.

**NEW BUSINESS**

Bill 11119, appropriating \$73,200 from the Equitable Sharing Fund Balance to the Police Department Machinery and Equipment Account, accepting the single source quote of TI Training in the amount of \$73,200 for the purchase of a TI Training Simulator 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 Zimmer to accept the Bill as read. A discussion took place.

The Bill received first reading approval and was held over.



WHERE COMMUNITY AND SPIRIT MEET®

## DRAFT

Resolution 8-2026, determining the intent of the City of Kirkwood, Missouri, to reimburse itself for, or to pay for, certain capital expenditures with the proceeds of Certificates of Participation; and approving a Municipal Advisor Agreement with WM Financial Strategies, and a proposal for Special Tax and Disclosure Counsel Services with Gilmore & Bell, P.C., in connection with the delivery of the City's Certificates of Participation (City of Kirkwood, Missouri, Lessee), Series 2026 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.

Motion was made by Council Member McLean and seconded by Council Member Jaksetic to continue the Resolution to February 19, 2026. A discussion took place. The Motion to continue passed with Mayor Gibbons, Council Members Jaksetic, McLean, Rheinnecker, Schaefer and Zimmer in favor. Council Member Luetzow was opposed.

The Resolution was continued to February 19, 2026.

### **CONSENT AGENDA ITEMS FOR DISCUSSION NONE**

### **CITY COUNCIL REPORTS**

Mayor Gibbons commended the Sanitation and Streets Departments on their handling of operations during and after Winter Storm Fern.

Council member Luetzow reported:

- The Park Board:
  - Approved a feasibility study by Great Rivers Greenway for a bridge connection between Unger Park in Fenton and Greentree Park in Kirkwood
  - Will hold a public hearing regarding the Parks Master Plan
  - Will hold a public hearing and special meeting regarding FY27 budget
- Parks and Recreation staff have obtained a grant from the St. Louis County Municipal Park Grant Commission and a new park has been installed
- Appreciation for the City Departments' handling of snow after Winter Storm Fern, particularly Volunteer Coordinator Sarah Bavlsik
- The retirement of Renee Kennedy
- The Park Foundation receiving its tax ID, and donations from the Gaylord Foundation & charitable bequest
- Gratitude to those of the Park Foundation

Council Member Zimmer reported on the Kirkwood School District Board of Education meeting, where concerns over funding were discussed.



WHERE COMMUNITY AND SPIRIT MEET®

DRAFT

### **INTERIM CHIEF ADMINISTRATIVE OFFICER REPORTS**

Mr. Weidler reported that the City received an Application for Liquor License to sell Intoxicating Liquor in Original Package including Sundays from CF Altitude LLC (dba Rocket #4250) at 11142 Big Bend Boulevard. Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to approve the application. A discussion took place. The application passed with all in favor.

### **CITY ATTORNEY REPORTS**

Ms. Graves had nothing to report.

### **CITY CLERK REPORTS**

Ms. Asche reported on the following items:

Report of the February 4, 2026 Planning & Zoning Commission:

1. After a presentation by Staff and review of an application for a Special Use Permit for Outdoor Use (meat smoker) and for Outdoor Dining for Lona's Little Eats restaurant at 612 W. Woodbine Avenue in the B-1 Neighborhood Business Zoning District, the Commission recommended approval by a vote of 5-2, with one abstention. A public hearing will be scheduled for March 5, 2026.

The budget public hearings are scheduled for February 19, 2026.

### **ADJOURNMENT**

There being no further business to come before the Council, the formal meeting was adjourned at 7:44 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on Thursday, February 19, 2026.

---

Laurie Asche  
City Clerk

RESOLUTION 9-2026

A RESOLUTION APPOINTING MELISSA SANDBOTHE SYLVIA TO THE LIBRARY BOARD FOR A PARTIAL TERM TO JUNE 2027.

WHEREAS, the City Council believes that Melissa Sandbothe Sylvia should be appointed to the Library Board for a partial term to June 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. Melissa Sandbothe Sylvia is hereby appointed to the Library Board for a partial term to June 2027.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF FEBRUARY 2026.

\_\_\_\_\_  
Mayor, City of Kirkwood

ATTEST:

\_\_\_\_\_  
City Clerk

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-02-19

**Step 1:**

**Strategic Plan**

- Yes
- No

**Goal # & Title**

N/A

**Background To Issue:**

There is currently a vacancy on the Library Board for a partial term to June 2027.

**Recommendations and Action Requested**

Appoint Melissa Sandbothe Sylvia to the Library Board for a partial term to June 2027.

**Alternatives Available:**

**Does this project have a public information component?**

- Yes
- No

**Cost:**

\$0.00

**Account Number**

000-00-000-000-000-000000

**Account Name**

**Project Number**

**Budgeted:**

- Yes
- No

**Amount**

\$0.00

**Department Head Comments:**

**By:**

Laurie Asche

**Date**

2026-02-12

**Authenticated:**

KIRKWOODMO\Aschelb

Send Directly to City Clerk

You can attach up to 3 files along with this request

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

Approve

Disapprove

**Purchasing Director's Comments**

By:

Date

Authenticated:

Sara Foan-Oliver

Rachel Shelley

You can attach up to 3 files along with this request

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

Budgetary Approval

Appropriation

Transfer of Funds

**Finance Director's Comments**

By:

Date

Authenticated:

Mary Sprung

Jennifer Forgy

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

Approve

Disapprove

**Chief Administrative Officer Comments:**

By:



Date

2/12/26

BILL 11119

ORDINANCE

AN ORDINANCE APPROPRIATING \$73,200 FROM THE EQUITABLE SHARING FUND BALANCE TO THE POLICE DEPARTMENT MACHINERY AND EQUIPMENT ACCOUNT, ACCEPTING THE SINGLE SOURCE QUOTE OF TI TRAINING IN THE AMOUNT OF \$73,200 FOR THE PURCHASE OF A TI TRAINING SIMULATOR FOR THE POLICE DEPARTMENT, AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, in 2017 the Police Department purchased a computer program called TI Training, which projects training scenarios onto a projector, providing modern and effective training for Police Officers, and

WHEREAS, the current TI Training system is outdated and is no longer supported with software updates, which limits both the effectiveness and long-term viability, and

WHEREAS, the Police Department recommends purchasing a new TI Training Simulator, which will support mandatory State required law enforcement training and enhance the Police Department's ability to provide realistic, scenario-based instruction that improves officer preparedness and public safety, and

WHEREAS, TI Training is considered a single source provider as they are the sole provider of the simulator and software, and

WHEREAS, TI Training submitted a quote in the amount of \$73,200 for the purchase of a new TI Training Simulator, and

WHEREAS, funds in the amount of \$73,200 needs to be appropriated from the Equitable Sharing Fund Balance to Account #205-02-050-000-000-620040 (Machinery and Equipment) for this purchase.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. Funds in the amount of \$73,200 are hereby appropriated from the Equitable Sharing Fund Balance to Account #205-02-050-000-000-620040 (Machinery and Equipment).

SECTION 2. The single source quote of TI Training in the amount of \$73,200 for the purchase of a new TI Training Simulator for the Police Department is hereby accepted and approved.

SECTION 3. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to TI Training in the amount of \$73,200 for the purchase of a new TI Training Simulator for the Police Department.

SECTION 4. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS DAY OF.

---

Mayor, City of Kirkwood

ATTEST:

---

City Clerk

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-02-05

**Step 1:****Strategic Plan**

- Yes
- No

**Goal # & Title****Background To Issue:**

The Police Department in 2017 purchased a computer program, Ti training, which projects training scenarios onto a screen. This program has made a continued commitment to providing modern, effective training for its officers. State law requires mandatory move-and-shoot training that incorporates dynamic, scenario-based exercises designed to replicate real-world conditions. These drills require officers to move, use cover, make split-second decisions, and engage threats while in motion or in close-quarters environments—training that cannot be effectively achieved through range training alone.

The department's current training system is outdated and no longer supported with software updates, limiting its effectiveness and long-term viability. In contrast, the proposed training program provides significantly enhanced officer movement, realism, and engagement. The system is supported by artificial intelligence that dynamically adapts scenarios based on officer actions, reducing reliance on manual instructor input and increasing training consistency and realism.

Investing in this updated training platform ensures compliance with state training requirements, improves officer safety and preparedness, and provides a sustainable, modern solution that better reflects the unpredictable and high-stress environments officers encounter in the field.

**Recommendations and Action Requested**

The Police Department is requesting that City Council appropriate funds from the Equitable Sharing funds balance account 205-00-000-000-000-399994 to Machinery & Equipment account 205-02-050-000-000-620040 for the purpose of purchasing a new Ti training simulator. This investment will support mandatory, state-required law enforcement training and enhance the department's ability to provide realistic, scenario-based instruction that improves officer preparedness and public safety.

**Alternatives Available:**

Not purchase the Ti training simulator

**Does this project have a public information component?**

- Yes
- No

**Cost:**

\$73,200.00

**Account Number**

205-02-050-000-000-620040

**Account Name**

Machinery & Equipment

**Project Number****Budgeted:**

Appropriation

Yes

**Department Head Comments:**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
Brian Murphy	2026-01-27	KIRKWOODMO\Raymondm

Send Directly to City Clerk

You can attach up to 3 files along with this request

Ti training quite.pdf	73.72KB
Ti training sole source.pdf	101.48KB

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

**Purchasing Director's Comments**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input checked="" type="radio"/> Sara Foan-Oliver	2026-01-28	KIRKWOODMO\foanolsm
<input type="radio"/> Rachel Shelley		

You can attach up to 3 files along with this request

20260128104104755.pdf	1.38MB
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**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

<input type="radio"/> Budgetary Approval	Fund & Account #	Name
<input checked="" type="radio"/> Appropriation	205-02-050-000-000-620040	Machinery & Equipment
<input type="radio"/> Transfer of Funds		

**Finance Director's Comments**

Equitable Sharing Fund Balance is available and sufficient for \$73,200 to move funds to Acct # 205-02-050-000-000-620040 Machinery & Equipment to approve the above as requested.

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input checked="" type="radio"/> Mary Sprung	2026-01-28	
<input type="radio"/> Jennifer Forgy		

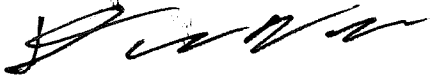
**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

Approve

Disapprove

Chief Administrative Officer Comments:

By:

A handwritten signature in black ink, appearing to be "J. W. W.", written over a faint circular stamp.

Date

2/2/2026

# Quote

Kirkwood PD  
131 West Madison  
Kirkwood, MO 63122  
+1 (314) 8225858



16163 W. 45th Drive  
Unit H  
Golden, CO 80403  
(800) 634-1936  
<http://TiTraining.com/>

## Estimate No. 10919 Issued on Tue Jan 13, 2026

Qty	Name	Description	Rate	Amount	Tax
1	Training Lab System Upgrade	RECON Core Upgrade includes: New CPU, Projector, New Camera Set, Cable Bundle. 2 NEW SIG 320 Carry Replicas.	\$23,500.00	\$23,500.00	NON
1	*Discount	NO Projector	-\$1,000.00	-\$1,000.00	NON
1	LED Smart Screen-	RECON LED Smart Screen Wall 11'6" wide by 6'7" tall. Structural Frames with an overhead boom for Hit Detect Camera. Wheelbase for ease of movement without recalibration. 1 Video Processor Speakers (US Voltage if different must be supplied by customer)	\$40,000.00	\$40,000.00	NON
1	Install LED	Onsite install of LED Walls for RECON	\$3,800.00	\$3,800.00	NON
1	Shipping RECON CORE LED		\$900.00	\$900.00	NON
2	Recoil Kit exchange	Return SIG 320 Kits in exchange for working SIG 320 Kits.	\$0.00	\$0.00	NON
1	Immersive Reality AR Headset	Immersive Reality Head Set. Headset and software connected to any RECON system to place object in the room. Includes 2 rechargeable batteries and carrying case. Custom content available per request.	\$6,000.00	\$6,000.00	NON

---

Tax \$0.00  
Estimated Total \$73,200.00

Deposit Due

\$0.00

Signature:

Signature Date:

---

Thank you for considering Ti .

---

If these items meet your approval, automatically approve this estimate now!

QUESTIONS? CONTACT US

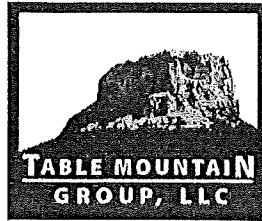
Kila Otte  
kila@titraining.com  
3034143555

TERMS & CONDITIONS

We accept payment by check, cash and credit card. Please send checks to our main address or call with credit card info. We also accept Purchase Orders (POs) from government and municipal agencies.

NOTE: Quote valid for 360 days

This is not an invoice. Please contact Ti Training/Ti Outdoors if you approve this quote and wish to proceed with an order.



01/15/2026

To Whom It May Concern,

Ti Training is the exclusive manufacturer of software and hardware for the Training Lab, RECON, Firing Line and Training Room, and Immersive Reality Systems. Our products include cameras, software, and firmware specifically designed to work with the Training Lab and RECON simulation systems. The technology is proprietary and has been patented for its reconfigurable screen design. There are no authorized resellers.

Patents:

- Patent for Mobile Simulation Screen System: Patent Number: 10379428
- Patented Simulation Taser Laser: US Patents, No. 9,605,927 B2 and No. 9,885,545 B2.
- Patent Pending for LED Screen systems:

Ti Training is also the exclusive servicer for all warranty packages and services. Customers desiring warranty or service work must go through Ti Training Service Department. All upgrades to current Ti systems can only be purchased through Ti Training.

Furthermore, Ti Training is the sole distributor of laser products that interact with the Training Lab and RECON Systems. This includes Dry Fire Laser Inserts, Laser Adapters, VRG Blue Guns, TL Flashlights, Immersive Reality Headsets, and any Laser Device and peripheral items used on the Training Lab or RECON product line.

Sincerely,

A handwritten signature in cursive script that reads 'Kila Otte'.

Kila Otte  
VP, Ti Training  
1-800-634-1936 Ext. 207

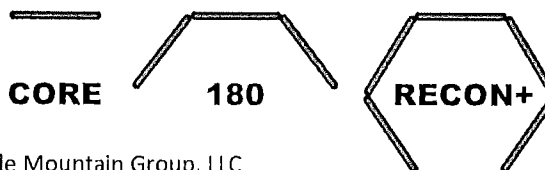


Table Mountain Group, LLC  
4680 Table Mountain Drive, Suite 150, Golden, CO 80403  
P: 303-414-3555, F: 303-414-3556

January 27, 2026

**To:** David Weidler, Interim Chief Administrative Officer

**For Your Consideration:** TI Training Simulator, Single Source # 501895

In 2017, the Police Department purchased a computer program, TI Training, which projects training scenarios onto a projector. This program has made a continued commitment to providing modern, effective training for officers. State law requires mandatory move-and-shoot training that incorporates dynamic, scenario-based exercises designed to replicate real-world conditions. These drills require officers to move, use cover, make split-second decisions, and engage threats while in motion or in close-quarters environments. This training cannot be effectively achieved through range training alone.

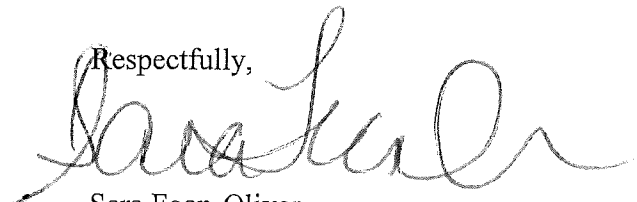
The department's current training system is outdated and is no longer supported with software updates, which limits both the effectiveness and long-term viability.

A proposal was received from TI Training, the sole source provider of this simulator and software.

Funds in the amount of \$73,200.00 are requested to be appropriated from equitable sharing funds and transferred to account number 101-02-050-056-000-520065.

Attached is a request from Brian Murphy, Police Chief, authorizing funds to be appropriated from equitable sharing to account number 101-02-050-056-000-520065 and a purchase order to be issued to TI Training in the amount of \$73,200.00 for a TI Training Simulator for the Police Department.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sara Foan-Oliver', written in a cursive style.

Sara Foan-Oliver  
Procurement Director

## RESOLUTION 8-2026

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF KIRKWOOD, MISSOURI, TO REIMBURSE ITSELF FOR, OR TO PAY FOR, CERTAIN CAPITAL EXPENDITURES WITH THE PROCEEDS OF CERTIFICATES OF PARTICIPATION; AND APPROVING A MUNICIPAL ADVISOR AGREEMENT WITH WM FINANCIAL STRATEGIES, AND A PROPOSAL FOR SPECIAL TAX AND DISCLOSURE COUNSEL SERVICES WITH GILMORE & BELL, P.C., IN CONNECTION WITH THE DELIVERY OF THE CITY'S CERTIFICATES OF PARTICIPATION (CITY OF KIRKWOOD, MISSOURI, LESSEE), SERIES 2026.

WHEREAS, on January 30, 2024, the City of Kirkwood, Missouri (the "City") delivered its Taxable Certificates of Participation (City of Kirkwood, Missouri, Lessee), Series 2024B, in the aggregate principal amount of \$5,730,000 (the "Series 2024B Certificates"), for the purpose of providing a portion of the funds to acquire the future site of the City's public works facility (the "New Public Works Facility"); and

WHEREAS, the City desires to enter into a lease transaction involving the sale and delivery of its Certificates of Participation (City of Kirkwood, Missouri, Lessee), Series 2026 (the "Certificates") for the purpose of (1) refinancing the Series 2024B Certificates for interest cost savings and (2) providing funds in the approximate amount of \$9,550,000 to renovate, improve, furnish and equip the New Public Works Facility (collectively, the "Project"); and

WHEREAS, the City desires to approve (1) a Municipal Advisor Agreement (the "Municipal Advisor Agreement") with WM Financial Strategies, as municipal advisor, pursuant to which WM Financial Strategies agrees to advise and assist the City in structuring the Certificates, to solicit proposals from underwriters or other purchasers for the Certificates, and to prepare the Preliminary and Final Official Statements for the Certificates and (2) a Proposal for Special Tax and Disclosure Counsel Services (the "Special Tax Counsel Proposal") with Gilmore & Bell, P.C., as special tax and disclosure counsel, pursuant to which Gilmore & Bell, P.C. agrees to proceed with the preparation of all legal proceedings and documents necessary for the execution, sale and delivery of the Certificates; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The City intends to reimburse itself for, or to pay for capital expenditures in connection with, the Project from a portion of the proceeds of the Certificates. The maximum net proceeds of Certificates expected to be issued for the Project is \$9,550,000 (excluding the refinancing the Series 2024B Certificates).

SECTION 2. The City hereby engages WM Financial Strategies as municipal advisor to the City with respect to the execution, sale and delivery of the Certificates in accordance with the terms of the Municipal Advisor Agreement attached hereto as Exhibit A, which the Mayor is authorized to sign on behalf of the City. The Municipal Advisor is hereby authorized to prepare and distribute a Preliminary Official Statement and to solicit proposals from underwriters or other purchasers of the Certificates.

SECTION 3. The City hereby engages the law firm of Gilmore & Bell, P.C. to serve as the City's special tax and disclosure counsel with respect to the execution, sale and delivery of the Certificates in accordance with the terms of the Proposal for Special Tax Counsel Services attached hereto as Exhibit B, which the Mayor is authorized to sign on behalf of the City. Gilmore & Bell, P.C. is hereby authorized and directed to proceed with the preparation of all legal proceedings and documents necessary for the execution, sale and delivery of the Certificates.

SECTION 4. The officers and representatives of the City are hereby authorized and directed to take such actions as may be necessary to carry out the sale and delivery of the Certificates.

SECTION 5. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF FEBRUARY 2026.

\_\_\_\_\_  
Mayor, City of Kirkwood

ATTEST:

\_\_\_\_\_  
City Clerk

EXHIBIT A

MUNICIPAL ADVISOR AGREEMENT

## MUNICIPAL ADVISOR AGREEMENT

This Municipal Advisor Agreement (the "Agreement"), dated as of \_\_\_\_\_, 2025, is between Joy A. Howard /dba/ WM Financial Strategies and the City of Kirkwood, Missouri (the "City").

The City agrees to hire WM Financial Strategies and WM Financial Strategies agrees to act as municipal advisor to the City to provide services relating to the issuance of Certificates of Participation (the "Certificates"), on the terms set forth below:

1. **PROJECT DESCRIPTION.** The City is planning to issue the Certificates for the purpose of refunding its outstanding Certificates of Participation, Series 2024 and financing new capital projects (the "Projects").
2. **SCOPE OF SERVICES.** The City hires WM Financial Strategies to provide the services set forth in the attached Exhibit. All services described in the Exhibit are hereby incorporated by reference.
3. **AGREEMENT TO PROVIDE INFORMATION.** The City agrees to provide WM Financial Strategies with information required to provide the services set forth herein, including project descriptions, financial statements, budgets, and other relevant documents.
4. **ADVISORY FEES.** WM Financial Strategies shall receive a fee equal to \$20,000 payable and contingent upon the closing of the sale of the Certificates.
5. **OUT-OF-POCKET EXPENSES.** WM Financial Strategies' fee includes the cost of out-of-pocket expenses including telephone, in-house reproductions, postage and courier services.
6. **BILLING STATEMENT.** The City (or the Certificate Trustee) will receive an invoice upon the closing of the Certificates which shall be due and paid promptly following the closing but within 30 days of such closing.
7. **PROPERTY OWNERSHIP.** All reports, studies and data obtained or compiled as part of this Agreement shall be the property of the City. All such reports, studies and data shall be delivered promptly to the City as completed. The City may additionally request receipt of partially completed reports, studies and data in order to assess the status of completion of services.
8. **TERMINATION AND MODIFICATION BY SUBSEQUENT AGREEMENT.** This agreement shall terminate upon the completion of the financing for the Projects. This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing signed by both parties.

The City of Kirkwood, Missouri

WM Financial Strategies

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

## **EXHIBIT SERVICES**

- **Financing Plan**

---

WM Financial Strategies will develop a financing plan that will include options and recommendations with respect to the timing of the Certificate sale, a consolidated and allocated maturity schedules, redemption features, reserve funding, collateral and other terms required to market the Certificates.

- **Document Preparation**

---

WM Financial Strategies will assist the City and Special Tax Counsel in the development of the authorizing ordinance, lease agreement, indenture, and other documents.

- **Official Statement Preparation**

---

WM Financial Strategies will prepare the Preliminary and Final Official Statement (collectively the "Official Statement") to be used in conjunction with the sale of securities except for the sections relating to the Certificate documents which will be prepared by Special Tax Counsel. In order to assist the City in fulfilling its disclosure obligations, WM Financial Strategies will prepare the official statement in a form generally consistent with the Government Finance Officers Association's Disclosure Guidelines. In preparing the Official Statement WM Financial Strategies will collect, research, develop and compile data for use therein and shall attempt to remove as much of this responsibility as possible from the City's staff; however, the City will be responsible for the accuracy of the Official Statement.

- **Trustee Selection**

---

WM Financial Strategies shall assist the City in selecting a Trustee.

- **Certificate Marketing**

---

WM Financial Strategies shall develop a marketing plan for the sale of Certificates preparing a request for proposals, appraising the proposals received, recommending the firm to be selected and finalize the terms of the sale to reflect the City's best interest.

- **Certificate Sale Services**

---

WM Financial Strategies shall negotiate the best possible pricing based on market conditions and the proposal specifications. Following the sale of the Certificates, WM Financial Strategies shall not be responsible for monitoring the pricing of the Certificates on any ongoing basis.

- **Rating**

---

WM Financial Strategies shall use its best efforts in obtaining the highest possible rating for the issue. The process to be utilized for this purpose will include making a credit review of

the City, advising the City of the findings, rehearsing possible rating questions, making an analysis of areas which can be expected to be raised by the rating agency, and preparing supplemental reports and schedules for the rating agency.

- **Market Analysis**

---

In order to appropriately advise the City on the establishment of a desirable sale date and to keep the City abreast of the cost of the financing plan under development, WM Financial Strategies shall monitor the following:

- The general condition and trends in the economy.
- The status of recently sold municipal issues.
- The supply of issues coming to market.

- **Mathematical Computations**

---

WM Financial Strategies will prepare maturity schedules and other schedules showing mathematical results including the source and disbursement of funds, cash flows, and debt service schedules. These schedules will be prepared using the computer systems and proprietary software maintained by WM Financial Strategies. The schedules will be updated from time to time to reflect changes in market conditions.

- **Attendance at Meetings**

---

WM Financial Strategies shall attend meetings to explain the progress of the transaction and the various documents to be adopted by the City.

- **Closing Services**

---

WM Financial Strategies will provide services required to effectuate the closing of the Certificates sale including assisting with the establishment of the Certificates accounts, transfer of funds at the time of the Certificate closing, and obtaining CUSIP identification numbers.

## REQUIRED DISCLOSURES

WM Financial Strategies, is a registered municipal advisor with the Securities and Exchange Commission (“SEC”) and the Municipal Securities Rulemaking Board (“MSRB”). The Municipal Securities Rulemaking Board requires disclosures relating to (a) conflicts of interest, (b) disciplinary events filed with the Securities and Exchange Commission, and (c) fee arrangements. These disclosures are set forth below:

- (a) WM Financial Strategies has no known conflicts of interest relating to this transaction.
- (b) Joy A. Howard has not been the subject of any disciplinary event.
- (c) The Municipal Advisor Agreement includes contingent fees payable upon the closing of the bond sale. The Municipal Securities Rulemaking Board has identified fees contingent on the closing of a transaction as a potential conflict of interest since it could encourage proceeding with a transaction that may not be feasible; however, WM Financial Strategies has a fiduciary duty to serve in the City’s best interest which should mitigate the potential conflict of interest.

WM Financial Strategies is required to provide its clients the following information at least once in any calendar year during the term of its engagement:

- (a) Notice that as a client of a registered municipal advisor you have certain protections from the MSRB.
- (b) You may access a brochure regarding your protections and how to file a complaint on the MSRB’s website at <http://www.msrb.org>.

EXHIBIT B

PROPOSAL FOR SPECIAL TAX COUNSEL SERVICES



# GILMORE BELL

One Metropolitan Square  
211 N. Broadway, Suite 2000  
St. Louis, Missouri 63102-2746

(314) 436-1000 / (314) 436-1166 FAX / gilmorebell.com

January 23, 2026

Mayor and City Council  
City of Kirkwood  
139 S. Kirkwood Road  
Kirkwood, Missouri 63122

Re: City of Kirkwood, Missouri - Proposed Delivery of Certificates of Participation, Series 2026 - Proposal for Special Tax and Disclosure Counsel Services

Dear Mayor and Members of the City Council:

We are pleased to submit this proposal to serve as special tax and disclosure counsel in connection with the proposed delivery of Certificates of Participation (City of Kirkwood, Missouri, Lessee), Series 2026 (the "Certificates"). The purpose of this letter is to set forth our responsibilities and fees with respect to this financing.

As special tax counsel, we will perform the following services:

1. assist the City's municipal advisor or underwriter in planning the financing and structuring the issue;
2. examine applicable law as it relates to the authorization and delivery of the Certificates and our opinions, and advise the City regarding the legal authority for the delivery of the Certificates and other legal matters related to the financing;
3. prepare the ordinances authorizing the Certificates, and other authorizing proceedings and legal documents relating to the authorization and delivery of the Certificates;
4. attend meetings and conferences related to the financing and otherwise consult with the parties to the transactions prior to the delivery of the Certificates;
5. assist the City or others in obtaining from governmental authorities such approvals as we determine are necessary or appropriate with respect to the Certificates;

6. review certified proceedings and documents relating to the authorization and delivery of the Certificates;
7. render our legal opinions regarding the validity of the Certificates, the federal and Missouri income tax treatment of interest on the Certificates, and such related matters as may be necessary or appropriate;
8. coordinate the closing of the transaction with the City's municipal advisor or underwriter, and after closing assemble and distribute a transcript of the proceedings and documentation relating to the authorization and delivery of the Certificates; and
9. undertake such additional duties as we deem necessary to complete the financing and to render our opinions.

Our opinion will be executed and delivered by us in written form on the date the Certificates are exchanged for their purchase price and will be based on facts and law existing as of such date. Upon delivery of the opinion, our responsibilities as special tax counsel will be concluded with respect to this financing. Specifically, but without implied limitation, we do not undertake (unless separately engaged) to provide continuing advice to the City or any other party concerning any actions necessary to assure that interest paid on the Certificates will continue to be excluded from gross income for federal income tax purposes or to assure compliance with the continuing disclosure requirements of applicable federal securities laws. Nonetheless, subsequent events may affect the tax-exempt status of interest on the Certificates and compliance with federal securities laws. Consequently, continued monitoring and other action to assure compliance with these requirements may be necessary. Should the City want our firm to assist with such compliance (*e.g.*, arbitrage rebate calculations and ongoing securities law disclosure), our participation in such post-closing matters must be specifically requested, and a separate engagement involving additional compensation will be required.

In rendering our opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation. We do not review the financial condition of the City, the feasibility of the projects to be refinanced with the proceeds of the Certificates, or the adequacy of the security provided to investors, and we will express no opinion relating thereto.

In performing our services as special tax counsel, our client will be the City and we will represent its interests. We assume that other parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. Our representation of the City does not alter our responsibility to render an objective opinion as special tax counsel.

In addition to our role as special tax counsel, in our capacity as disclosure counsel to the City, we will: (a) assist the City and the City's municipal advisor in the preparation of the Preliminary Official Statement and the final Official Statement relating to the Certificates and

consult with the City regarding any disclosure issues that may arise in conjunction with the planned issuance of the Certificates, (b) conduct a due diligence review of the City as a basis for the delivery of our SEC 10b-5 letter described below, and assist the City in responding to the due diligence requests of the Underwriter and its counsel, if any, and (c) at closing, deliver to the Underwriter and the City a customary SEC Rule 10b-5 letter relating to the Official Statement.

Based upon our current understanding of the terms, structure, size (a single series of Certificates totaling approximately \$15,295,000) and schedule of the financing, we propose a fee of \$60,000 (inclusive of out-of-pocket expenses). If the issue size increases over \$15,295,000, our fee will be \$60,000 plus \$2.00 per \$1,000 over \$15,295,000 (inclusive of out-of-pocket expenses). For our services as disclosure counsel to the City, our fee will be \$10,000.

If the foregoing terms of this engagement are acceptable, please have an appropriate official of the City sign and return the enclosed copy of this letter, retaining the original for your or the City's files. We look forward to working with you.

Very truly yours,



Shannon W. Creighton

SWC/

ACCEPTED and APPROVED:

Date: \_\_\_\_\_, 2026

CITY OF KIRKWOOD, MISSOURI

By: \_\_\_\_\_  
Title: \_\_\_\_\_

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-02-05

**Step 1:**

**Strategic Plan**

- Yes
- No

**Goal # & Title**

**Background To Issue:**

The City desires reissue Certificate of Participation Series 2024B for the initial acquisition of the new public works facility in the amount of \$5,730,000 and issue additional funds in the amount of \$9,550,000 to renovate, improve, furnish and equip the new public works facility. The majority of these additional funds will be recovered through the sale of the existing public works site.

**Recommendations and Action Requested**

Enter into the proposed agreement for Municipal Advisor Services with WM Financial Strategies in the amount of not to exceed \$20,000 and the proposed Special Tax and Disclosure Counsel Services with Gilmore & Bell, P.C. in the amount of \$70,000 plus \$2.00 per \$1,000 if the issuance size increases. The costs of these agreements will be borne through the proceeds of the sale of the certificates.

**Alternatives Available:**

**Does this project have a public information component?**

- Yes
- No

**Cost:**

\$90,000.00

**Account Number**

**Account Name**

**Project Number**

**Budgeted:**

- Yes
- No

**Amount**

\$90,000.00

**Department Head Comments:**

**By:**

David Weidler

**Date**

2026-01-30

**Authenticated:**

KIRKWOODMOWeidledc

Send Directly to City Clerk

You can attach up to 3 files along with this request

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

**Purchasing Director's Comments**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input checked="" type="radio"/> Sara Foan-Oliver	2026-02-02	KIRKWOODMO\foanolism
<input type="radio"/> Rachel Shelley		

You can attach up to 3 files along with this request

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

- |  |                             |             |
|--|-----------------------------|-------------|
| <input type="radio"/> Budgetary Approval       | <b>Fund &amp; Account #</b> | <b>Name</b> |
| <input checked="" type="radio"/> Appropriation |                             |             |
| <input type="radio"/> Transfer of Funds        |                             |             |

**Finance Director's Comments**

These expenses will be paid from the proceeds from the issuance of the 2026 COP issuance. Budget appropriations will be contingent on the adoptions of future budgets.

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input checked="" type="radio"/> Mary Sprung	2026-02-02	KIRKWOODMO\sprungmj
<input type="radio"/> Jennifer Forgy		

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

- Approve
- Disapprove

**Chief Administrative Officer Comments:**

By:  Date **2/12/2026**

**CITY OF KIRKWOOD  
139 S. KIRKWOOD ROAD  
KIRKWOOD, MO 63122**

---

**TO:** Mayor and Council  
**FROM:** David Weidler, Interim CAO  
**DATE:** January 30, 2026  
**RE:** 2026 Certificates of Participation

In January 2024, the City of Kirkwood delivered taxable Certificates of Participation (COP), Series 2024B, in the aggregate principal amount of \$5,730,000 to provide a portion of the funds to acquire the future site of the City's public works facility. This portion of COPs retained a higher interest rates due to the agreement in place to rent the property back to the company that the City purchased the property from. Since this company was a for profit entity the interest on the Series 2024B COPs was higher than our traditional government based rate. With the tenant vacating the property and a reduction in market rates, it is now a good time to refinance the Series 2024B COPs. The pending refinancing will also allow for the provision of new funds in the approximate amount of \$9,550,000 to renovate, improve, furnish and equip the new facility and afford the City additional capital improvement funds. The majority of these funds are anticipated to be recovered through the sale of the City's current public works facility.

The process of reissuing the Series 2024B COPs requires the City to enter into agreements for Municipal Advisor Services and a Special Tax and Disclosure Counsel Services. The proposed agreement for Municipal Advisor Services is with WM Financial Strategies who will advise and assist the City in structuring the Certificates, solicit proposals from underwriters or other purchasers for the certificates, and prepare the preliminary and final official statements for the certificates. The fee for WM Financial Strategies will be \$20,000. The proposed Special Tax and Disclosure Counsel Services with Gilmore & Bell, P.C. who will prepare all legal proceedings and documents necessary for the execution, sale and delivery of the certificates. The fee for Gilmore & Bell, P.C. will be in the amount of \$70,000 plus \$2.00 per \$1,000 if the issuance size increases. The costs of these agreements will be born through the proceeds of the sale of the certificates.

RESOLUTION 10-2026

A RESOLUTION ACCEPTING THE PROPOSAL OF LANDMARK AQUATIC AT THE RATES PROVIDED IN THE MEMO (A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN) FOR KIRKWOOD AQUATIC CENTER MAINTENANCE AND REPAIR SERVICES, ON AN AS NEEDED BASIS, 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.

WHEREAS, a Request for Qualifications was developed and qualifications were received for Kirkwood Aquatic Center Maintenance and Repair Services, on an as needed basis, and

WHEREAS, the Director of Parks and Recreation recommends Landmark Aquatic as the most qualified to provide Kirkwood Aquatic Center Maintenance and Repair Services, on an as needed basis, at the rates provided in the memo (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, and

WHEREAS, funds are available in Account #302-08-080-000-000-620020 (Building & Site Improvements).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The proposal of Landmark Aquatic for Kirkwood Aquatic Center Maintenance and Repair Services, on an as needed basis, at the rates provided in the memo (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Landmark Aquatic for Kirkwood Aquatic Center Maintenance and Repair Services, on an as needed basis, at the rates provided in the memo (a copy of which is attached hereto and incorporated by reference herein) for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF FEBRUARY 2026.

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Mayor, City of Kirkwood

ATTEST:

---

City Clerk

# Legislation Request

**Request Type \***

- Resolution  
 Ordinance

**Place on the Agenda of:**

2026-02-19

**Step 1:****Strategic Plan**

- Yes  
 No

**Goal # & Title****Background To Issue:**

The 2026 season marks the 27th year of operation for the facility. The City contracts with a professional pool maintenance and repair companies to perform general maintenance and repair of the physical, mechanical, and chemical systems required for the safe operation of the pools. In addition to holding a similar contract with Midwest Pool Management, the additional contract ensures competitive pricing and timely repairs.

An RFP for pool maintenance and repair services was sent to local companies; however, only one bid was received from Landmark Aquatic, (formerly Westport Pools).

Their most recent contract has expired. Given their proven performance, knowledge of the facility's systems, and established working relationship with city staff, Landmark Aquatics remains the most qualified provider to meet the needs of the Kirkwood Aquatic Center.

**Recommendations and Action Requested**

City staff recommends entering into a new contract with Landmark Aquatics to provide on-demand maintenance and repair of the physical, mechanical, and chemical systems necessary for pool operations at the Kirkwood Aquatic Center.

The specific request is to enter into a contract with Landmark Aquatic for pool repairs. This contract will be based on time and material, as needed and as budget allows, for repairs and maintenance on an as needed basis.

**Alternatives Available:****Does this project have a public information component?**

- Yes  
 No

**Cost:**

\$0.00

**Account Number**

302-08-080-000-000-620020

**Account Name**

Building & Site Improvements

**Project Number****Budgeted:**

- Yes  
 No

**Amount**

\$87,000.00

**Department Head Comments:**

By:  
Kyle Henke

Date  
2026-02-11

Authenticated:  
KIRKWOODMO\Aschelb

Send Directly to City Clerk

You can attach up to 3 files along with this request

Aquatic Maintenance and Repair Contract 2026.doc

96.5KB

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

Approve  
 Disapprove

**Purchasing Director's Comments**

By:  
 Sara Foan-Oliver  
 Rachel Shelley

Date  
2026-02-11

Authenticated:  
KIRKWOODMO\foanolism

You can attach up to 3 files along with this request

14138 Aquatic Center Maintenance Resolution Letter.doc

30.5KB

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

Budgetary Approval  
 Appropriation  
 Transfer of Funds

**Finance Director's Comments**

Budgetary appropriation is available and sufficient to approve the above as requested.

By:  
 Mary Sprung  
 Jennifer Forgy

Date  
2026-02-11

Authenticated:  
KIRKWOODMO\sprungmj

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

Approve  
 Disapprove

**Chief Administrative Officer Comments:**



2/12/2026

By:

Date

From the desk of...  
Kyle Henke, Director of Parks and Recreation  
111 S. Geyer Road, Kirkwood, Missouri 63122  
Phone: 314.822.5856  
henkekk@kirkwoodmo.org



# Memo

**To:** Kirkwood City Council, David Weidler

**From:** Kyle Henke

**CC:** Sara Foan-Oliver

**Date:** 2/6/26

**Re:** Aquatic Center Maintenance & Repair

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This memo serves as a recommendation to accept the most responsible proposal for maintenance and repair services at the Kirkwood Aquatic Center. The 2026 season marks the 27th year of operation for the facility. The City contracts with a professional pool maintenance and repair companies to perform general maintenance and repair of the physical, mechanical, and chemical systems required for the safe operation of the pools. In addition to holding a similar contract with Midwest Pool Management, the additional contract ensures competitive pricing and timely repairs.

An RFP for pool maintenance and repair services was sent to local companies; however, only one bid was received from Landmark Aquatic, (formerly Westport Pools).

Their most recent contract has expired. Given their proven performance, knowledge of the facility's systems, and established working relationship with city staff, Landmark Aquatics remains the most qualified provider to meet the needs of the Kirkwood Aquatic Center.

Therefore, City staff recommends entering into a new contract with Landmark Aquatics to provide on-demand maintenance and repair of the physical, mechanical, and chemical systems necessary for pool operations at the Kirkwood Aquatic Center.

The specific request is to enter into a contract with Landmark Aquatic for pool repairs.

February 11, 2026

**To:** David Weidler, Interim Chief Administrative Officer

**For Your Consideration:** Aquatic Center Maintenance and Repairs Services, RFP # 14138

The Kirkwood Aquatic Center is entering its 27<sup>th</sup> season of operation. Due to the aging of the facility and equipment, general maintenance is required. The City contracts with a professional pool maintenance and repair company to perform general maintenance and repair of the physical, mechanical, and chemical systems to ensure safe operations through the season.

A request for proposal was issued to registered suppliers on January 21, 2026 for Kirkwood Aquatic Center Maintenance and Repair Services. A proposal was received from Landmark Aquatic (formerly Westport Pools, LLC).

For each instance of maintenance and repairs that arises under the anticipated contract, an estimate shall be presented to the City for approval before any work can begin and must include the labor rates and hours, materials and costs, and projected completion time.

The schedule of costs is as follows:

Labor rate for Mechanical Work	\$150.00 per hour
Labor rate for Electrical Work	\$140.00 per hour
Labor rate Concrete Work	\$138.00 per hour
Labor rate General Labor Work	\$134.00 per hour
Labor rate General Maintenance (Non-Prevailing Wage)	\$132.00 per hour
Parts max markup	20%
Material max markup	20%

The anticipated contract term will be twelve (12) months with an option to renew annually thereafter one term at a time, up to four consecutive twelve (12) month terms. Funding for future years will be contingent upon budgetary approval.

Attached is a request from Kyle Henke, Parks and Recreation Director, for a resolution authorizing a contract be issued to Landmark Aquatic at the rates provided herein for Kirkwood Aquatic Center Maintenance and Repair Services.

Respectfully,

Sara Foan-Oliver  
Procurement Director

RESOLUTION 11-2026

A RESOLUTION ACCEPTING THE BID OF BEHLMANN CHRYSLER DODGE JEEP RAM IN THE AMOUNT OF \$45,187 (PURSUANT TO STATE OF MISSOURI COOPERATIVE CONTRACT) FOR THE PURCHASE OF A 2026 DODGE DURANGO PATROL VEHICLE FOR THE POLICE DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the Kirkwood Police Department had a patrol vehicle involved in a traffic accident, resulting in a total loss and causing the Police Department to operate with one fewer patrol vehicles, and

WHEREAS, the Police Department wishes to purchase a new patrol vehicle, utilizing insurance proceeds from the totaled vehicle in the amount of \$40,305, and

WHEREAS, the City may purchase items and services that have been competitively bid and awarded by State of Missouri Cooperative Contract, and

WHEREAS, staff recommends that the City purchase a 2026 Dodge Durango Patrol Vehicle from Behlmann Chrysler Dodge Jeep Ram in the amount of \$45,187 under State of Missouri Cooperative Contract #MC260035006, and

WHEREAS, funds are available in Account #301-02-050-000-000-620050 (Rolling Stock).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The bid of Behlmann Chrysler Dodge Jeep Ram in the amount of \$45,187 for the purchase of a 2026 Dodge Durango Patrol Vehicle for the Police Department under State of Missouri Cooperative Contract # MC260035006 is hereby accepted and approved.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Behlmann Chrysler Dodge Jeep Ram in the amount of \$45,187 for the purchase of a 2026 Dodge Durango Patrol Vehicle for the Police Department under State of Missouri Cooperative Contract # MC260035006.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF FEBRUARY 2026.

---

Mayor, City of Kirkwood

ATTEST:

---

City Clerk

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-02-19

**Step 1:****Strategic Plan**

- Yes
- No

**Goal # & Title****Background To Issue:**

The Police Department is requesting the Mayor and City Council approve the purchase of a replacement patrol vehicle. One patrol vehicle was declared a total loss following a traffic crash on August 8, 2025. As a result, the Department is currently operating with one fewer patrol vehicle, which has led to multiple instances where officers were required to work as a two-officer unit due to other vehicles being assigned, undergoing maintenance, or experiencing mechanical issues. On October 15, 2025, insurance proceeds in the amount of \$40,305 were received for the totaled vehicle. The total cost to purchase and replacement patrol vehicle, is \$45,187. Sufficient funds are available in the Rolling Stock account (301-02-050-000-000-620050) to supplement the insurance proceeds and cover the remaining cost.

**Recommendations and Action Requested**

The Police Department respectfully requests approval from the Mayor and City Council to allocate funds from the Rolling Stock account (301-02-050-000-000-620050) for the purchase and replacement of one Patrol vehicle.

**Alternatives Available:**

Not approve the purchase

**Does this project have a public information component?**

- Yes
- No

**Cost:**

\$45,187.00

**Account Number**

301-02-050-000-000-620050

**Account Name**

Rolingstock

**Project Number****Budgeted:**

- Yes
- No

**Amount**

\$45,187.00

**Department Head Comments:****By:**

Brian Murphy

**Date**

2026-02-10

**Authenticated:**

KIRKWOODMO\Raymondm

You can attach up to 3 files along with this request

City of Kirkwood PD 2026 Durango on 012726.pdf

53.17KB

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

**Purchasing Director's Comments**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input type="radio"/> Sara Foan-Oliver	2026-02-10	KIRKWOODMO\foanolsm
<input type="radio"/> Rachel Shelley		

You can attach up to 3 files along with this request

501906 - PD Durango Patrol Vehicle Resolution Draft.doc

25KB

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

- Budgetary Approval
- Appropriation
- Transfer of Funds

**Finance Director's Comments**

Budgetary appropriation is available and sufficient for \$45,187 in account 301-02-050-000-000-620050 Rolling Stock to approve the above as requested.

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input type="radio"/> Mary Sprung	2026-02-10	KIRKWOODMO\sprungmj
<input type="radio"/> Jennifer Forgy		

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

- Approve
- Disapprove

**Chief Administrative Officer Comments:**

By:  Date: 2/12/2026

February 10, 2026

**To:** David Weidler, Interim Chief Administration Officer

**For Your Consideration: 2026 Dodge Durango Patrol Vehicle, Cooperative Bid # 501906**

The Kirkwood Police Department had a vehicle involved in a traffic accident on August 8<sup>th</sup>, 2025. The vehicle was declared a total loss, and as a result, the department has been operating with one fewer patrol vehicles. On October 15<sup>th</sup>, 2025, insurance proceeds in the amount of \$40,305.00 were received for the totaled vehicle.

The City of Kirkwood may use cooperative contracts that are competitively bid. The State of Missouri competitively bid 2026 Dodge Durangos and Behlmann Chrysler Dodge Jeep Ram was the lowest responsible and responsive bid. The State of Missouri contract number is MC260035006.

Attached is a request from Brian Murphy, Police Chief, for a resolution authorizing a purchase order in the amount of \$45,187.00 to be issued to Behlmann Chrysler Dodge Jeep Ram for the purchase of a 2026 Dodge Durango patrol vehicle for the Police Department.

Respectfully,

Sara Foan-Oliver  
Procurement Director

**BEHLMANN CHRYSLER DODGE JEEP RAM**  
**175 TURNBULL TRAIL**  
**TROY, MO 633791909**

**Configuration Preview**

<b>Date Printed:</b>	2026-01-27 2:11 PM	<b>VIN:</b>	<b>Quantity:</b>	1
<b>Estimated Ship Date:</b>		<b>VON:</b>	<b>Status:</b>	BA - Pending order
			<b>FAN 1:</b>	00SJC City of Kirki
			<b>FAN 2:</b>	
			<b>Client Code:</b>	
			<b>Bid Number:</b>	TB6146
			<b>PO Number:</b>	WENOM
<b>Sold to:</b>	<b>Ship to:</b>			
BEHLMANN CHRYSLER DODGE JEEP RAM (60625)	BEHLMANN CHRYSLER DODGE JEEP RAM (60625)			
175 TURNBULL TRAIL	175 TURNBULL TRAIL			
TROY, MO 633791909	TROY, MO 633791909			

**Vehicle: 2026 DURANGO PURSUIT VEHICLE AWD (WDEE75)**

	<b>Sales Code</b>	<b>Description</b>	<b>MSRP(USD)</b>
<b>Model:</b>	WDEE75	DURANGO PURSUIT VEHICLE AWD	44,879
<b>Package:</b>	22Z	Customer Preferred Package 22Z	0
	EZH	5.7L V8 HEMI MDS VVT Engine	3,240
	DFD	8-Spd Auto 8HP70 Trans (Buy)	0
<b>Paint/Seat/Trim:</b>	PXJ	DB Black Clear Coat	0
	APA	Monotone Paint	0
	*A7	Cloth Bucket Seats W/Rear Vinyl	160
	-X9	Black	0
<b>Options:</b>	4ES	Delivery Allowance Credit	0
	MAF	Fleet Purchase Incentive	0
	YEP	Manuf Statement of Origin	0
	LNF	Black Left LED Spot Lamp	695
	CUG	Police Floor Console	1,195
	ADL	Skid Plate Group	370
	4DH	Prepaid Holdback	0
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	151	Zone 51-Chicago	0
	4EA	Sold Vehicle	0
<b>Non Equipment:</b>	4FA	Special Bid-Ineligible For Incentive	0
<b>Bid Number:</b>	TB6146	Government Incentives	0
<b>Discounts:</b>	YG1	7.5 Additional Gallons of Gas	0
<b>Destination Fees:</b>			1,995
<b>Total Price:</b>			<b>52,534</b>

*SELLING FOR  
 \$45,187  
 - AS EQUIPPED -  
 FOB / TROY, MO  
 THANKS!  
 MALE*

<b>Order Type:</b>	Fleet	<b>PSP Month/Week:</b>	
<b>Scheduling Priority:</b>	1-Sold Order	<b>Build Priority:</b>	99
<b>Salesperson:</b>			
<b>Customer Name:</b>	City of Kirkwood		
<b>Customer Address:</b>	139 South Kirkwood Road Kirkwood MO 63122 USA		

**Instructions:**

**Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.**

RESOLUTION 12-2026

A RESOLUTION ACCEPTING THE BID OF SCHULTE SUPPLY IN THE AMOUNT NOT TO EXCEED OF \$51,062 (WHICH INCLUDES A 10% CONTINGENCY IN THE AMOUNT OF \$4,642) FOR THE PURCHASE AND INSTALLATION OF A 16" EZ VALVE AT THE PARK #1 PUMP STATION FOR THE WATER DEPARTMENT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, pursuant to law, the City solicited bids for the purchase and installation of a 16" EZ Valve at the Park #1 Pump Station for the Water Department, and

WHEREAS, the most responsible bid received was that of Schulte Supply in the amount not to exceed of \$51,062 (which includes a 10% contingency of \$4,642), which bid acceptance is approved by the Interim Chief Administrative Officer and recommended by the Director of Procurement, and the Director of Public Services, and

WHEREAS, funds are available in Account 505-30-300-304-000-620080 (Distribution System Improvement).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The bid of Schulte Supply in the amount not to exceed of \$51,062 (which includes a 10% contingency of \$4,642) for the purchase and installation of a 16" EZ Valve at the Park #1 Pump Station for the Water Department is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Schulte Supply in the amount not to exceed of \$51,062 (which includes a 10% contingency of \$4,642) for the purchase and installation of a 16" EZ Valve at the Park #1 Pump Station for the Water Department.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF FEBRUARY 2026.

---

Mayor, City of Kirkwood

ATTEST:

---

City Clerk

# Legislation Request

**Request Type \***

- Resolution  
 Ordinance

**Place on the Agenda of:**

2026-02-19

**Step 1:****Strategic Plan**

- Yes  
 No

**Goal # & Title**

Goal 3. Invest for the future through infrastructure

**Background To Issue:**

The Kirkwood Water Department is undergoing a replacement the Park #1 Pump Station in Kirkwood Park. It was discovered that the valve could not be turned off to isolate the pump station. The contractor submitted a proposed change order in the amount of \$179,000. The Water Department investigated contracting this out directly with a vendor. The procurement department solicited bids for material and installation of a 16" EZ Valve. The City received three bids with the lowest submitted by Schulte Supply in the amount of \$46,420.

**Recommendations and Action Requested**

It is recommended that the City Council approved the bid submitted by Schulte Supply for an amount not to exceed \$51,062, which includes a 10% contingency of \$4,642.

**Alternatives Available:**

None

**Does this project have a public information component?**

- Yes  
 No

**Cost:**

\$51,062.00

**Account Number**

505-30-300-304-000-620080

**Account Name**

Distribution System Improvements

**Project Number**

N/A

**Budgeted:**

- Yes  
 No

**Amount**

\$51,062.00

**Department Head Comments:**

It is anticipated that these costs will be paid out in FY2026 and not carry over to FY2027.

**By:**

Christopher Krueger

**Date**

2026-02-09

**Authenticated:**

KIRKWOODMO\kruegeca

Send Directly to City Clerk

You can attach up to 3 files along with this request

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

**Purchasing Director's Comments**

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input type="radio"/> Sara Foan-Oliver	2026-02-10	KIRKWOODMO\foanolsm
<input type="radio"/> Rachel Shelley		

You can attach up to 3 files along with this request

14139 - Resolution Letter.docx 21.94KB

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

- Budgetary Approval
- Appropriation
- Transfer of Funds

**Finance Director's Comments**

Budgetary appropriation is available and sufficient for \$51,062 in account 505-30-300-304-000-620080 Distribution System Improvement to approve the above as requested.

<b>By:</b>	<b>Date</b>	<b>Authenticated:</b>
<input type="radio"/> Mary Sprung	2026-02-10	KIRKWOODMO\sprungmj
<input type="radio"/> Jennifer Forgy		

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

- Approve
- Disapprove

**Chief Administrative Officer Comments:**

By:  Date 2/12/2026

February 10, 2026

To: David Weidler, Interim Chief Administrative Officer

For Your Consideration: Furnish and Installation of 16" EZ Valve at Park #1 Pump Station #14139

The Water Department is replacing the Park #1 Pump Station in Kirkwood Park. The main valve for the pump station cannot be turned off. The contractor on this project submitted a proposed change order for \$179,000.

The Procurement Department went out to bid for a 16" EZ valve and installation. With the Water Department doing the excavation, traffic control, hoisting the valve in place and restoration of the grounds the City will save \$132,580.

Bid requests were sent to suppliers through our eProcurement system. Sealed bids were opened on February 6, 2026. Bid tabulation is as follows:

<b><u>Vendor</u></b>	<b><u>Total Base Bid</u></b>
Schulte Supply	\$46,420
Core & Main	\$52,215
IMCO Utility Supply	\$61,000

The bid results were provided to Chris Krueger, Public Services Director and Clarence Patterson, Water Superintendent, for review. It is recommended that the bid be awarded to Schulte Supply, as their bid of \$46,420 is the lowest responsive and responsible bid meeting specification.

Attached is a request from Chris Krueger for a resolution authorizing a contract be issued to Schulte Supply in the amount of \$46,420 with a 10% contingency of \$4,642 for a total not to exceed value of \$51,062 to furnish and install a 16" EZ Valve at Park #1 Pump Station.

Respectfully

Sara Foan-Oliver  
Procurement Director

RESOLUTION 13-2026

A RESOLUTION GRANTING THE PROPERTY OWNER OF 345 WAY AVENUE, KIRKWOOD, MISSOURI, AUTHORIZATION FOR AN ENCROACHMENT 2.5 FEET INTO THE PUBLIC RIGHT-OF-WAY ALONG NORTH VAN BUREN, FOR THE RECONSTRUCTION OF AN EXISTING STONE TIERED GARDEN WALL.

WHEREAS, the property owner of 345 Way Avenue wishes to reconstruct an existing stone tiered garden wall within the right-of-way, and

WHEREAS, the wall does not meet the height requirement to be classified as a structure, but is defined as a structure requiring an encroachment into the right-of-way, and

WHEREAS, the wall is proposed to encroach 2.2 feet along the Way Avenue right-of-way and 2.5 feet along the North Van Buren right-of-way, and

WHEREAS, staff recommends encroachment of the wall 2.5 feet along the North Van Buren right-of-way to save a mature tree but not along the Way Avenue right-of-way and

WHEREAS, the Kirkwood Municipal Code Section 20-89 allows the placement of objects within streets, alleys or sidewalks when authorized to do so by the City Council and, by implication, the City Council has the authority to allow an encroachment upon the public right-of-way, and

WHEREAS, the property owner of 345 Way Avenue would be responsible for the installation and maintenance of the wall and accepts full responsibility for said wall.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby grants authority to the property owner of 345 Way Avenue, Kirkwood, Missouri, authorization for an encroachment of 2.5 into the public right-of-way along North Van Buren, for the reconstruction of an existing stone tiered garden wall.

SECTION 2. The property owner of 345 Way Avenue shall be responsible for the installation and maintenance of the wall, and accepts full responsibility for said wall.

SECTION 3. If there is a need for removal of the wall in the public right-of-way for public improvements, the owner shall be responsible for removal of said wall.

SECTION 4. This Resolution shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF FEBRUARY 2026

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Mayor, City of Kirkwood

ATTEST:

---

City Clerk

# Legislation Request

**Request Type \***

- Resolution
- Ordinance

**Place on the Agenda of:**

2026-02-19

**Step 1:**

**Strategic Plan**

- Yes
- No

**Goal # & Title**

N/A

**Background To Issue:**

Timberline Landscapes on behalf of property owner of 345 Way Avenue is seeking authorization to reconstruct an existing stone tiered garden wall within the ROW. The existing wall has been removed and the construction of a new block wall had begun before a stop work order was issued by the City. The wall does not meet the height requirements to be classified as a structure but is defined as a structure requiring an encroachment if in the ROW. The wall is proposed to encroach 2.2' along the Way Avenue ROW and 2.5' along the North Van Buren ROW. There is a large private tree on the North Van Buren Side, where a wall in the ROW would be recommended to save the tree.

**Recommendations and Action Requested**

Reviewing available City records it appears the existing retaining wall was not installed by the City. No records of an existing encroachment could be found. The existing wall does not appear to be needed to support existing structures or other improvements, which would not allow the wall to be constructed on private property, with the exception of the private tree on North Van Buren. City staff does not recommend the property owner be granted authorization to construct the retaining wall within the public ROW along Way Avenue, but does recommend allowing the encroachment along North Van Buren to save the large private tree. The property owner of 345 Way Avenue is responsible for the installation and maintenance of the wall and accepts full responsibility for said wall placed on private property or within the right of way.

**Alternatives Available:**

**Does this project have a public information component?**

- Yes
- No

**Cost:**  
\$0.00

**Account Number**  
000-00-000-000-000-000000

**Account Name**

**Project Number**

**Budgeted:**                      **Amount**  
 Yes                              \$0.00  
 No

**Department Head Comments:**

**By:**  
Christopher Krueger

**Date**  
2026-02-12

**Authenticated:**  
KIRKWOODMO\Aschelb

Send Directly to City Clerk

You can attach up to 3 files along with this request

**Step #2: if request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Directors Approval)**

- Approve
- Disapprove

Purchasing Director's Comments

By:	Date	Authenticated:
<input type="checkbox"/> Sara Foan-Oliver		
<input type="checkbox"/> Rachel Shelley		

You can attach up to 3 files along with this request

**Step #3: if budgetary approval is required (Must have Finance Department's approval)**

- Budgetary Approval
- Appropriation
- Transfer of Funds

Finance Director's Comments

By:	Date	Authenticated:
<input type="checkbox"/> Mary Sprung		
<input type="checkbox"/> Jennifer Forgy		

**Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda**

- Approve
- Disapprove

Chief Administrative Officer Comments:

By:		Date	2/12/2026
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## RIGHT-OF-WAY ENCROACHMENT APPLICATION

### NOTICE

- Certain improvements may require approval of the Architectural Review Board prior to applying for an encroachment.
- This application is solely for the approval of an encroachment. If the encroachment is approved, applicant is responsible for obtaining the proper permits to construct the improvements.
- The City Council is the authority providing approval of encroachments. The City Engineer provides recommendations to the City Council.
- You will be notified in writing of the Council's decision and provided a copy of the legislation.

APPLICATION DATE: 01/20/26

APPLICANT NAME: Margo Kinster - Landscape Designer with Timberline Landscapes on behalf of William & Marynell Bay Residence

APPLICANT ADDRESS: 345 Way Avenue Kirkwood MO, 63122

APPLICANT PHONE NUMBER: 573-303-6259

APPLICANT E-MAIL ADDRESS: margo@timberlinelandscapes.com

ADDRESS/LOCATION OF ENCROACHMENT: 345 Way Avenue Kirkwood MO, 63122

### DESCRIPTION AND REASON FOR ENCROACHMENT:

We are reconstructing an existing garden wall in the same location as the previous wall, which was failing, hazardous and required replacement. The purpose of the work is to restore structural integrity and stability, maintain proper grading, and prevent erosion on the homeowners property as well as on Kirkwoods property (the public sidewalk). The new wall follows the same footprint (just higher quality material) and serves the same function as the original encroaching structure done by others.

### REQUIRED DOCUMENTS:

- Site plan with dimensions of encroachments into the right-of-way.
- Construction plans or construction details of improvement.

APPLICANT'S SIGNATURE: *Margo Kinster*

ENGINEERING DEPARTMENT USE ONLY	
Recommended for approval by City Engineer:	<input type="checkbox"/> Yes <input type="checkbox"/> No Date:
Date of City Council Meeting:	
Approved by City Council:	<input type="checkbox"/> Yes <input type="checkbox"/> No Resolution:

Designed by  
M.D.

Checked by  
B.F.



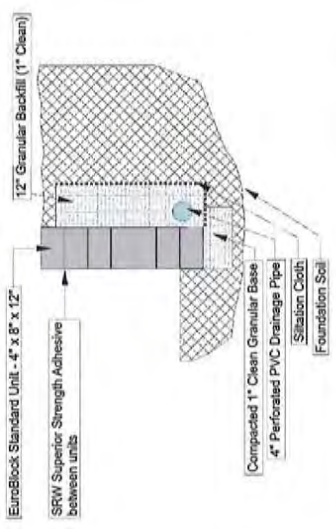
**BAY RESIDENCE**  
345 WAY AVENUE  
KIRKWOOD, MO 63122

Date: 01/18/26  
Job Number: 2025-0917  
File Number: 004



Revised 01/19/2026

**GARDEN WALL CONSTRUCTION DETAIL**



**GARDEN WALL CONSTRUCTION NOTES:**  
 A EUROBLOCK GARDEN WALL (3161-4270) will be installed along the front and side sidewalks to replace the old falling wall. Location of wall is illustrated on the design plan. This will include the following:  
 - Demolish and haul away existing stone wall material and plant material behind wall.  
 - Spray paint new wall layout. Excavate and install 6" base gravel. Compact gravel in place to 95% proctor density.  
 - Install block wall(s) at location shown on plan.  
 - Walls to be constructed to manufacturers specifications.  
 - A 4" drain line, clean gravel with fabric drainage system will be installed behind wall according to manufacturers specifications.  
 - 4" natural stone step units will be installed leading from the sidewalk to the front walkway. Steps will be installed level.

**NOTE:**  
 The survey shown as an underlay beneath this drawing was completed after construction had commenced and does not fully represent prior existing conditions prior to the start of construction.

- LEGEND**
- PROPERTY LINES
  - BEING REBUILT
  - TOP OF WALL ELEVATION
  - BOTTOM OF WALL ELEVATION
  - WALL DRAINS
  - DRAINAGE ARROWS



**CALL 1-800-DIG-SITE PRIOR TO DIGGING!**  
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**PROPERTY LANDSCAPE PLAN**

Designed by M.D.  
Checked by B.F.



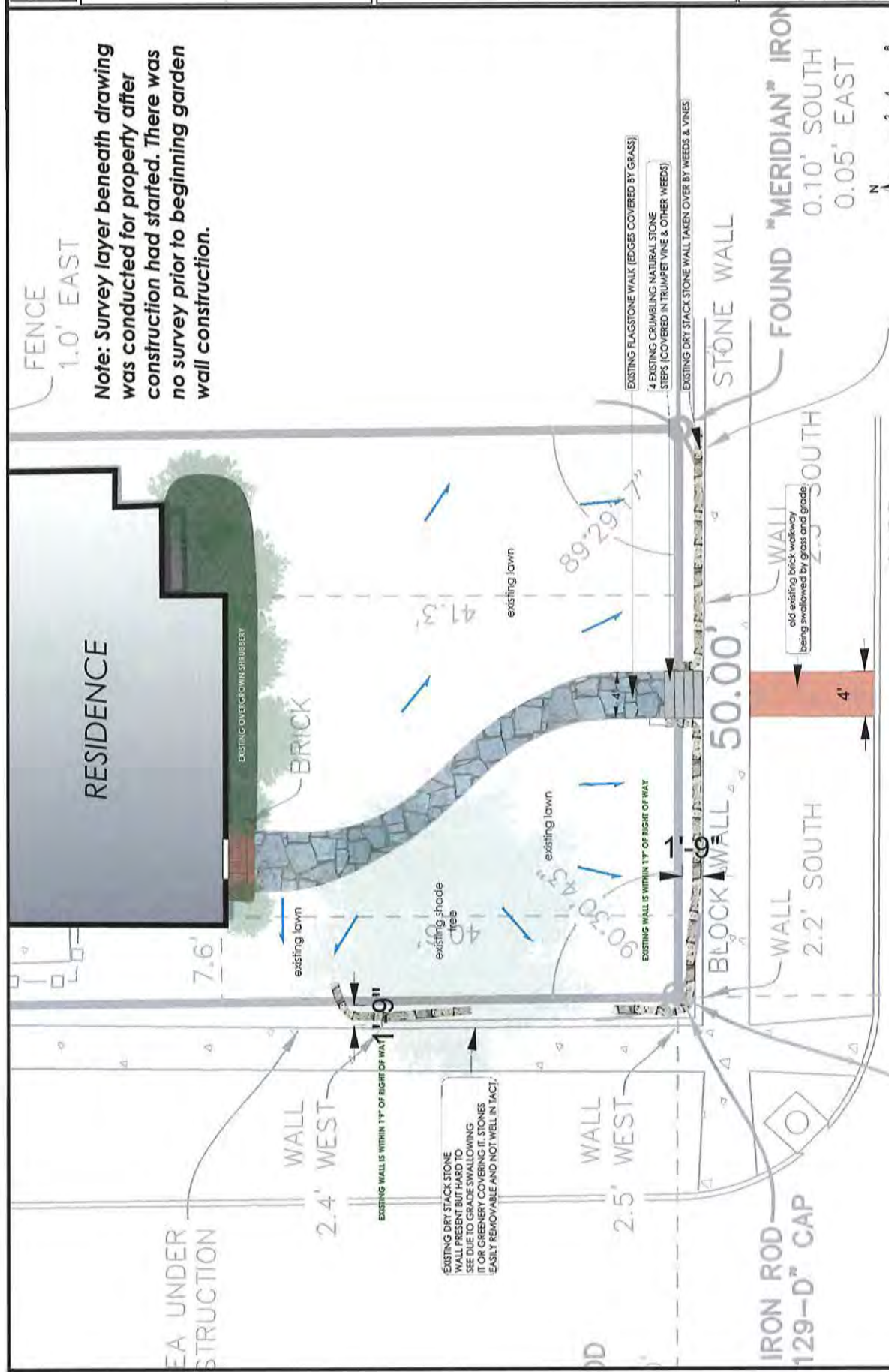
BAY RESIDENCE  
345 WAY AVENUE  
KIRKWOOD, MO 63122

Date: 01/16/25  
Job Number: 2025-0917  
File Number: 003

L2

FENCE  
1.0' EAST

**Note: Survey layer beneath drawing was conducted for property after construction had started. There was no survey prior to beginning garden wall construction.**



### EXISTING CONDITIONS PLAN



**BAY RESIDENCE**

Designed by: Margo Kinstler

**DEAR CITY OF KIRKWOOD,**

THANK YOU FOR REVIEWING OUR PROJECT FOR OUR CLIENT'S **WILLIAM & MARYNELL BAY**. PLEASE SEE THE FOLLOWING PDF DOCUMENT CONTAINING MATERIALS & BEFORE/AFTER PHOTOS FOR CONTEXT & PERSPECTIVE.

WARM REGARDS,

**MARGO KINSTLER**

*Landscape Designer*

BEFORE LANDSCAPE IMAGES:



## BAY RESIDENCE

Designed by: Margo Kinstler



**NOTE:** CLIENT HAS BEEN CITED BY CITY OF KIRKWOOD BEFORE FOR THEIR YARD - THEY DECIDED TO HIRE A LANDSCAPER TO ENSURE THIS DIDNT HAPPEN AGAIN. DESPITE NOT BEING ABLE TO SEE, THERE IS A NATURAL STONE GARDEN WALL UNDERNEATH ALL THIS BRUSH. YOU CAN ALSO SEE OLD FAILING BRICK WALK FROM STREET.

BEFORE LANDSCAPE IMAGES:



**BAY RESIDENCE**

Designed by: Margo Kinstler



**NOTE:** CLIENT HAS BEEN CITED BY CITY OF KIRKWOOD BEFORE FOR THEIR YARD - THEY DECIDED TO HIRE A LANDSCAPER TO ENSURE THIS DIDNT HAPPEN AGAIN. DESPITE NOT BEING ABLE TO SEE, THERE IS A NATURAL STONE GARDEN WALL UNDERNEATH ALL THIS BRUSH.

BEFORE LANDSCAPE IMAGES:



**BAY RESIDENCE**

Designed by: Margo Kinstler



**NOTE:** CLIENT HAS BEEN CITED BY CITY OF KIRKWOOD BEFORE FOR THEIR YARD - THEY DECIDED TO HIRE A LANDSCAPER TO ENSURE THIS DIDNT HAPPEN AGAIN. DESPITE NOT BEING ABLE TO SEE, THERE IS A NATURAL STONE GARDEN WALL UNDERNEATH ALL THIS BRUSH.

BEFORE LANDSCAPE IMAGES:



**BAY RESIDENCE**

Designed by: Margo Kinstler



BEFORE LANDSCAPE IMAGES:



**TIMBERLINE**  
LANDSCAPES

**BAY RESIDENCE**

Designed by: Margo Kinstler

**PROPOSED NEW WALKWAY  
AS REPLACEMENT FOR  
UNEVEN WALKWAY BEING  
EATEN/HIDDEN BY  
SURROUNDING GRASS**



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



EST  2005

**TIMBERLINE**  
LANDSCAPES

**BAY RESIDENCE**

Designed by: Margo Kinstler

DURING CONSTRUCTION:



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**

Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



DURING CONSTRUCTION:



**BAY RESIDENCE**

Designed by: Margo Kinstler



***NEXT DOOR NEIGHBORS YARD TO THE EAST - THE CLIENTS GARDEN WALL  
WAS THE SAME BUT IN WORSE CONDITION***

HARDSCAPE MATERIALS PALETTE:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



**EUROBLOCK WALL**  
**'BETHANY LEDGE BLEND'**



**ROSETTA DIMENSIONAL STEPS**  
(Wet cast concrete steps made to look like natural stone)

The simple 1:2:3 ratio and rectangular shape of Euro blocks make them easy to use and understand by even the greenest of hardscaping newbs. Their solid construction and ease of planning and stacking make them ideal to use where straight lines and rectangular shapes are desired. Don't let the simplistic shape fool you. By using some imagination and ingenuity, there is almost nothing you can't build with Euros.

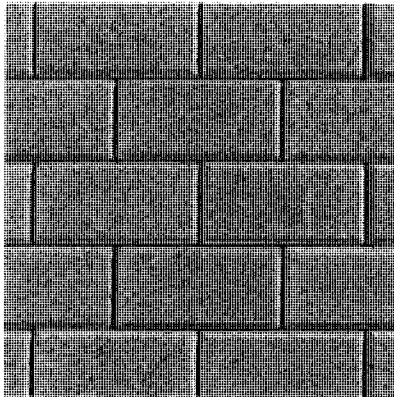
HARDSCAPE MATERIALS PALETTE



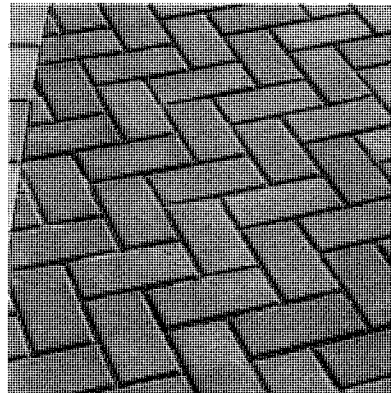
**BAY RESIDENCE**

Designed by: Margo Kinstler

**KEYSTONE HOLLANDSTONE WALKWAY  
(HERRINGBONE WITH SOLDIER COURSE BORDER)**



PECAN HOLLANDSTONE



BETHANY LEDGE BLEND  
HOLLANDSTONE

**NOTE:** *The designer has selected materials based upon style of architecture, neighboring environments, and client preferences. Upon request, the designer is happy to provide alternative material recommendations. Samples of all materials can be acquired upon request- order times for samples and products may vary.*

FRONT LANDSCAPE PLANT PALETTE:



**BAY RESIDENCE**  
Designed by: Margo Kinstler



**GREEN MOUNTAIN BOXWOOD  
(PYRAMIDAL)**



**VISIONS IN PINK ASTILBE**



**BOBO HYDRNCEA**



**INCREDIBALL HYDRANGEA**



**LIRIOPE VARIEGATA**



**WINTER GEM BOXWOOD**

*Note: The designer is utilizing plant selections based on client needs such as low maintenance, simple curb appeal, and architectural features. Upon request, the designer is happy to provide alternative planting recommendations and layout suggestions to elevate the overall style and aesthetic of the landscape.*