



**Kirkwood City Council
Agenda
Kirkwood City Hall
Council Chambers
139 South Kirkwood Road
Kirkwood, MO 63122
Thursday, August 4, 2022, 7:00 p.m.
*Revised & Posted on August 2, 2022***

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS - NONE

IV. PRESENTATIONS - NONE

V. PUBLIC HEARINGS

1. A request for a Community Unit Plan at 600 North Ballas Road for a six-lot subdivision

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 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 the July 21, 2022 Council Meeting Minutes
- b) Resolution 99-2022, appointing and reappointing members to the Downtown Special Business District Advisory Commission
- c) Resolution 100-2022, appointing Abraham Rappaport to the Youth Advisory Commission for a term to June 2025
- d) Resolution 106-2022, appointing Andy Palombo to the Arts Commission for a partial term to June 2024

VIII. UNFINISHED BUSINESS

1. Bill 10938, appropriating \$17,494.40 from the Equitable Sharing Fund Balance to the Police Department Machinery and Equipment Account, accepting the bid of Dana Safety Supply, Inc. in the amount of \$17,494.40 for the purchase of 80



Surefire X300U-A Weapon Lights for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order

- IX. NEW BUSINESS**
1. Bill 10939, readopting a procedure to disclose potential conflicts of interest and substantial interests for certain officials as set forth in Chapter 2, Article I, Section 2-5 of the Kirkwood Code of Ordinances
 2. Bill 10940, appropriating \$925,154 from the Certificates of Participation Series 2022 to the Fire Department Rolling Stock Account, Project #FD2308, and accepting the bid of Sentinel Emergency Solutions, LLC in the amount of \$925,154 (pursuant to HGACBuy Cooperative Contract) for the purchase of a Rosenbauer Rescue Pumper for the Fire Department and authorizing and directing the Director of Procurement to issue a Purchase Order
 3. Resolution 101-2022, accepting the bid of TraMar Contracting, Inc. in the amount not to exceed of \$80,038.50 (which includes a contingency of \$5,000) for 2022 Acrylic Waterborne Pavement Markings and authorizing and directing the Mayor to enter into a contract
 4. Resolution 102-2022, transferring funds in the amount of \$19,461 from the Landfill Disposal Fees Account to the Building and Site Improvement Account, Project #SA2304, accepting the quote of Middendorf & Reuss Construction, Inc. in the amount of \$19,461 for Recycling Center Repairs and authorizing and directing the Director of Procurement to issue a Purchase Order
 5. Resolution 103-2022, accepting the quote of Superior, LLC in the amount of \$121,736.06 for CentralSquare Software renewal for the MIS Department and authorizing and directing the Director of Procurement to issue a Purchase Order
 6. Resolution 104-2022, authorizing and directing the submittal of a Transportation Alternatives Program (TAP) Application to East-West Gateway Council of Governments for federal funds for the Gravois Greenway/Grant's Trail Extension
 7. Resolution 105-2022, authorizing and directing the submittal of a Transportation Alternatives Program (TAP) Application to East-West Gateway Council of Governments for federal funds for pedestrian improvements to Argonne Drive
- X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)**
- XI. CITY COUNCIL REPORTS**
- XII. CHIEF ADMINISTRATIVE OFFICER REPORTS**
- XIII. CITY ATTORNEY REPORTS**
- XIV. CITY CLERK REPORTS**
1. Planning & Zoning Commission meeting reports (if any)
 2. Upcoming Public Hearings:
August 18, 2022
Allocation of \$46,800 in Community Development Block Grant funds
- XV. MEETING ADJOURNMENT**
- The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on August 18, 2022.**



CONTINUED ITEMS
NONE

TABLED ITEMS
NONE

Kirkwood City Council: Mayor Tim Griffin, Council Members Maggie Duwe, Liz Gibbons, Nancy Luetzow, Bob Sears, Wallace Ward, and Mark Zimmer

Contact Information: For full City Council contact information visit www.kirkwoodmo.org/council. To contact the City Clerk call 314-822-5802. To contact the Chief Administrative Officer call 314-822-5803.

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.

PROCEDURE FOR PUBLIC HEARING

Mayor: At this time the council will recess to conduct a public hearing regarding:

A request for a Community Unit Plan at 600 North Ballas Road for a six-lot subdivision

Mayor: Mr. Hessel, do you wish to enter any exhibits into the record?

Mayor: Mr. Hawes, who will present this issue to the City Council?

Planning & Development Services Director Jonathan Raiche

Mayor: David, has anyone completed a card to speak regarding this proposal?

Mayor: Is there anyone in the audience that did not complete a card that wishes to speak regarding this issue? (Please be sure to fill out a card before you leave so your name and address is reflected in the record)

Mayor: Hearing no further discussion, the council will take this matter under advisement and consider the hearing to be recessed.



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Lisa Fowler** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **July 15, 2022** edition and ending with the **July 15, 2022** edition, for a total of 1 publications:

07/15/2022

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

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, August 4, 2022 to consider the following:

A request for a Community Unit Plan at 600 North Ballas Road for a six-lot subdivision.

Laurie Asche
City Clerk

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. 12137608 County Jul. 15, 2022

Lisa Fowler

Subscribed & sworn before me this 18 day of July, 2022
(SEAL)

Notary Public

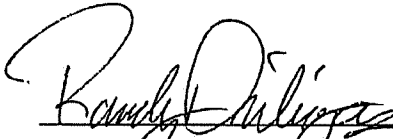


AFFIDAVIT OF PUBLICATION

Date: 07/15/22

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 July 15, 2022 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



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

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Laurie Asche, City Clerk

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PROPERTY OWNER
2020 RAYNER RD
ST. LOUIS, MO 63122

PROPERTY OWNER
2029 RAYNER RD
ST. LOUIS, MO 63122

PROPERTY OWNER
510 TAYLOR YOUNG DR
ST. LOUIS, MO 63122

PROPERTY OWNER
1471 DIETRICH OAKS DR
BALLWIN, MO 63021

PROPERTY OWNER
924 BISHOPS GATE LN D
ST. LOUIS, MO 63122

PROPERTY OWNER
511 TAYLOR YOUNG DR
ST. LOUIS, MO 63122

PROPERTY OWNER
1969 RAYNER RD
ST. LOUIS, MO 63122

PROPERTY OWNER
1981 RAYNER RD
ST. LOUIS, MO 63122

PROPERTY OWNER
2017 RAYNER RD
ST. LOUIS, MO 63122

PROPERTY OWNER
2005 RAYNER RD
ST. LOUIS, MO 63122

PROPERTY OWNER
520 TAYLOR YOUNG DR
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PROPERTY OWNER
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1819 CHESWICK PL
ST. LOUIS, MO 63122

PROPERTY OWNER
550 TWIN FAWNS DR
ST. LOUIS, MO 63131

PROPERTY OWNER
1836 BRIDLEBROOK LN
ST. LOUIS, MO 63122

PROPERTY OWNER
1834 BRIDLEBROOK LN
ST. LOUIS, MO 63122

PROPERTY OWNER
1971 MEADOWTREE LN, #5
ST. LOUIS, MO 63122

PROPERTY OWNER
2007 MEADOWTREE LN
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PROPERTY OWNER
2022 TRAILCREST LN
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PROPERTY OWNER
2024 TRAILCREST LN
ST. LOUIS, MO 63122

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ST. LOUIS, MO 63122

PROPERTY OWNER
1971 MEADOWTREE LN, #6
ST. LOUIS, MO 63122

PROPERTY OWNER
1971 MEADOWTREE LN, #7
ST. LOUIS, MO 63122

PROPERTY OWNER
1971 MEADOWTREE LN, #8
ST. LOUIS, MO 63122

PROPERTY OWNER
2000 MEADOWTREE LN, UNIT 1
ST. LOUIS, MO 63122

PROPERTY OWNER
1968 MEADOWTREE LN, UNIT 2
ST. LOUIS, MO 63122

PROPERTY OWNER
2000 MEADOWTREE LN, UNIT 8
ST. LOUIS, MO 63122

PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 1
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PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 2
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1968 MEADOWTREE LN, UNIT 5
ST. LOUIS, MO 63122

PROPERTY OWNER
2005 MEADOWTREE LN
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PROPERTY OWNER
2003 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
1939 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
1014 S 30TH ST
QUINCY, IL 62301

PROPERTY OWNER
1935 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
1826 STONE CANYON CIR
BALLWIN, MO 63021

PROPERTY OWNER
2019 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
2000 MEADOWTREE LN, UNIT 2
ST. LOUIS, MO 63122

PROPERTY OWNER
2021 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
2024 BROOKCREEK LN
ST. LOUIS, MO 63122

PROPERTY OWNER
8 WILD ROSE DR
ST. LOUIS, MO 63124

PROPERTY OWNER
1971 MEADOWTREE LN, UNIT 2
ST. LOUIS, MO 63122

PROPERTY OWNER
2000 MEADOWTREE LN, UNIT 7
ST. LOUIS, MO 63122

PROPERTY OWNER
1940 MEADOWTREE LN, UNIT 4
ST. LOUIS, MO 63122

PROPERTY OWNER
1968 MEADOWTREE LN, UNIT 6
ST. LOUIS, MO 63122

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ST. LOUIS, MO 63122

PROPERTY OWNER
1940 MEADOWTREE LN, UNIT 2
ST. LOUIS, MO 63122

PROPERTY OWNER
698 TRAILCREST CT, #4
ST. LOUIS, MO 63122

PROPERTY OWNER
698 TRAILCREST CT, #5
ST. LOUIS, MO 63122

PROPERTY OWNER
790 GABRIEL CT
ST. LOUIS, MO 63122

PROPERTY OWNER
688 TRAILCREST CT
ST. LOUIS, MO 63122

PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 7
ST. LOUIS, MO 63122

PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 5
ST. LOUIS, MO 63122

PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 6
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2017 MEADOWTREE LN
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PROPERTY OWNER
2015 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
2013 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
698 TRAIL CREST CT, #1
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PROPERTY OWNER
698 TRAILCREST CT, #3
ST. LOUIS, MO 63122

PROPERTY OWNER
698 TRAILCREST CT, #8
ST. LOUIS, MO 63122

PROPERTY OWNER
1971 MEADOWTREE LN, UNIT 3
ST. LOUIS, MO 63122

PROPERTY OWNER
1971 MEADOWTREE LN, UNIT 4
ST. LOUIS, MO 63122

PROPERTY OWNER
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ST. LOUIS, MO 63122

PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 3
ST. LOUIS, MO 63122

PROPERTY OWNER
1262 DEVONWORTH DR
CHESTERFIELD, MO 63017

PROPERTY OWNER
1931 MEADOWTREE LN
ST. LOUIS, MO 63122

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1929 MEADOWTREE LN
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1927 MEADOWTREE LN
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1940 MEADOWTREE LN, UNIT 7
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PROPERTY OWNER
694 TRAILCREST CT
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PROPERTY OWNER
692 TRAILCREST CT
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PROPERTY OWNER
2000 MEADOWTREE LN, UNIT 4
ST. LOUIS, MO 63122

PROPERTY OWNER
204 E 125TH PL
KANSAS CITY, MO 64145

PROPERTY OWNER
2020 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
698 TRAILCREST CT, #7
ST. LOUIS, MO 63122

PROPERTY OWNER
19 RIDGEVIEW CIRCLE CT
BALLWIN, MO 63021

PROPERTY OWNER
2006 MEADOWTREE LN
ST. LOUIS, MO 63122

PROPERTY OWNER
1902 MEADOWTREE LN, UNIT 8
ST. LOUIS, MO 63122

PROPERTY OWNER
28 BERMUDA RUN WAY
SAINT AUGUSTINE, FL 32080

PROPERTY OWNER
1940 MEADOWTREE LN, UNIT 5
ST. LOUIS, MO 63122

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1940 MEADOWTREE LN, UNIT 6
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2011 MEADOWTREE LN
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2016 MEADOWTREE LN
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PROPERTY OWNER
2018 MEADOWTREE LN
ST. LOUIS, MO 63122

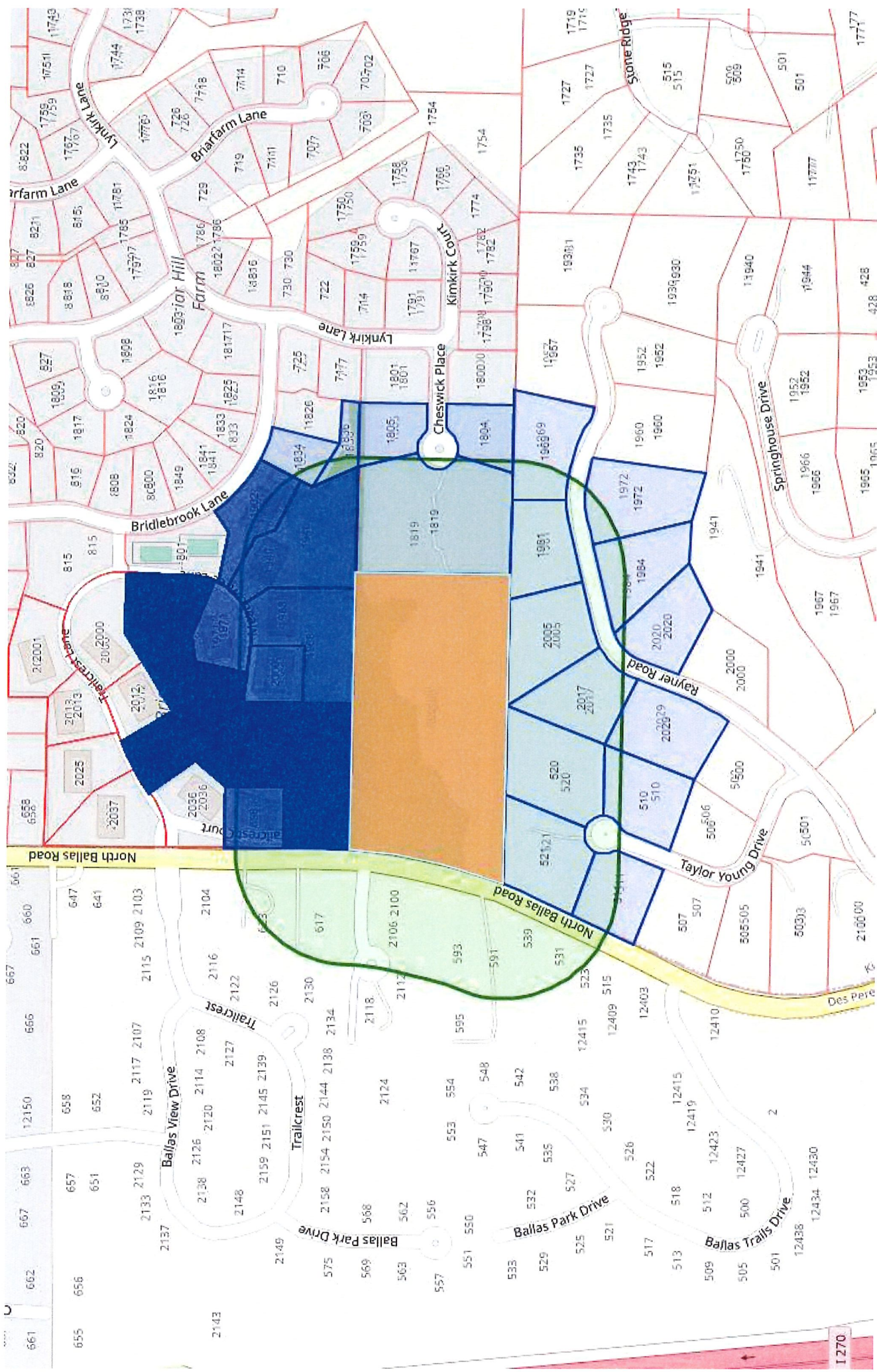
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1925 MEADOWTREE LN
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PROPERTY OWNER
2018 TRAILCREST LN
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PROPERTY OWNER
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ST. LOUIS, MO 63122



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WHERE COMMUNITY AND SPIRIT MEET™

July 7, 2022

Russell B. Hawes
Chief Administrative Officer

At the July 6, 2022 meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of a six-lot subdivision developed as a Community Unit Plan at 600 N. Ballas Road by NJL Custom Homes.
2. The following officers were elected to one-year terms:
 - Jim Adkins, Chair
 - Tom Feiner, Vice Chair
 - David Eagleton, Secretary/Treasurer

The next meeting will be held on July 20, 2022.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 6, 2022

PETITION NUMBER: PZ-1-23

ACTION REQUESTED: COMMUNITY UNIT PLAN (WOODLAND HILL – 6 LOTS) – DEVELOPMENT PLAN AND PRELIMINARY PLAT

PROPERTY OWNER: KIRKENT HOLDINGS LLC

APPLICANT: NICK LIUZZA, NJL CUSTOM HOMES

PROPERTY LOCATION: 600 NORTH BALLAS ROAD

ZONING: R-1, SINGLE FAMILY RESIDENTIAL

DRAWINGS SUBMITTED: DEVELOPMENT PLAN AND PRELIMINARY PLAT PACKET (6 SHEETS) PREPARED BY STERLING ENGINEERING STAMPED “RECEIVED JUNE 29, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

SITE PLAN EXHIBIT PACKET (7 SHEETS) PREPARED BY STERLING ENGINEERING STAMPED “RECEIVED JUNE 29, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

LANDSCAPE PLAN (1 SHEET) PREPARED BY LOOMIS ASSOCIATES, LANDSCAPE ARCHITECTS & PLANNERS STAMPED “RECEIVED JUNE 30, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

DESCRIPTION OF PROJECT:

The applicant is requesting to subdivide the subject property of approximately 7 acres into 6 single-family residential lots and 2 common ground lots under the Community Unit Plan (CUP) process. The property is situated on the east side of North Ballas Road approximately 2,000 feet north of Dougherty Ferry Road. North Ballas Road is under the jurisdiction of St. Louis County. The proposal includes one street access point near the northwestern corner of the site directly opposite Pine Crest Manor Lane, a street in the City of Des Peres.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Suburban Residential on the EnVision Kirkwood 2035 Future Land Use Map. Development types discussed in this land use category include single-family residential (1-2 dwelling units per acre); community unit plan development (2-6 dwelling units per acre) that accommodates natural features and cluster designs; parks and public spaces; and institutional uses and utilities. Included in the characteristics of this land use are low density, single-family development; creative lot design that grants the option of higher density in return for greater open space to preserve the

character of the area; and appropriate landscape buffers between residential areas of varying intensities. The proposed single-family subdivision is consistent with the development policies presented by the Comprehensive Plan.

The subject property is zoned R-1, Single-family Residential District.

Surrounding land uses and zoning include the following:

To the north: Multi-family residential development zoned R-1 with a Community Unit Plan.

To the south: Detached single-family homes zoned R-1.

To the east: Detached single-family homes zoned R-1.

To the west: Across North Ballas Road, there are detached single-family homes located in the City of Des Peres and subject to that city's zoning regulations.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: In Ameren service area.

Water: Project shall include the extension of City public water mains to the property for domestic water and fire protection purposes:

1. All water mains shall be installed per City of Kirkwood Water Specifications and under the direct supervision of Kirkwood Water personnel.
2. Minimum diameter for the proposed water main is 8".
3. Hydrants shall have a valve installed at each.
4. Waterline shall be connected at both the Taylor Young connection and at the end of Trailcrest Ct. to allow for the development to be "looped" as opposed to simply a dead-end line.

Engineering: Street pavement shall be 7" of concrete, instead of 6".

Building/Fire:

1. Provide distances between fire hydrants on entry road as well as the closest 2 fire hydrants on Ballas Road.
2. Provide a fire hydrant flow test.
3. Exact fire hydrant locations to be determined.

STL County: Under review.

SITE ELEMENTS ANALYSIS:

A CUP development plan is available in any district zoned for residential purposes where there is a question as to the suitability of a lot or lots for their intended use due to adverse natural physical conditions such as rock formation, soil conditions, steepness of terrain, or flood conditions. The terrain of the majority of the site is steep with a wooded creek area running northeast to southwest near the western property line. Additional analysis of the terrain is in the Discussion section below.

Lot Area, Widths and Setbacks

As per the CUP development plan regulations, flexibility in the required lot area, width, and setbacks of the underlying R-1 zoning may be requested. The CUP regulations allow for the average land area per

dwelling unit contained in the net site area to be not be less than the land area per dwelling unit required by the area regulations of the existing R-1 zoning district. The gross site area is 7.05 acres. The land area excluding the road is 262,865 square feet or about 6.03 acres. This includes 2 common ground lots of 25,911 and 67,284 square feet and 6 residential lots ranging from 23,633 to 35,609 square feet – for an average of one acre per residential lot. Four of the 6 lots meet the R-1 minimum lot width of 150 feet; lot 4 is 141 feet wide and lot 5 is 123 feet wide. The proposal includes some deviation from the minimum structure setback requirements that apply to an R-1 property. The residential lots meet the R-1 setbacks against the adjacent properties with the required 50-foot rear yard setback provided on each lot and the required 25-foot side yard setback provided on the east side of lots 2 and 3 where they adjoin the lot addressed as 1819 Cheswick Place. All other proposed side yard setbacks will be 12 feet. The front yard setback from the roadway easement will be 50' instead of the required 60' on lots 1, 4, 5, and 6, and 25' from the cul-de-sac right of way on lots 2 and 3. For a table of lot areas, setbacks, and widths, see Exhibit C attached hereto.

Site Access and Circulation

The proposed plan includes one street access point from North Ballas Road located at the northwest corner of the site which leads to a 40-foot wide right of way with a 26-foot wide access drive that meanders south and east across the site ending in a cul-de-sac street termination. Sidewalks will be provided on both sides of the street and through the cul-de-sac. A condition has been added that requires the sidewalks to extend around the cul-de-sac in the improvement plan submission.

The plans referenced by this report indicate a crosswalk across Ballas Road with a note that the crosswalk design is to be based on engineering analysis and coordinated with St. Louis County and the City of Kirkwood. The plans also show a sidewalk in the right of way on the east side of North Ballas Road. The project is still under review by the County. The County has the ultimate decision on both the sidewalk and the crosswalk installation with this project because Ballas Road is under the County's jurisdiction. More information on pedestrian access is provided in the Discussion section of the report and conditions regarding access have been included in the Recommendation section.

Landscaping

The development is proposing to preserve 101 of the existing on-site trees (out of 329 total trees on-site, shared with neighboring properties, and located immediately adjacent to the site). In addition to tree preservation, the Landscape Plan includes 78 canopy trees, 19 understory trees, and 53 evergreen trees, with 44 of those planted as street trees along North Ballas Road and the new interior street and cul-de-sac. The plan will need to be revised to meet site distance requirements in the cul-de-sac island, however, the major components of the Landscape Plan are as follows:

- Frontage Tree Plantings: 1 tree for each 50 feet of street frontage, minus 25' of site distance from street intersections. To meet this requirement, 1 existing tree and 6 new trees along North Ballas and 38 trees along the new interior street and cul-de-sac will be provided.
- New and/or existing trees throughout the subdivision to the average minimum of 1 tree per 2,000 square feet of site area less street right-of-way. With the revised cul-de-sac area (which is not reflected in the area calculations on the Landscape Plan), 131 trees are needed. With the preservation of 101 trees and the planting of 106 non-street trees, the tree density requirement is met.
- Trees shall be spaced so that each lot has a minimum canopy area of 350 square feet per 1,000 square feet of lot area (35%). The Landscape Plan provides canopy coverage ranging from a low of 46% on lot 5 to a high of 81% on lot 2.

Lighting

Street lighting will be required with the proposed improvement plans in accordance with the Zoning and Subdivision Code Section 25-76(f).

DISCUSSION:

A Zoning Matters sign was placed on the property on May 27, 2022. The request was introduced at the Planning & Zoning Commission meeting on June 1, 2022. A subcommittee meeting was held on site on June 6, 2022 and a second subcommittee meeting was held at Kirkwood City Hall on June 17, 2022. A list of attendees of the subcommittee meetings can be seen in Exhibit B. At the subcommittee meetings, the following items were discussed:

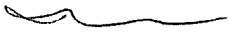
- 1) The subcommittee walked the site to get context for the request.
- 2) The original request for a private street with a hammerhead termination was changed to a public street with a cul-de-sac termination at the request of the subcommittee. The cul-de-sac right of way will be 25' from the eastern property line. The area between the cul-de-sac and the eastern property line will be landscaped for privacy screening and reduction of light trespass. The subcommittee suggested that this area be made subject to a landscape buffer easement to include evergreen trees and to provide for ongoing maintenance, with the easement to be shown on the final record plat to ensure the tree screening remains in this area.
- 3) The subcommittee concluded that the existing topography of the subject property makes it unsuitable for development in accordance with the Zoning and Subdivision Code. The subcommittee believes the land use is compatible with the surrounding neighborhood, and the size, shape, and density of lots and associated setbacks provided by the subdivision are justified by the topography of the subject property. The applicant provided exhibits that demonstrated that although a shorter, straighter street would provide larger lots, more extensive grading would be needed and a greater loss of trees would occur on the site. The grade of the street as proposed is not steeper than 8%, however, a straighter, shorter street would require a grade of up to 12%. See site grading plans and earthworks cut/fill maps in the Development Plan and Preliminary Plat Packet at page 2 and in the Site Plan Exhibit Packet at pages 5, 6, and 7.
- 4) Storm water runoff will be improved with the plans on the common ground. Storm water north on the site will sheet flow into the stream and then a box culvert. Storm water south on the site will flow into a nested basin designed for detention, volume reduction, and water quality. See pre-developed and post-developed drainage maps in the Site Plan Exhibit Packet at pages 2 and 3.
- 5) Although lots 2 and 3 will have reduced front yard setbacks from the 50' proposed for the other lots, a larger front yard setback would reduce much of the buildable area. Visually the houses built at the reduced front yard setback will be in line with houses built with the 50-foot front yard setbacks of lots 1 and 4 due to their position on the cul-de-sac.
- 6) The subcommittee did not believe the addition of a sidewalk along the eastern side of North Ballas Road was necessary at this time since there is no connection to other sidewalks on this side of the road, but the requirement should be deferred to St. Louis County. The subcommittee requested that City staff and the applicant work with St. Louis County on safe pedestrian crossing of North Ballas Road including a cross walk subject to engineering analysis and County approval.
- 7) The subcommittee concluded that that the requirements of Community Unit Plan Section 25-40(a), (b), (c), (d), (e), and (g) have been met, with Section 25-40(h) non-applicable. The subcommittee did not see a need to require a set-aside of land as may be required pursuant to Section 25-40(f).

RECOMMENDATION:

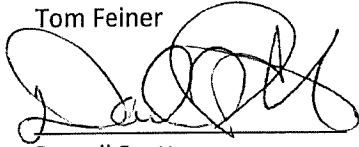
The Subcommittee recommends that this application be **approved** with the following conditions:

1. The final plat, final site plan and improvement plans shall be consistent with the Development Plan and Preliminary Plat Packet and the Landscape Plan in the Drawing Submitted portion of this report, except as noted herein.
2. Easements as required by the Water Department shall be secured by applicant and recorded in the St. Louis County Recorder of Deeds office at the expense of the applicant.
3. The landscape buffer easement to include evergreen trees on the eastern side of the cul-de-sac shall be shown on the Final Plat and be included in the trust indentures/deed restrictions for the subdivision, which indentures/deed restrictions shall provide for continual maintenance of the landscape buffer and, as necessary, replacement of the landscaping installed by the homeowners' association or the equivalent.
4. A draft copy of the subdivision trust indentures/deed restrictions shall be included with the Final Plat submittal package.
5. A crosswalk with a rapid flashing beacon across North Ballas Road shall be ~~provided~~ recommended in accordance with the St. Louis County's Complete Streets Ordinance passed in 2014, the Kirkwood Vision Zero Plan, and the Envision 2035 Comprehensive Plan subject to engineering analysis and St. Louis County approval.
6. If St. Louis County requires a sidewalk on the east side of North Ballas Road, the applicant shall comply with the County requirements.
7. Sidewalks shall be provided around the proposed cul-de-sac and shall be included on the final site plan and improvement plans.
8. The applicant shall complete and submit the Complete Streets Checklist with the improvement plans.
9. The Landscape Plan shall be revised to comply with the Zoning and Subdivision Code Section 25-61(c)(8) in which the groundcover in the center of the cul-de-sac is restricted to maximum height of 30" above grade and any trees planted are of a deciduous type trimmed to provide a minimum clearance to all limbs of 6' above grade.
10. The land provided for the cul-de-sac island shall be platted as common ground on the final plat.
11. If the CUP Development Plan and Preliminary Plat are approved by the City Council, the Resolution granting approval shall be valid for one year by which time the final plat, final site plan, and improvement plans shall be submitted for review, or the preliminary approval shall expire.
12. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
13. The applicant shall comply with all standard conditions as listed in Exhibit A.

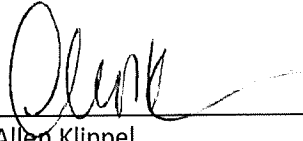
Respectfully submitted,



Tom Feiner



Darrell Scott



Allen Klippel

**EXHIBIT A
STANDARD CONDITIONS**

1. The location of the residential structures shall be reviewed by staff following the submittal of an "Application for Site Plan Review for New Single Family Residences" and following approval of the Final Subdivision Plat for this project.
2. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee in the amount of 1.25% of the performance guarantee amount shall be submitted prior to approval of the final plat to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
3. General utility easements shall be granted for public utilities as required by Public Services during the improvement plan review, except along public right-of-way.
4. Storm water management plans shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
5. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
6. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
7. The subdivision shall meet adopted fire hydrant standards and fire apparatus access roads requirements as governed by the 2009 International Fire Code.
8. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
9. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
10. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.

11. No grading shall create a slope greater than 3 (horizontal) to 1 (vertical).
12. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
13. If a subdivision identity sign is to be installed, it shall meet the requirements of Article II Sign Code of Chapter 5 of the General Code of Ordinances. Its design shall be approved by the Architectural Review Board prior to the issuance of a sign permit.
14. The applicant, by accepting and acting under the approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

**EXHIBIT B
Subcommittee Meetings Attendees**

P&Z Subcommittee Meeting
 Project: PZ-1-23 Woodland Hill
 Date: 6/6/22
 Location: 600 N. Ballas Rd

<u>Name</u>	<u>Organization</u>
Jonathan Roiche	City of Kirkwood
PUSZY SAMPERS	LEOMIS ASSOCIATES
Elizabeth H Lum	Smith Amundsen LLC
Mike Falkner	Stevling Engri
Andrew Roberts	ELITE DEVELOPMENT
David Anderson	Meiglabor
Nick Lianza	NJL Custom Homes
Aiken Klipper	P&Z
Tom Ferner	P&Z
DARRELL SOTT	P&Z
Bruce Bell	520 TAYLOR YOUNG DR
Gale Rahmeeller	BIF 2006 MacLure Tree
Bob Sherman	507 TAYLOR YOUNG DR.
Cory Meyer	CITY OF Kirkwood

P&Z Subcommittee Meeting

Project:

PC-1-23; Woodland Hill

Date:

6/17/22

Location:

City Hall

Name	Organization
Jonathan Roche	City of Kirkwood
DARREN SETH	P&Z
_____	. R2
Allen Klippa	P&Z
Andrew Paeera	Elite Development Services
Mike Falkeer	Stalling Engr.
David Anderson	Member
Bob Jones	City
Laura Hollingsworth	Hollingsworth Interiors + Consulting
_____	NJL Custom Homes
Amy Lowry	City of Kirkwood
Elizabeth Hum	Smith Amundsen LLC

EXHIBIT C
Woodland Hill Lot Matrix

Lot	Area		FYS		RYS		SYS East		SYS West		Lot Width	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
1	43,560 sq ft	27,710 sq ft	60'	50'	50'	50'	25'	12'	25'	12'	150'	192'
2	43,560 sq ft	23,633 sq ft	60'	25'	50'	50'	25'	25'	25'	25'	12'	150'
3	43,560 sq ft	23,703 sq ft	60'	25'	50'	50'	25'	25'	25'	25'	12'	150'
4	43,560 sq ft	27,900 sq ft	60'	50'	50'	50'	25'	12'	25'	12'	150'	141'
5	43,560 sq ft	31,115 sq ft	60'	50'	50'	50'	25'	12'	25'	12'	150'	123'
6	43,560 sq ft	35,609 sq ft	60'	50'	50'	50'	25'	12'	n/a	n/a	150'	261'
Common 1	n/a	25,911 sq ft										
Common 2	n/a	67,284 sq ft										
	Average =	43,811 sq ft										
	(w/common ground)											

RESOLUTION

A RESOLUTION APPROVING THE DEVELOPMENT PLAN FOR A COMMUNITY UNIT PLAN AND PRELIMINARY SUBDIVISION PLAT ON THE PROPERTY KNOWN 600 NORTH BALLAS ROAD IN THE CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, Nick Liuzza of NJL Custom Homes LLC made application (PZ-01-23) for Development Plan/Preliminary Subdivision Plat approval for a Community Unit Plan for a six-lot subdivision known as Woodland Hill upon the property known as 600 North Ballas Road; and

WHEREAS, the Planning and Zoning Commission did on the 6th day of July, 2022 by adopting the Amended Subcommittee Report dated July 6, 2022 (attached hereto and incorporated by reference herein) recommend approval of the development plan for the Community Unit Plan and preliminary subdivision plat after finding that the request met the criteria listed in Section 25-27(e)(1), Section 25-40, and Section 25-18(d) of the Zoning and Subdivision Code, subject to certain conditions; and

WHEREAS, the City Council did on the 4th day of August, 2022 hold a public hearing with respect to said application; and

WHEREAS, the Council does find that the approval of the development plan for the Community Unit Plan and preliminary subdivision plat would meet the criteria listed in Section 25-27(e)(1), Section 25-40, and Section 25-18(d) of the Zoning and Subdivision Code; and

WHEREAS, the Council does further find that the general welfare requires that such approval be subject to the conditions hereinafter set out.

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

SECTION 1. The development plan for a Community Unit Plan and the preliminary subdivision plat on the property known as 600 North Ballas Road in the City of Kirkwood, St. Louis County, Missouri, is hereby approved.

SECTION 2. The approval of said development plan and preliminary subdivision plat is subject to the following conditions:

1. The final plat and final site plans shall be consistent with the Development Plan and Preliminary Plat Packet (6 pages) prepared by Sterling Engineering stamped "Received June 29, 2022, City of Kirkwood Public Services Department", and the Landscape Plan (1 Sheet) prepared by Loomis Associates, Landscape Architects & Planners stamped "Received June 30, 2022, City of Kirkwood Public Services Department".

2. Easements as required by the Water Department shall be secured by applicant and recorded in the St. Louis County Recorder of Deeds office at the expense of the applicant.
3. The landscape buffer easement to include evergreen trees on the eastern side of the cul-de-sac shall be shown on the final plat and be included in the trust indentures/deed restrictions for the subdivision, which indentures/deed restrictions shall provide for continual maintenance of the landscape buffer and, as necessary, replacement of the landscaping installed by the homeowners' association or the equivalent.
4. A draft copy of the subdivision trust indentures/deed restrictions shall be included with the final plat submittal package.
5. A crosswalk with a rapid flashing beacon across North Ballas Road shall be recommended in accordance with the St. Louis County's Complete Streets Ordinance passed in 2014, the Kirkwood Vision Zero Plan, and the Envision 2035 Comprehensive Plan subject to engineering analysis and St. Louis County approval.
6. If St. Louis County requires a sidewalk on the east side of North Ballas Road, the applicant shall comply with the County requirements.
7. Sidewalks shall be provided around the proposed cul-de-sac and shall be included on the final site plan and improvement plans.
8. The applicant shall complete and submit the Complete Streets Checklist with the improvement plans.
9. The Landscape Plan shall be revised to comply with Zoning and Subdivision Code Section 25-61(c)(8) in which the groundcover in the center of the cul-de-sac is restricted to maximum height of 30" above grade and any trees planted are of a deciduous type trimmed to provide a minimum clearance to all limbs of 6' above grade.
10. The landscaping provided for the cul-de-sac island within the right of way shall be maintained by the homeowners' association or the equivalent.
11. This Resolution shall be valid for one year by which time the final plat, final site plan, and improvement plans shall be submitted for review, or the preliminary approval shall expire.
12. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.

13. The location of the residential structures shall be reviewed by staff following the submittal of an "Application for Site Plan Review for New Single Family Residences" and following approval of the final plat for this project.
14. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee in the amount of 1.25% of the performance guarantee amount shall be submitted prior to approval of the final plat to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
15. General utility easements shall be granted for public utilities as required by Public Services during the improvement plan review.
16. Storm water management plans shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
17. Sanitary sewer plan shall be approved by MSD prior to the issuance of a grading, foundation or building permit.
18. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
19. The subdivision shall meet adopted fire hydrant standards and fire apparatus access roads requirements as governed by the 2009 International Fire Code.
20. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
21. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
22. No grading shall create a slope greater than 3 (horizontal) to 1 (vertical).

23. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time, or on the site unless actively in use for the site development and building construction.
24. If a subdivision identity sign is to be installed, it shall meet the requirements of Article II Sign Code of Chapter 5 of the Code of Ordinances. Its design shall be approved by the Architectural Review Board prior to the issuance of a sign permit.
25. The applicant, by accepting and acting under the approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.
26. Tree protection fencing shall be installed and maintained in accordance with the Tree Study as designated on the Landscape Plan. Failure to maintain the tree-protection fencing during the demolition and construction activities shall authorize the Public Services Department to issue a stop work order for the grading, foundation, or building permit until the fencing is restored.
27. Any existing street, curbs, or sidewalks that are damaged shall be reconstructed to City standards.

SECTION 3. The approval of this development plan and preliminary subdivision plat shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 4. The applicant is authorized to proceed with the preparation of the final site plans, final improvement plans and final subdivision plat for this subdivision under the conditions of approval herein.

SECTION 5. This Community Unit Plan development plan and preliminary subdivision plat approval confers upon the applicant for a one-year period from the date of approval that the general terms and conditions under which the preliminary approval will not be changed.

SECTION 6. The applicant by accepting and acting under the preliminary subdivision approval herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Resolution and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

SECTION 7. The applicant further agrees by accepting and acting under this development plan and preliminary plat approval herein granted that this Resolution does not grant applicant any special rights, privileges, or immunities.

SECTION 8. This Resolution shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS ____ day of _____, 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Public Hearing: August 4, 2022

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Nick Liuzza of NJL Custom Homes has submitted an application to develop a 6-lot single-family residential subdivision on the vacant property at 600 N. Ballas Road under the Community Unit Plan (CUP) development regulations. A CUP development plan is available in any district zoned for residential purposes where there is a question as to the suitability of a lot or lots for their intended use due to adverse natural physical conditions such as rock formation, soil conditions, steepness of terrain, or flood conditions. As per the CUP regulations, flexibility in the required lot area, width, and setbacks of the underlying R-1 single-family residential zoning may be approved.

Recommendations and Action Requested:

The Planning and Zoning Commission, by adopting the Amended Subcommittee Report attached herewith, recommended approval by unanimous vote of the 7 Commissioners present.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: n/a Project #: n/a Budgeted: YES
If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Amy Lowry

Date: 7/22/2022

Authenticated: lowryag

You can attach up to 3 files along with this request.



2022-08-04 PZ-01-23
Resolution.doc
Microsoft Word 97 - 2003
Document
41.0 KB



2022-07-06 PZ-01-23
ReportAmendedSigned.pdf
Adobe Acrobat Document
669 KB



Plans & Exhibits 6-29-2022.pdf
Adobe Acrobat Document
4.41 MB

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

Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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

Approve

Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7/27/22



WHERE COMMUNITY AND SPIRIT MEET™

July 7, 2022

Russell B. Hawes
Chief Administrative Officer

At the July 6, 2022 meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of a six-lot subdivision developed as a Community Unit Plan at 600 N. Ballas Road by NJL Custom Homes.
2. The following officers were elected to one-year terms:
 - Jim Adkins, Chair
 - Tom Feiner, Vice Chair
 - David Eagleton, Secretary/Treasurer

The next meeting will be held on July 20, 2022.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 6, 2022

PETITION NUMBER: PZ-1-23

ACTION REQUESTED: COMMUNITY UNIT PLAN (WOODLAND HILL – 6 LOTS) – DEVELOPMENT PLAN AND PRELIMINARY PLAT

PROPERTY OWNER: KIRKENT HOLDINGS LLC

APPLICANT: NICK LIUZZA, NJL CUSTOM HOMES

PROPERTY LOCATION: 600 NORTH BALLAS ROAD

ZONING: R-1, SINGLE FAMILY RESIDENTIAL

DRAWINGS SUBMITTED: DEVELOPMENT PLAN AND PRELIMINARY PLAT PACKET (6 SHEETS) PREPARED BY STERLING ENGINEERING STAMPED “RECEIVED JUNE 29, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

SITE PLAN EXHIBIT PACKET (7 SHEETS) PREPARED BY STERLING ENGINEERING STAMPED “RECEIVED JUNE 29, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

LANDSCAPE PLAN (1 SHEET) PREPARED BY LOOMIS ASSOCIATES, LANDSCAPE ARCHITECTS & PLANNERS STAMPED “RECEIVED JUNE 30, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

DESCRIPTION OF PROJECT:

The applicant is requesting to subdivide the subject property of approximately 7 acres into 6 single-family residential lots and 2 common ground lots under the Community Unit Plan (CUP) process. The property is situated on the east side of North Ballas Road approximately 2,000 feet north of Dougherty Ferry Road. North Ballas Road is under the jurisdiction of St. Louis County. The proposal includes one street access point near the northwestern corner of the site directly opposite Pine Crest Manor Lane, a street in the City of Des Peres.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Suburban Residential on the EnVision Kirkwood 2035 Future Land Use Map. Development types discussed in this land use category include single-family residential (1-2 dwelling units per acre); community unit plan development (2-6 dwelling units per acre) that accommodates natural features and cluster designs; parks and public spaces; and institutional uses and utilities. Included in the characteristics of this land use are low density, single-family development; creative lot design that grants the option of higher density in return for greater open space to preserve the

character of the area; and appropriate landscape buffers between residential areas of varying intensities. The proposed single-family subdivision is consistent with the development policies presented by the Comprehensive Plan.

The subject property is zoned R-1, Single-family Residential District.

Surrounding land uses and zoning include the following:

To the north: Multi-family residential development zoned R-1 with a Community Unit Plan.

To the south: Detached single-family homes zoned R-1.

To the east: Detached single-family homes zoned R-1.

To the west: Across North Ballas Road, there are detached single-family homes located in the City of Des Peres and subject to that city's zoning regulations.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: In Ameren service area.

Water: Project shall include the extension of City public water mains to the property for domestic water and fire protection purposes:

1. All water mains shall be installed per City of Kirkwood Water Specifications and under the direct supervision of Kirkwood Water personnel.
2. Minimum diameter for the proposed water main is 8".
3. Hydrants shall have a valve installed at each.
4. Waterline shall be connected at both the Taylor Young connection and at the end of Trailcrest Ct. to allow for the development to be "looped" as opposed to simply a dead-end line.

Engineering: Street pavement shall be 7" of concrete, instead of 6".

Building/Fire:

1. Provide distances between fire hydrants on entry road as well as the closest 2 fire hydrants on Ballas Road.
2. Provide a fire hydrant flow test.
3. Exact fire hydrant locations to be determined.

STL County: Under review.

SITE ELEMENTS ANALYSIS:

A CUP development plan is available in any district zoned for residential purposes where there is a question as to the suitability of a lot or lots for their intended use due to adverse natural physical conditions such as rock formation, soil conditions, steepness of terrain, or flood conditions. The terrain of the majority of the site is steep with a wooded creek area running northeast to southwest near the western property line. Additional analysis of the terrain is in the Discussion section below.

Lot Area, Widths and Setbacks

As per the CUP development plan regulations, flexibility in the required lot area, width, and setbacks of the underlying R-1 zoning may be requested. The CUP regulations allow for the average land area per

dwelling unit contained in the net site area to be not be less than the land area per dwelling unit required by the area regulations of the existing R-1 zoning district. The gross site area is 7.05 acres. The land area excluding the road is 262,865 square feet or about 6.03 acres. This includes 2 common ground lots of 25,911 and 67,284 square feet and 6 residential lots ranging from 23,633 to 35,609 square feet – for an average of one acre per residential lot. Four of the 6 lots meet the R-1 minimum lot width of 150 feet; lot 4 is 141 feet wide and lot 5 is 123 feet wide. The proposal includes some deviation from the minimum structure setback requirements that apply to an R-1 property. The residential lots meet the R-1 setbacks against the adjacent properties with the required 50-foot rear yard setback provided on each lot and the required 25-foot side yard setback provided on the east side of lots 2 and 3 where they adjoin the lot addressed as 1819 Cheswick Place. All other proposed side yard setbacks will be 12 feet. The front yard setback from the roadway easement will be 50' instead of the required 60' on lots 1, 4, 5, and 6, and 25' from the cul-de-sac right of way on lots 2 and 3. For a table of lot areas, setbacks, and widths, see Exhibit C attached hereto.

Site Access and Circulation

The proposed plan includes one street access point from North Ballas Road located at the northwest corner of the site which leads to a 40-foot wide right of way with a 26-foot wide access drive that meanders south and east across the site ending in a cul-de-sac street termination. Sidewalks will be provided on both sides of the street and through the cul-de-sac. A condition has been added that requires the sidewalks to extend around the cul-de-sac in the improvement plan submission.

The plans referenced by this report indicate a crosswalk across Ballas Road with a note that the crosswalk design is to be based on engineering analysis and coordinated with St. Louis County and the City of Kirkwood. The plans also show a sidewalk in the right of way on the east side of North Ballas Road. The project is still under review by the County. The County has the ultimate decision on both the sidewalk and the crosswalk installation with this project because Ballas Road is under the County's jurisdiction. More information on pedestrian access is provided in the Discussion section of the report and conditions regarding access have been included in the Recommendation section.

Landscaping

The development is proposing to preserve 101 of the existing on-site trees (out of 329 total trees on-site, shared with neighboring properties, and located immediately adjacent to the site). In addition to tree preservation, the Landscape Plan includes 78 canopy trees, 19 understory trees, and 53 evergreen trees, with 44 of those planted as street trees along North Ballas Road and the new interior street and cul-de-sac. The plan will need to be revised to meet site distance requirements in the cul-de-sac island, however, the major components of the Landscape Plan are as follows:

- Frontage Tree Plantings: 1 tree for each 50 feet of street frontage, minus 25' of site distance from street intersections. To meet this requirement, 1 existing tree and 6 new trees along North Ballas and 38 trees along the new interior street and cul-de-sac will be provided.
- New and/or existing trees throughout the subdivision to the average minimum of 1 tree per 2,000 square feet of site area less street right-of-way. With the revised cul-de-sac area (which is not reflected in the area calculations on the Landscape Plan), 131 trees are needed. With the preservation of 101 trees and the planting of 106 non-street trees, the tree density requirement is met.
- Trees shall be spaced so that each lot has a minimum canopy area of 350 square feet per 1,000 square feet of lot area (35%). The Landscape Plan provides canopy coverage ranging from a low of 46% on lot 5 to a high of 81% on lot 2.

Lighting

Street lighting will be required with the proposed improvement plans in accordance with the Zoning and Subdivision Code Section 25-76(f).

DISCUSSION:

A Zoning Matters sign was placed on the property on May 27, 2022. The request was introduced at the Planning & Zoning Commission meeting on June 1, 2022. A subcommittee meeting was held on site on June 6, 2022 and a second subcommittee meeting was held at Kirkwood City Hall on June 17, 2022. A list of attendees of the subcommittee meetings can be seen in Exhibit B. At the subcommittee meetings, the following items were discussed:

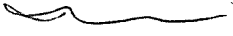
- 1) The subcommittee walked the site to get context for the request.
- 2) The original request for a private street with a hammerhead termination was changed to a public street with a cul-de-sac termination at the request of the subcommittee. The cul-de-sac right of way will be 25' from the eastern property line. The area between the cul-de-sac and the eastern property line will be landscaped for privacy screening and reduction of light trespass. The subcommittee suggested that this area be made subject to a landscape buffer easement to include evergreen trees and to provide for ongoing maintenance, with the easement to be shown on the final record plat to ensure the tree screening remains in this area.
- 3) The subcommittee concluded that the existing topography of the subject property makes it unsuitable for development in accordance with the Zoning and Subdivision Code. The subcommittee believes the land use is compatible with the surrounding neighborhood, and the size, shape, and density of lots and associated setbacks provided by the subdivision are justified by the topography of the subject property. The applicant provided exhibits that demonstrated that although a shorter, straighter street would provide larger lots, more extensive grading would be needed and a greater loss of trees would occur on the site. The grade of the street as proposed is not steeper than 8%, however, a straighter, shorter street would require a grade of up to 12%. See site grading plans and earthworks cut/fill maps in the Development Plan and Preliminary Plat Packet at page 2 and in the Site Plan Exhibit Packet at pages 5, 6, and 7.
- 4) Storm water runoff will be improved with the plans on the common ground. Storm water north on the site will sheet flow into the stream and then a box culvert. Storm water south on the site will flow into a nested basin designed for detention, volume reduction, and water quality. See pre-developed and post-developed drainage maps in the Site Plan Exhibit Packet at pages 2 and 3.
- 5) Although lots 2 and 3 will have reduced front yard setbacks from the 50' proposed for the other lots, a larger front yard setback would reduce much of the buildable area. Visually the houses built at the reduced front yard setback will be in line with houses built with the 50-foot front yard setbacks of lots 1 and 4 due to their position on the cul-de-sac.
- 6) The subcommittee did not believe the addition of a sidewalk along the eastern side of North Ballas Road was necessary at this time since there is no connection to other sidewalks on this side of the road, but the requirement should be deferred to St. Louis County. The subcommittee requested that City staff and the applicant work with St. Louis County on safe pedestrian crossing of North Ballas Road including a cross walk subject to engineering analysis and County approval.
- 7) The subcommittee concluded that that the requirements of Community Unit Plan Section 25-40(a), (b), (c), (d), (e), and (g) have been met, with Section 25-40(h) non-applicable. The subcommittee did not see a need to require a set-aside of land as may be required pursuant to Section 25-40(f).

RECOMMENDATION:

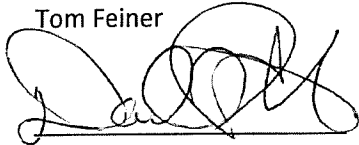
The Subcommittee recommends that this application be approved with the following conditions:

1. The final plat, final site plan and improvement plans shall be consistent with the Development Plan and Preliminary Plat Packet and the Landscape Plan in the Drawing Submitted portion of this report, except as noted herein.
2. Easements as required by the Water Department shall be secured by applicant and recorded in the St. Louis County Recorder of Deeds office at the expense of the applicant.
3. The landscape buffer easement to include evergreen trees on the eastern side of the cul-de-sac shall be shown on the Final Plat and be included in the trust indentures/deed restrictions for the subdivision, which indentures/deed restrictions shall provide for continual maintenance of the landscape buffer and, as necessary, replacement of the landscaping installed by the homeowners' association or the equivalent.
4. A draft copy of the subdivision trust indentures/deed restrictions shall be included with the Final Plat submittal package.
5. A crosswalk with a rapid flashing beacon across North Ballas Road shall be ~~provided~~ recommended in accordance with the St. Louis County's Complete Streets Ordinance passed in 2014, the Kirkwood Vision Zero Plan, and the Envision 2035 Comprehensive Plan subject to engineering analysis and St. Louis County approval.
6. If St. Louis County requires a sidewalk on the east side of North Ballas Road, the applicant shall comply with the County requirements.
7. Sidewalks shall be provided around the proposed cul-de-sac and shall be included on the final site plan and improvement plans.
8. The applicant shall complete and submit the Complete Streets Checklist with the improvement plans.
9. The Landscape Plan shall be revised to comply with the Zoning and Subdivision Code Section 25-61(c)(8) in which the groundcover in the center of the cul-de-sac is restricted to maximum height of 30" above grade and any trees planted are of a deciduous type trimmed to provide a minimum clearance to all limbs of 6' above grade.
10. The land provided for the cul-de-sac island shall be platted as common ground on the final plat.
11. If the CUP Development Plan and Preliminary Plat are approved by the City Council, the Resolution granting approval shall be valid for one year by which time the final plat, final site plan, and improvement plans shall be submitted for review, or the preliminary approval shall expire.
12. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
13. The applicant shall comply with all standard conditions as listed in Exhibit A.

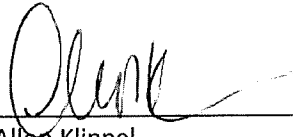
Respectfully submitted,



Tom Feiner



Darrell Scott



Allen Klippel

**EXHIBIT A
STANDARD CONDITIONS**

1. The location of the residential structures shall be reviewed by staff following the submittal of an "Application for Site Plan Review for New Single Family Residences" and following approval of the Final Subdivision Plat for this project.
2. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee in the amount of 1.25% of the performance guarantee amount shall be submitted prior to approval of the final plat to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
3. General utility easements shall be granted for public utilities as required by Public Services during the improvement plan review, except along public right-of-way.
4. Storm water management plans shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
5. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
6. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
7. The subdivision shall meet adopted fire hydrant standards and fire apparatus access roads requirements as governed by the 2009 International Fire Code.
8. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
9. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
10. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.

11. No grading shall create a slope greater than 3 (horizontal) to 1 (vertical).
12. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
13. If a subdivision identity sign is to be installed, it shall meet the requirements of Article II Sign Code of Chapter 5 of the General Code of Ordinances. Its design shall be approved by the Architectural Review Board prior to the issuance of a sign permit.
14. The applicant, by accepting and acting under the approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

**EXHIBIT B
Subcommittee Meetings Attendees**

P&Z Subcommittee Meeting
 Project: PZ-1-23 Woodland Hill
 Date: 6/6/22
 Location: 600 N. Ballas Rd

<u>Name</u>	<u>Organization</u>
Jonathan Raiche	City of Kirkwood
KUSTY SAUNDERS	LOOMIS ASSOCIATES
Elizabeth H Lum	Smith Amundsen LLC
Mike Falkner	Stevling Enger
Andrew Roberts	ELITE DEVELOPMENT
David Anderson	Neighbor
Nick Liozza	NJL Custom Homes
Aiken Klippel	P&Z
Tom Ferner	P&Z
DARRELL SOTT	P&Z
Bruce Bell	520 TAYLOR YOUNG
Gale Rahmceller	BHF 2006 MODAULTREE
Bob Sherman	507 TAYLOR YOUNG DR.
Cory Meyer	CITY OF KIRKWOOD

P&Z Subcommittee Meeting

Project:

PC-1-23; Woodland Hill

Date:

6/17/22

Location:

City Hall

Name	Organization
Jonathan Bache	City of Kirkwood
DARREN SEHL	P&Z
[Signature]	P&Z
Allen Klippa	P&Z
Andrew Peters	Elite Development Services
Mike Falke	Stalling Engr.
David Anderson	Member
Bob Jones	Engr.
Laura Hollingsworth	Hollingsworth Interiors + Consulting
[Signature]	NJL Custom Homes
Amy Lowry	City of Kirkwood
Elizabeth Hum	Smith Amundsen LLC

**EXHIBIT C
Woodland Hill Lot Matrix**

Lot	Area		FYS		RYS		SYS East		SYS West		Lot Width	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
1	43,560 sq ft	27,710 sq ft	60'	50'	50'	50'	25'	12'	25'	12'	150'	192'
2	43,560 sq ft	23,633 sq ft	60'	25'	50'	50'	25'	25'	25'	12'	150'	157'
3	43,560 sq ft	23,703 sq ft	60'	25'	50'	50'	25'	25'	25'	12'	150'	157'
4	43,560 sq ft	27,900 sq ft	60'	50'	50'	50'	25'	12'	25'	12'	150'	141'
5	43,560 sq ft	31,115 sq ft	60'	50'	50'	50'	25'	12'	25'	12'	150'	123'
6	43,560 sq ft	35,609 sq ft	60'	50'	50'	50'	25'	12'	n/a	n/a	150'	261'
Common 1	n/a	25,911 sq ft										
Common 2	n/a	67,284 sq ft										
Average =		43,811 sq ft										
(w/common ground)												

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
KIRKWOOD FIRE PROTECTION DISTRICT
KIRKWOOD SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMERICAN MISSOURI
AT&T
SBC
CHARTER COMMUNICATIONS
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF KIRKWOOD STANDARDS.
ALL PROPOSED IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DRAINAGE POINT. "RINKWATER ARE NOT ADEQUATE DRAINAGE POINTS."
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN APPROVED/REVIEWED BY THE CITY OF KIRKWOOD, MISSOURI. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY, UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH MISSOURI SAFETY STANDARDS.
- THE LOCATION OF STORM AND SANITARY STORM IMPROVEMENTS ARE APPROXIMATE. ONLY ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL CHASING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ALL CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. ALL CHASING AND DRAINAGE WITHIN ST. LOUIS COUNTY RIGHT OF WAY TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS. SOURCE OF TOPOGRAPHY USGS.
- STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE SPECIFIED) SHALL BE PER CITY OF KIRKWOOD STANDARDS.
- ISLANDS MAJOR INTERSECTIONS: N. BALLAS RD. AND COUCHBERTY FERRY RD. 0.25 MILES SOUTH.
- ALL PROPOSED SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF KIRKWOOD STANDARDS. ALL PROPOSED SIDEWALKS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE CONSTRUCTED TO CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- PROPOSED STREET TO BE PAVED TO 25 FOOT WIDE PAVEMENT IN A 40 FOOT WIDE RIGHT-OF-WAY.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY RIGHT DISTANCE REQUIREMENTS.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTENANCE PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EXTENDING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTERPRISES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL ASSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC MINIMUM AMOUNTS FOR BOTH FOR PERSON AND FOR OCCURRENCE LIMITS.
- ALL GRAVE-GRADING UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM RETRACTION AS SPECIFIED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 510.2 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".
- PRIOR TO "SPECIAL USE PERMIT" (ISSUED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION), A SPECIAL CASE DESIGN OR A SPECIAL DESIGN SUPPORTED BY AN INDEPENDENT LETTER OF OPINION, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

CURRENT OWNER:

KIRKWOOD HOLDINGS, LLC
12 INDUSTRIAL DRIVE
FARGO, MISSOURI 63003
58 14570, P.O. 401

OWNER UNDER CONTRACT:

N/L Custom Homes, LLC
558 LEFFINGWELL AVE.
KIRKWOOD, MO 63122

DEVELOPMENT NOTES:

PARCEL ID NUMBER	270620983
EXISTING ZONING	R 1 (CITY OF KIRKWOOD)
EXISTING USE	VACANT
PROPOSED ZONING	R 1 G.U.P.
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE	7.65 ACRES
PROPOSED COMMON GROUND	2.15 ACRES
PROPOSED RIGHT OF WAY	1.00 ACRES
NET AREA (GROSS-A/R/W)	5.05
PERMIT CALCULATIONS	(6.05 AC) X 43,580 SQ.FT. = 0 LOTS ALLOWABLE
	TOTAL LOTS PROPOSED: 0
PARKING CALCULATIONS	MINIMUM REQUIRED: 13 (3 SPACES/LOT)
	SPACES PROVIDED: 12 (2 SPACES/LOT)

LOT DATA:

MINIMUM LOT	22,815 SQ. FT.
MINIMUM LOT	26,822 SQ. FT.
AVG. LOT	22,278 SQ. FT.

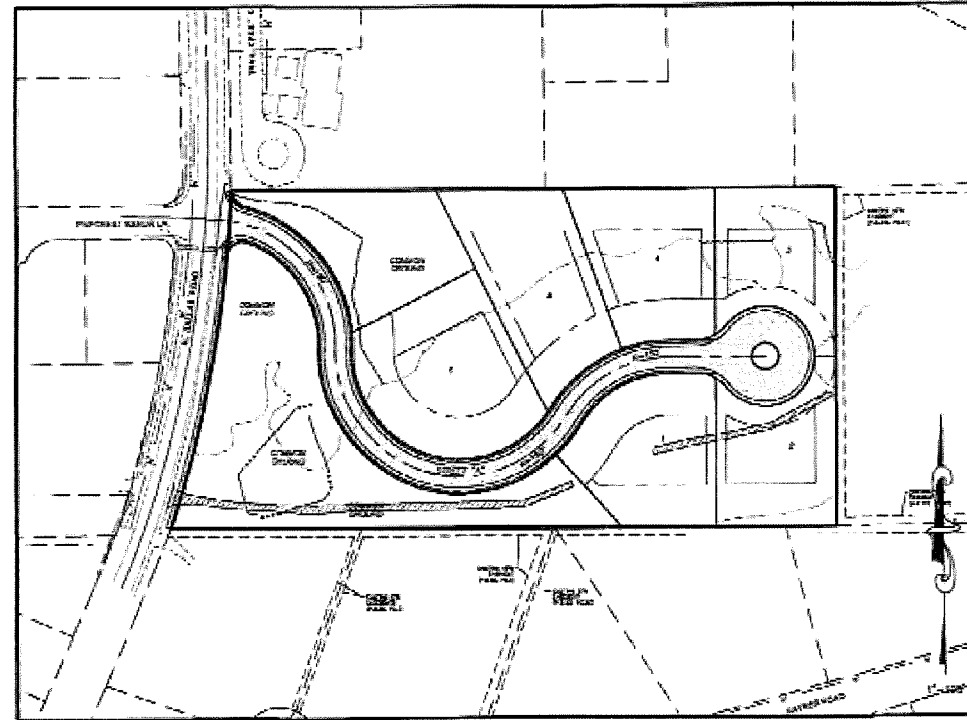
CLEARING DATA:

SEE TREE PRESERVATION PLAN

Woodland Hill

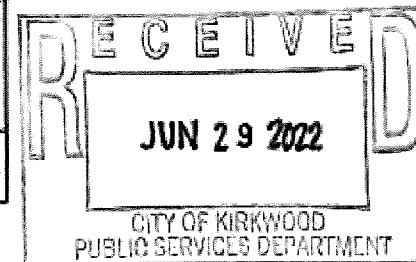
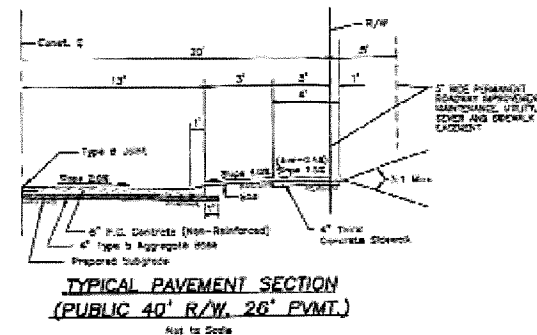
A TRACT OF LAND IN SECTION 41,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

Development Plan and Preliminary Plat



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE / GRADING PLAN
- 3.1 SITE PLAN
- 4.1 NATURAL RESOURCE MAP
- 5.1 SIGHT DISTANCE STUDY
- 6.1 N. BALLAS RD. SIDEWALK PLAN



FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PLAN NUMBER 201800000K, DATED FEBRUARY 4, 2018), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PROPERTY DESCRIPTION:

A TRACT OF LAND IN SECTION 34 TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34, THENCE SOUTH 88 DEGREES 28 MINUTES EAST, 1242.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF A TRACT OF LAND DONATED TO FRANK J. PETERIK AND BARBARA L. PETERIK, HIS WIFE, ACCORDING TO THE CERTIFICATE RECORDED IN DEED BOOK 15104 PAGE 2210 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHWEST CORNER OF A LOT 17 OF WHEAT HILL FARM PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 154 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHWEST CORNER OF LOT 5 OF OVERLOOK PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110 PAGE 97 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE SOUTH LINE OF SAID PETERIK TRACT, NORTH 88 DEGREES 28 MINUTES WEST, 282.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 28 MINUTES WEST, 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH BALLAS ROAD 60 FEET WIDE, THENCE ALONG A CURVE TO LEFT HAVING A CHORD BEARING OF NORTH 10 DEGREES 08 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 412.48 FEET AND A RADIUS OF 1440.00 FEET BEING THE FACT RIGHT OF WAY, AN ARC LENGTH OF 412.48 FEET TO A POINT ON THE NORTH LINE OF SAID PETERIK TRACT, THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID NORTH LINE, SOUTH 88 DEGREES 28 MINUTES EAST 709.23 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 3 ON SAID OVERLOOK PLACE, THENCE LEAVING SAID NORTH LINE ALONG THE WEST LINE OF SAID LOT 3 SOUTH 1 DEGREE 34 MINUTES WEST, 408.82 FEET TO THE POINT OF BEGINNING, CONTAINING 7.65 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL, 2022, AT THE REQUEST OF N/L CUSTOM HOMES, LLC, PREPARED A DEVELOPMENT PLAN AND PRELIMINARY PLAT OF "WOODLAND HILL," A TRACT OF LAND IN SECTION 41 TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

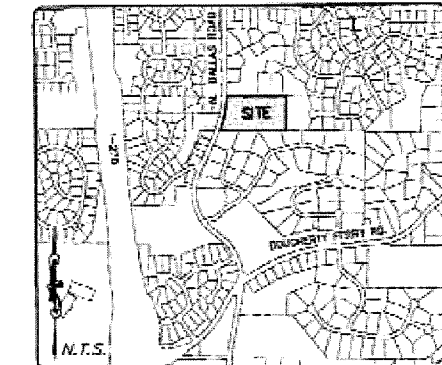
IN WITNESS WHEREOF,
WE, REC. 202 0



Victoria Hunter
VICTORIA HUNTER
REGISTERED PROFESSIONAL ENGINEER
NO. 214-200044

6/29/2022
N/LC

MSD Base Map 230
MSD P#
Highway & Traffic #7688



LOCATION MAP
N.T.S.
PROJECT ZIP CODE 63122

EXISTING	LEGEND	PROPOSED
20.00	CONTOUR	(24.0)
20.00	WPT ELEVATION	20.0
---	PROPERTY LINE	---
---	BOUNDARY LINE	---
---	TREE LINE	---
---	STONE SEWER	---
---	SANITARY SEWER	---
---	BATCH BACH	---
---	AREA PAULT	---
---	GRADED FILL	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLASD END SECTION	---
---	CLEARWELL	---
---	LATERAL CONNECTION	---
---	UTILITY OF POWER POLE	---
---	FIRE HYDRANT	---
---	SET BACK	---
---	PAVEMENT	---
---	ONE MARK & SIZE	---
---	WATER MARK & SIZE	---
---	BLANKING	---
---	ELECTRIC (U) UNDERGROUND	---
---	ELECTRIC (O) OVERHEAD	---
---	PROP. L&P	---
---	TO BE REMOVED	---
---	TOP OF CURB	---
---	CHALK	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING SCALE	---
---	VARD LIGHT	---

REVISION	DESCRIPTION
1	4-16-2022, INITIAL SUBMITTAL
2	6-03-2022, CITY COMMENTS
3	6-23-2022, CITY COMMENTS
4	6-29-2022, CITY COMMENTS
5	6-29-2022, CITY COMMENTS
6	6-29-2022, CITY COMMENTS
7	6-29-2022, CITY COMMENTS

N/L Custom Homes, LLC
558 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

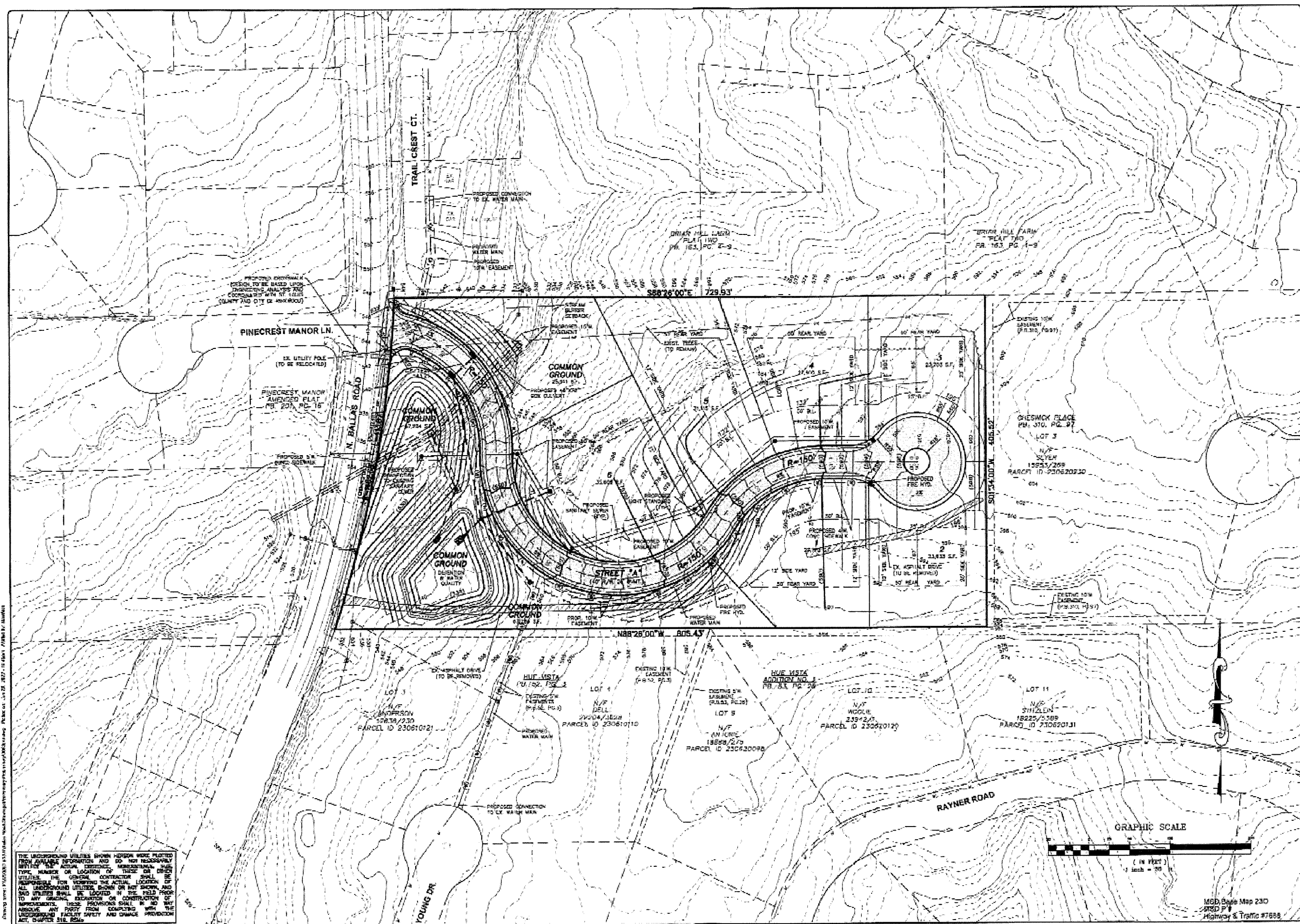
THE STERLING CO.
ENGINEERS & SURVEYORS
5002 New Baltimore Road
St. Louis, Missouri 63122
Ph: 314-487-0000 Fax: 314-487-0044
www.sterling-engineers.com
Cadastral and Civil Engineering

Woodland Hill
COVER SHEET

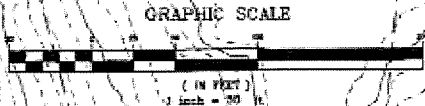
PRELIMINARY PLAN
Date: 6/29/2022
MICHAEL T. TROTT
License No. E 28643
Professional Engineer

Job Number
22-03-003
Date
June 29, 2022
Drawn By
Checked
Scale
1.1
PRE

Drawn from P:\000001\0317\Woodland Hill\Map\2022\Site\2022_06_29\2022-06-29.dwg
 Project: 22-03-083, Job: 22-03-083, Date: 06/29/2022, Time: 10:47:15 AM, User: JLM



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REPRESENT THE ACTUAL LOCATION, DEPTH, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES BEFORE OR AT THE TIME ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE THE ABSOLUTE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE USED TO PREVENT OR DELAY ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 316, RSM.



MGD Base Map 23D
 MSP P
 Highway & Traffic #7688

NO.	REVISION/DATE
1	4-28-2022 INITIAL SUBMITTAL
2	5-13-2022 CITY COMMENTS
3	5-26-2022 CITY COMMENTS
4	6-01-2022 CITY COMMENTS
5	6-15-2022 CITY COMMENTS
6	6-30-2022 CITY COMMENTS
7	6-27-2022 CITY COMMENTS

N/L Custom Homes, LLC
 585 LESPINGWELL AVE.
 MARYWOOD MISSOURI 63012

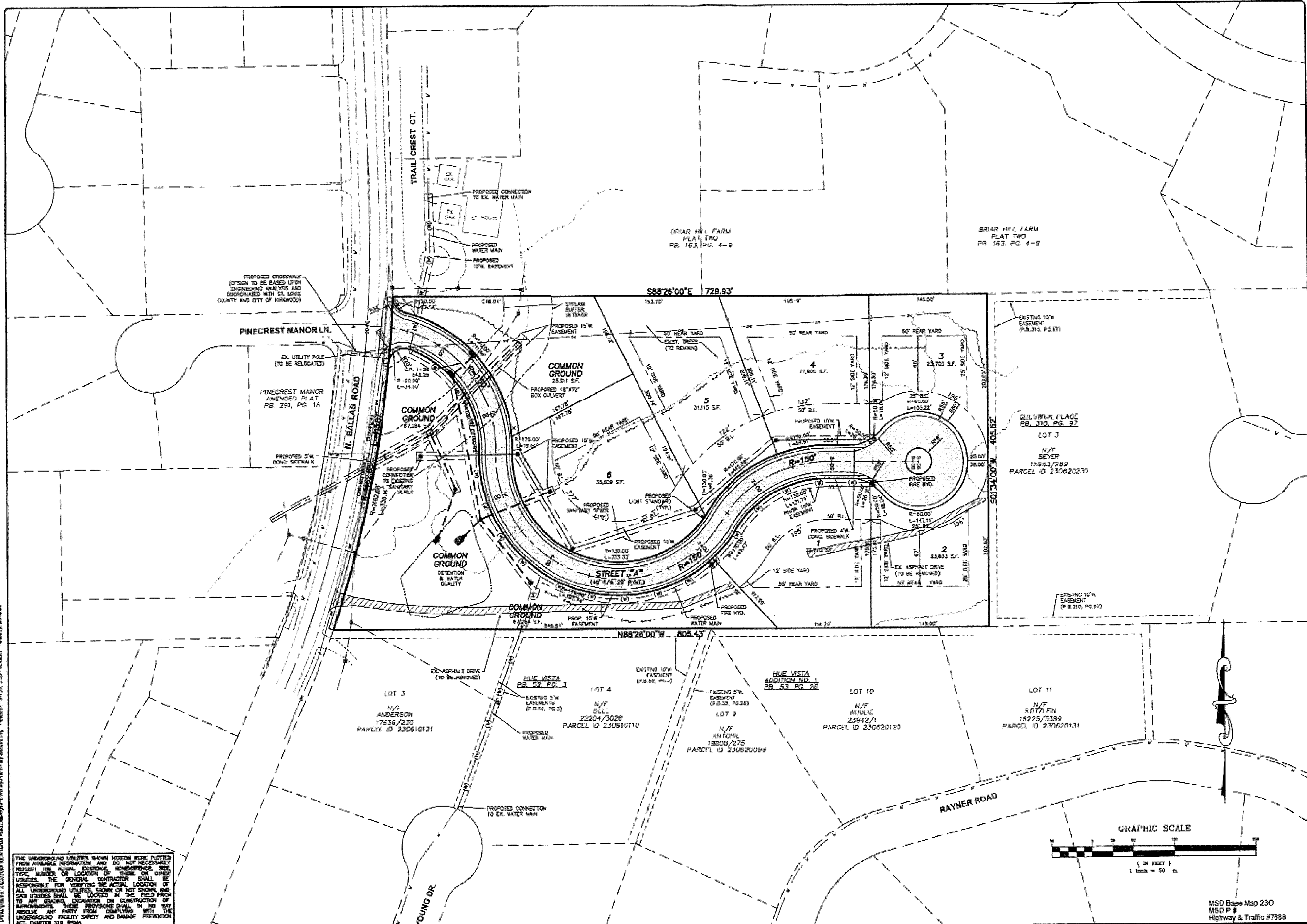
THE STERLING CO
ENGINEERS & SURVEYORS
 3020 New Buckingham Road
 St. Louis, Missouri 63122
 Ph: 314-472-2244
 Fax: 314-472-2244
 Corporate Certificate of Authority #011345

Woodland Hill
 601 N. Dallas Ave., 4th Floor, St. Louis, MO 63101
 SITE / GRADING PLAN

PRELIMINARY PLAN
 Date: 5-26-2022
 Worksheet: 202203083-01
 License No.: E-59623
 Professional Engineer

Job Number: 22-03-083
 Date: June 29, 2022
 Drawn by: JLM
 Scale: 1" = 30'
 Check: PRE

DEVELOPER: (C)2022 MICHAEL S. RYAN, P.E. ENGINEER: MICHAEL S. RYAN, P.E. DATE: 06/29/2022 (SUBMIT: 06/29/2022)



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION, DEPTH, OR SIZE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND GAS UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF APPROACHES. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMo.

REVISION	DATE	DESCRIPTION
1	4-20-2022	INITIAL SUBMITTAL
2	5-10-2022	CITY COMMENTS
3	5-26-2022	CITY COMMENTS
4	6-7-2022	CITY COMMENTS
5	6-20-2022	CITY COMMENTS
6	6-20-2022	ST. LOUIS COUNTY COMMENTS
7	7-27-2022	CITY COMMENTS

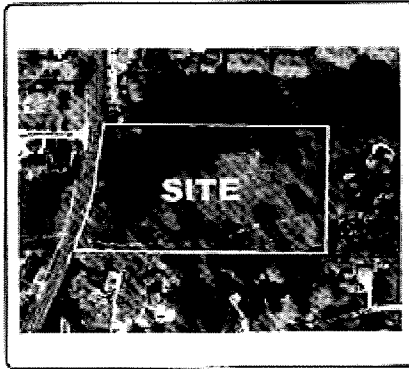
NIL Custom Homes, LLC
 586 LEFFINGWELL AVE
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 1625 New River Street
 St. Louis, MO 63103
 Tel: 314-437-0100 Fax: 314-464-6944
 www.sterlingco.com
 Missouri Certificate of Authority No. 001348

Woodland Hill
 600 N. Ballas Road, Kirkwood, Missouri 63122
 SITE PLAN

PRELIMINARY PLAN
 Date: 6/29/2022
 MICHAEL S. RYAN, P.E.
 License No. E-20943
 Professional Engineer

Job Number: 22 03 083
 Date: June 29, 2022
 Designed: MT
 Drawn: SR
 Checked: PRE
 Scale: 3.1
 MSD Base Map 230
 MSD P & T
 Highway & Traffic #7883



AERIAL PHOTO
N.T.S.

600 N. Ballas Road

A TRACT OF LAND IN SECTION 41,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

Natural Resource Map

NATURAL RESOURCE	PRESENT	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Floodplains and Streams	No / Yes	No Floodplain exists per FEMA Map No. 20189C0304K, Dated February 4, 2015. One regulated stream was identified.
Karst	No	None identified per Aerial photo.
Ponds	No	None identified per Aerial photo.

	Hydrologic Group Unrated
	Hydrologic Group C Soils
	Existing Tree Mosa
	Regulated Waters

CURRENT OWNER:

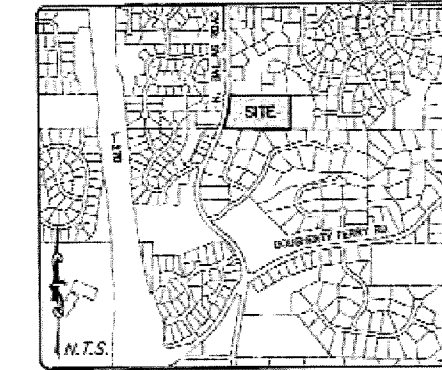
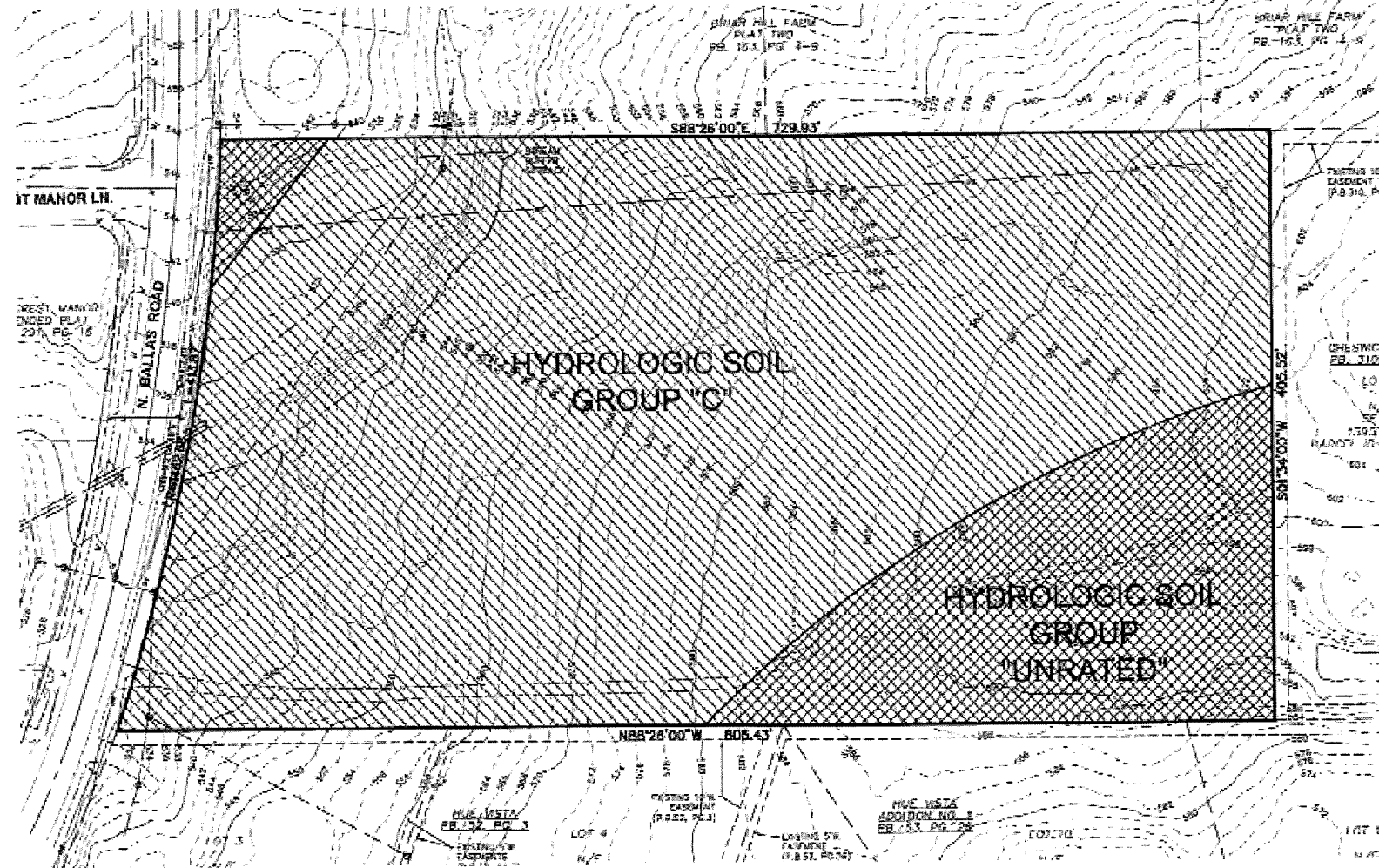
KORWEN HOLDINGS, LLC
15 INDUSTRIAL DRIVE
PACIFIC MISSOURI 63023
BB 14073, DC 401

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, INCORPORATED AREAS (COMMUNITY PANEL NUMBER 28189C0304K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 100-YEAR FLOODPLAIN.

DEVELOPMENT NOTES:

PARCEL ID NUMBER: 13082029
EXISTING ZONING: S-1 (CITY OF KIRKWOOD)
EXISTING USE: VACANT
GROSS AREA OF SITE: 7.65 ACRES



LOCATION MAP
N.T.S.

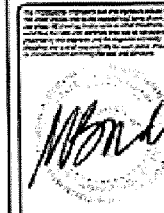
PROJECT ZIP CODE 63122

TABLE	REVISIONS	DATE	BY	DESCRIPTION
1	02/28/22	INTL.	SR	SUBMITTAL
2	03/02/22	CITY	SR	COMMENTS
3	03/02/22	CITY	SR	COMMENTS
4	03/02/22	CITY	SR	COMMENTS
5	03/02/22	CITY	SR	COMMENTS
6	03/02/22	CITY	SR	COMMENTS
7	03/02/22	CITY	SR	COMMENTS

NVL Custom Homes, LLC
566 JEFFERSON AVE
KIRKWOOD, MISSOURI 63122

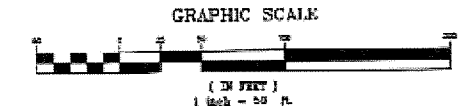
THE STERLING CO.
ENGINEERS & SURVEYORS
5005 New Era Highway
St. Louis, Missouri 63128
Ph: 314-487-0442 Fax: 314-487-8144
www.sterling-co.com
Corporate Certificate of Authority 0011544

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
NATURAL RESOURCE MAP



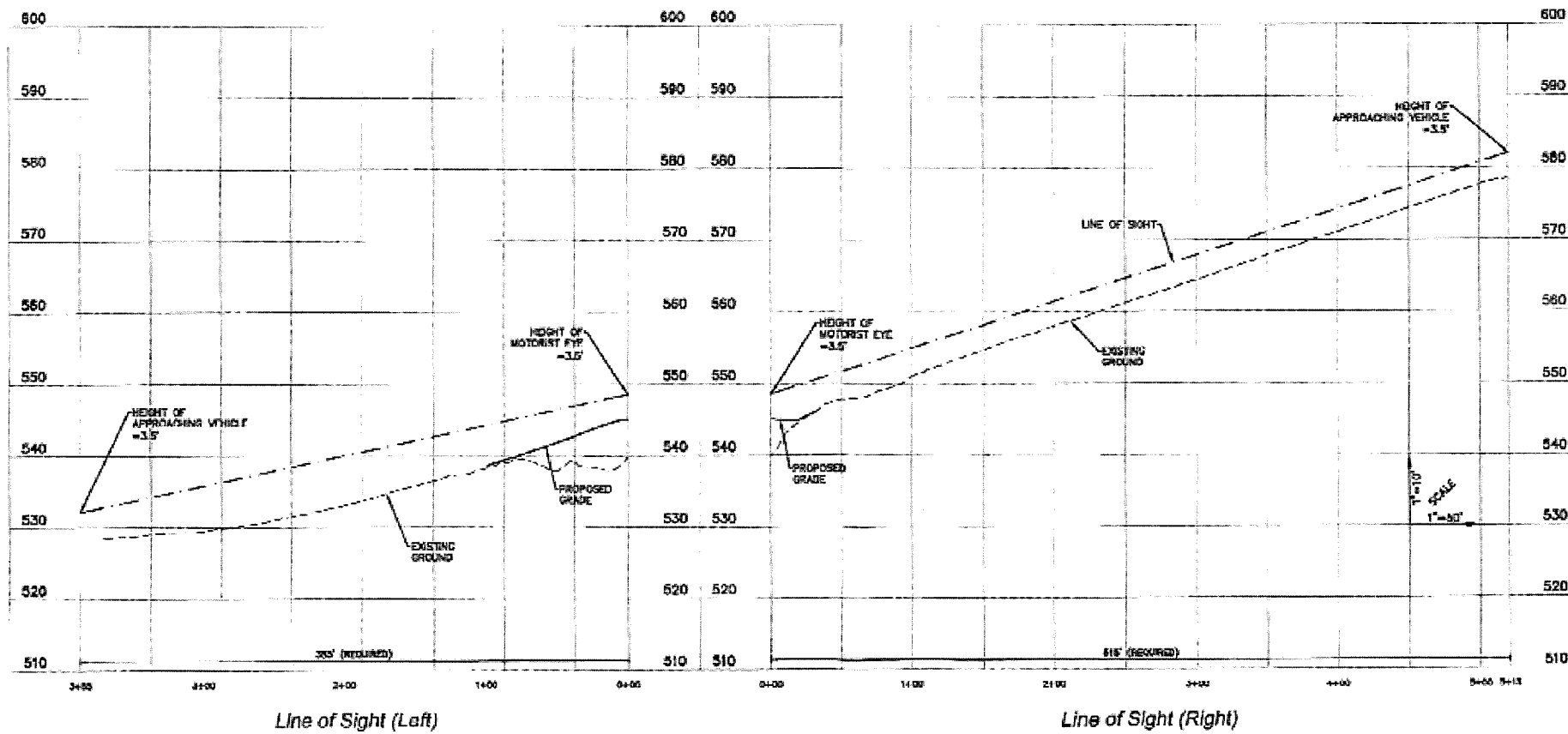
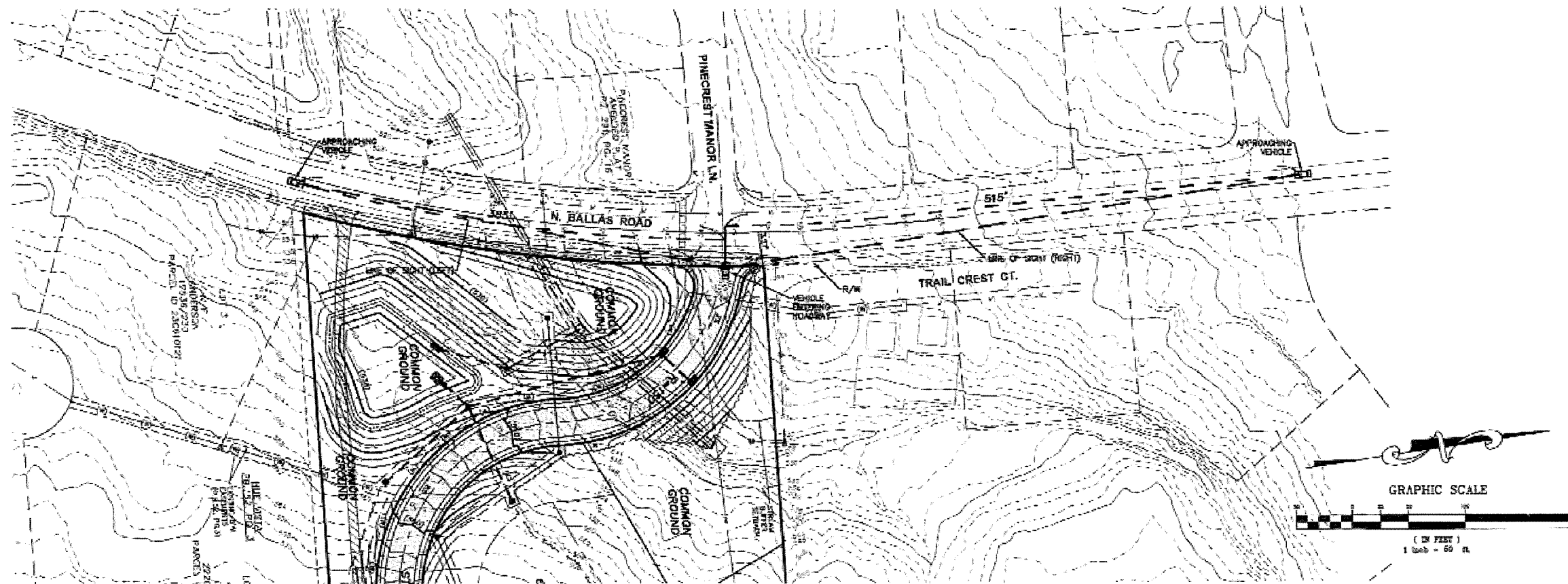
PRELIMINARY PLAN
Date: 5/20/2022
MICHAEL G. BOWERING
License No. E-29941
Professional Engineer

Job Number: 22-03-083
Date: June 29, 2022
Designed by: [Blank] Sheet: 4.1
Drawn by: [Blank]
Checked by: PRE



MSD Base Map 230
MSD P #
Highway & Trama #1688

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL UTILITIES. RESPONSIBILITY FOR THE TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES IS THE GENERAL CONTRACTOR'S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMo.



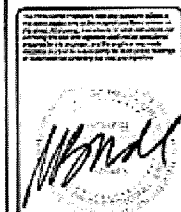
- NOTES:**
1. POSTED SPEED LIMIT: 40 MPH
 2. DESIGN SPEED: 40 MPH
 3. MINIMUM REQUIRED SIGHT DISTANCE:
LEFT = 305 FT.
RIGHT = 515 FT.

REVISION	DATE	BY	DESCRIPTION
1	4-21-2022	MF	INITIAL SUBMITTAL
2	5-13-2022	MF	CITY COMMENTS
3	5-17-2022	MF	CITY COMMENTS
4	6-7-2022	MF	CITY COMMENTS
5	6-9-2022	MF	CITY COMMENTS
6	6-22-2022	MF	ST. LOUIS COUNTY COMMENTS
7	6-27-2022	MF	CITY COMMENTS

NJL Carson Homes, LLC
 866 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 1255 New Stanwood Road
 St. Louis, Missouri 63128
 PH 314-997-2440 Fax 314-467-8146
 www.sterling-eng.com
 Corporate Certificate of Authority #01348

Woodland Hill
 803 N. Ballas Road, Winona, Missouri 63122
 SIG-11 DISTANCE STUDY

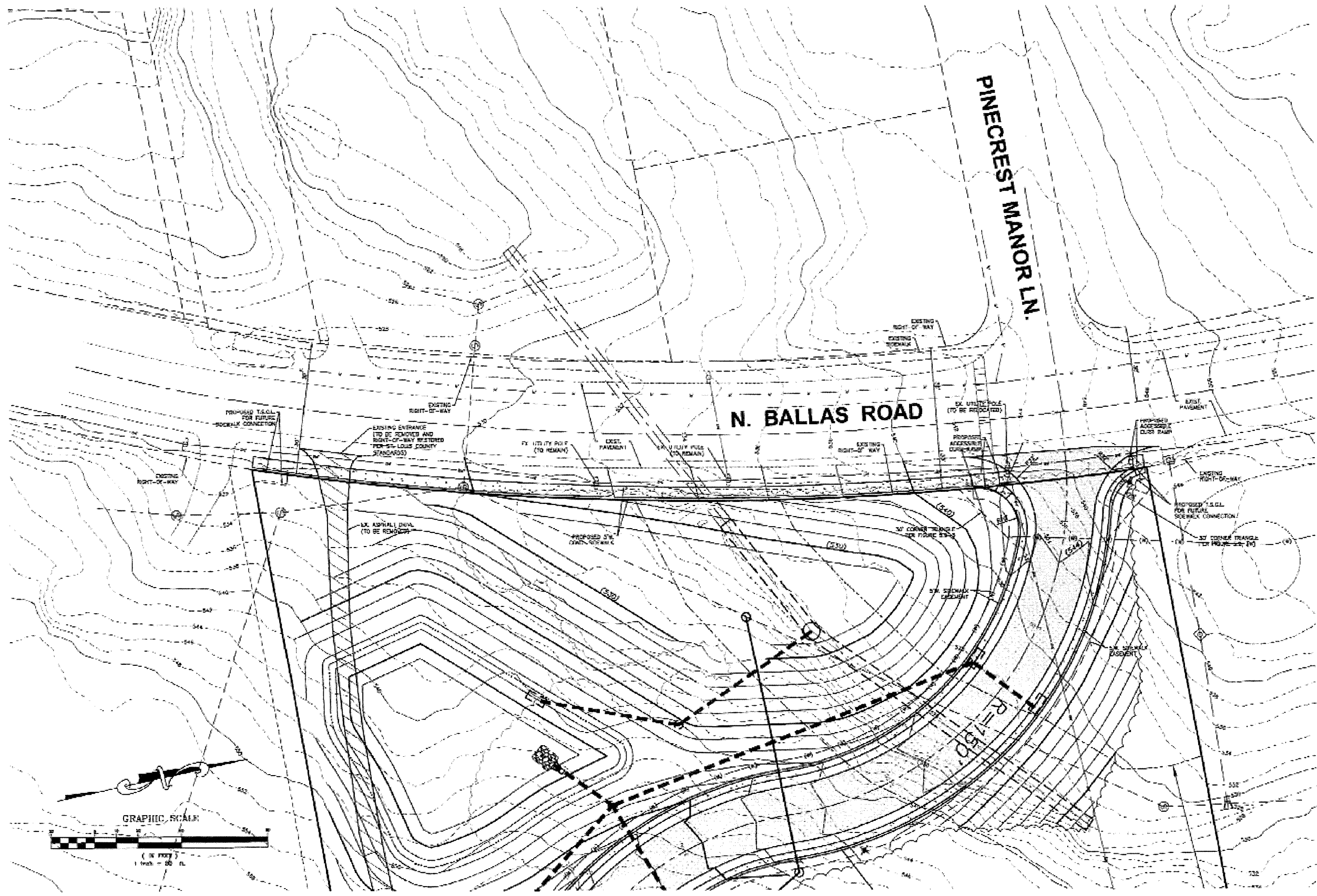


PRELIMINARY PLAN
 Date: 6-29-2022
 MICHAEL G. BOERDING
 License No. 1739531
 Professional Engineer

Job Number: **22-03-083**
 Date: **June 29, 2022**
 Designed by: MF
 Drawn by: RL
 Checked: PRE

MSD Form Map 7301
 MSO P #
 Highway & Traffic #7688

C:\Users\mike\OneDrive\Documents\2022\2022-06-29\22-03-083\Sig-11\Woodland Hill.dwg, 6/29/2022, 10:28:00 AM, PLOT



DRAWN BY: J. D. BROWN / CHECKED BY: M. J. BROWN / DATE: 06/29/2022 / PROJECT: N. BALLAS ROAD SIDEWALK PLAN

NO.	REVISIONS
1	4-20-2022, INITIAL SUBMITTAL
2	5-13-2022, CITY COMMENTS
3	5-23-2022, CITY COMMENTS
4	6-2-2022, CITY COMMENTS
5	6-2-2022, CITY COMMENTS
6	6-23-2022, ST. LOUIS COUNTY COMMENTS
7	6-27-2022, CITY COMMENTS

N/ZL Custom Homes, LLC
 508 LEFFINGWELL AVE
 KIRKWOOD, MISSOURI 63122

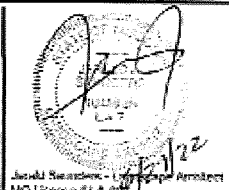
THE STERLING CO.
ENGINEERS & SURVEYORS
 6015 Pine Barren Drive Road
 St. Louis, Missouri 63120
 P: 314-875-4444 FAX: 314-487-9664
 www.sterling-engineers.com
 Professional Certificate of Authority #001348

Woodland Hill
 600 N. Ballas Ave., Kirkwood, Missouri 63122
 N. BALLAS ROAD SIDEWALK PLAN

PREPARED BY: J. D. BROWN
 DATE: 6-29-2022
 MICHAEL G. BOERDING
 LICENSE NO. E 28625
 PROFESSIONAL ENGINEER

JOB NUMBER	22-03-083
DATE	June 29, 2022
DESIGNED BY	MF
DRAWN BY	SI
CHECKED BY	PRE
CHECKED BY	6.1

MBI Base Map 730
 MSD P #
 Highway & Traffic #7688



Consultants:

Woodland Hill Lane
 600 North Ballas Road
 Kirkwood, Missouri 63122

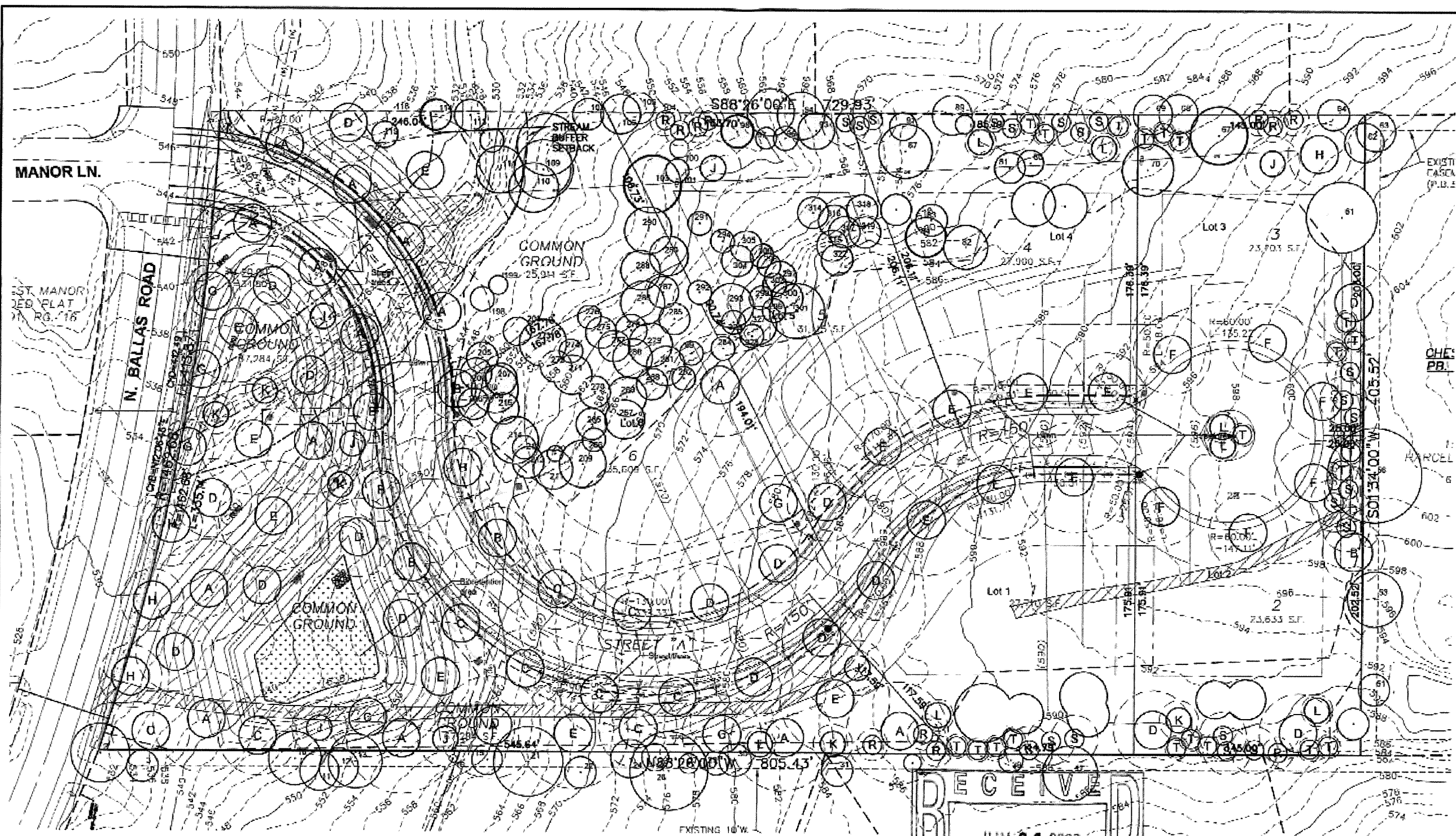
Revisions:

Date	Description	No.
06/13/22	Plan Revisions	1
06/20/22	Plan Revisions	2

Drawn: KJ
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 1336 E. 11th St. St. Louis, MO 63103
 www.loomisassociates.com

Sheet Title: Landscape Plan
 Sheet No.: L1.01
 Date: 5/25/22
 Job #: 1034.001



Landscape Plan
 SCALE 1"=30'

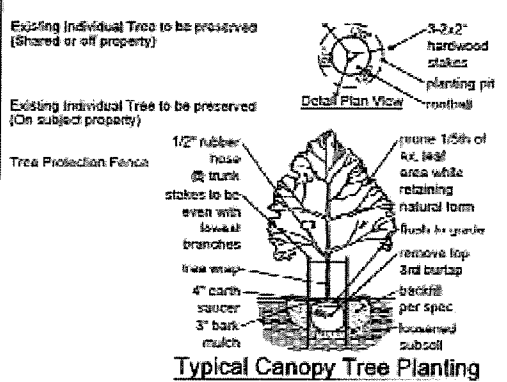
Symbol	Quantity	Plant Name	Common Name	Size	Material
A	15	Quercus rubra	Northern Red Oak	2" cal.	B&D
H	7	Acer saccharum 'Halep'*	Fall Fiesta Sugar Maple	2" cal.	B&D
C	11	Quercus shumardi	Shumard Oak	2" cal.	B&B
D	17	Quercus bicolor	Swamp White Oak	2" cal.	B&B
E	13	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" cal.	B&B
F	7	Gleditsia inaequalis 'Skyline'	Skyline Honeylocust	2" cal.	R&R
G	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.	R&R
H	4	Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.	R&R
J	7	Cercis canadensis	Redbud	1.5" cal.	B&B
K	5	Cornus florida	Flowering Dogwood	1.5" cal.	B&B
L	7	Amelanchier arborea	Servicelberry	1.5" cal.	B&B
R	11	Juniperus virginiana	Eastern Red Cedar	8" h.	B&B
S	20	Pinus strobus	White Pine	8" h.	B&B
T	22	Thuja 'Green Giant'	Green Giant Arborvitae	8" h.	B&B

Lot	Total Area	Proposed Trees	Existing Trees	Total Trees	Req. 20%
Lot 1	27,710 S.F.	12	15	27	33
Lot 2	23,653 S.F.	10	12	22	28
Lot 3	23,703 S.F.	10	12	22	28
Lot 4	27,000 S.F.	12	15	27	33
Common Ground	163,916 S.F.	10	12	22	28
Total	307,082 S.F.	44	54	98	122

CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT
 RECEIVED
 JUN 30 2022

Landscape Notes:
 Article VIII Section 25-61 of the Kirkwood Code requires:
 a. Frontage tree plantings.
 5 Street Trees shown along N. New Ballas
 38 Street Trees shown along proposed Woodland Hill Lane
 c. (1) New and/or existing trees throughout the subdivision in the average minimum of one tree per 2,000 square feet of site area less street right-of-way.
 $307,082 \text{ s.f.} - 37,482 \text{ s.f. (street ROW)} = 269,600 \text{ s.f.}$
 $269,600 \text{ s.f.} / 2000 = 134.8 = 135 \text{ trees}$

Irrigation systems will be provided on individual lots. Common areas will be maintained by utilizing temporary watering systems until establishment.



Woodland Hill

RECEIVED
JUN 29 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

PINE CREST MANOR LN.

N. BALLAS ROAD

SITE

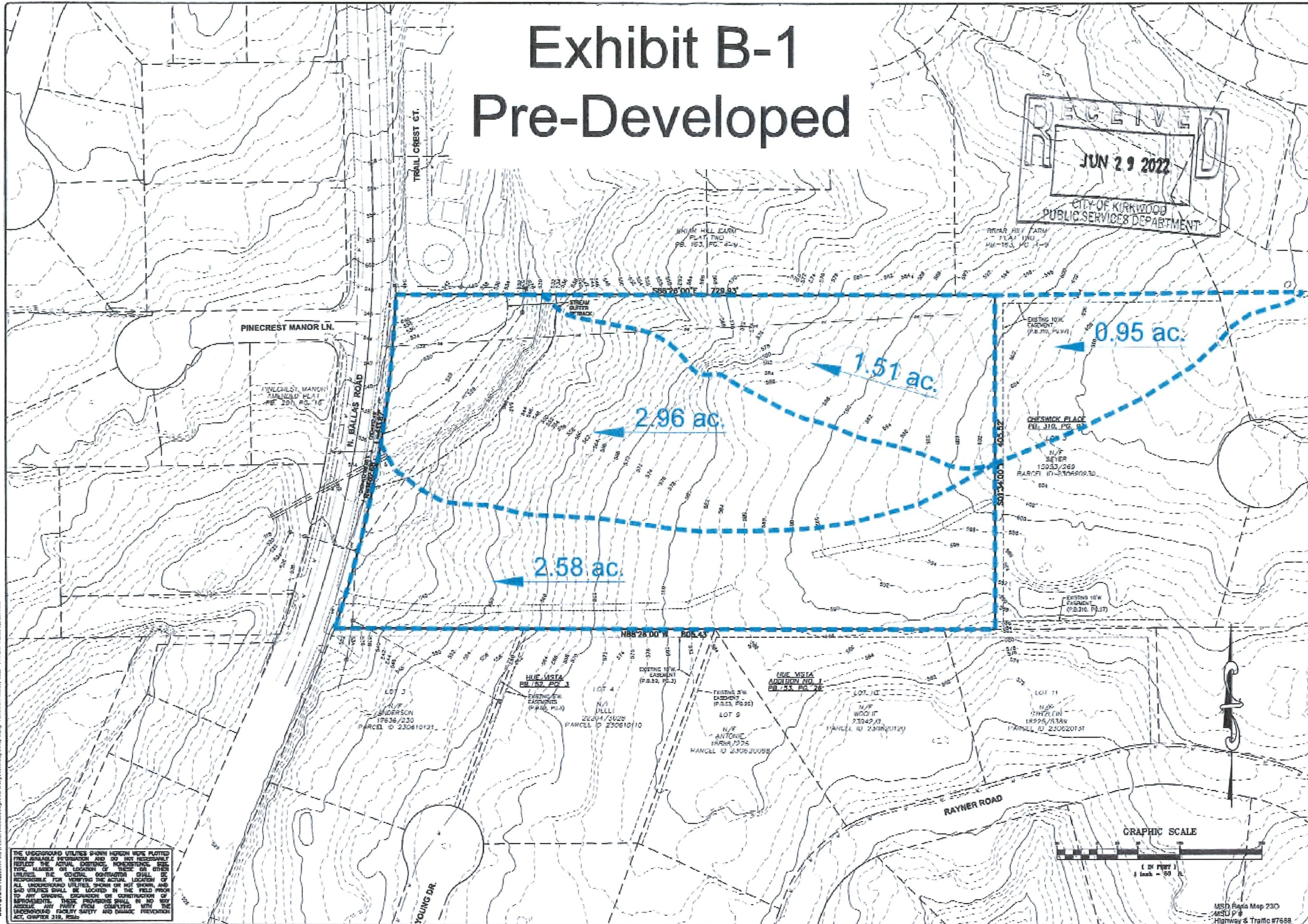
RAYNER ROAD

NJL Custom Homes, LLC

STERLING CO.
ENGINEERS & SURVEYORS
9029 N.W. BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63123
(314) 487-0400 FAX 487-5844
www.sterling-eng.com

Exhibit B-1 Pre-Developed

RECEIVED
JUN 29 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTING, NONEXISTING, SUB-TERRANEAN OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SHO UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRAVING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM CONSULTING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMo.



NO.	REMARKS
1	16-03-2022 INITIAL SUBMITTAL
2	16-03-2022 CITY COMMENTS
3	16-03-2022 CITY COMMENTS
4	16-03-2022 CITY COMMENTS
5	16-03-2022 CITY COMMENTS
6	16-03-2022 CITY COMMENTS
7	16-03-2022 CITY COMMENTS

ATL Custom Homes, LLC
565 JEFFERSON AVE.
KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
10315 Newburg Road
St. Louis, Missouri 63129
PH 314-487-0440 FAX 314-487-1844
www.sterling-engineers.com
Corporate Certificate of Authority #0013145

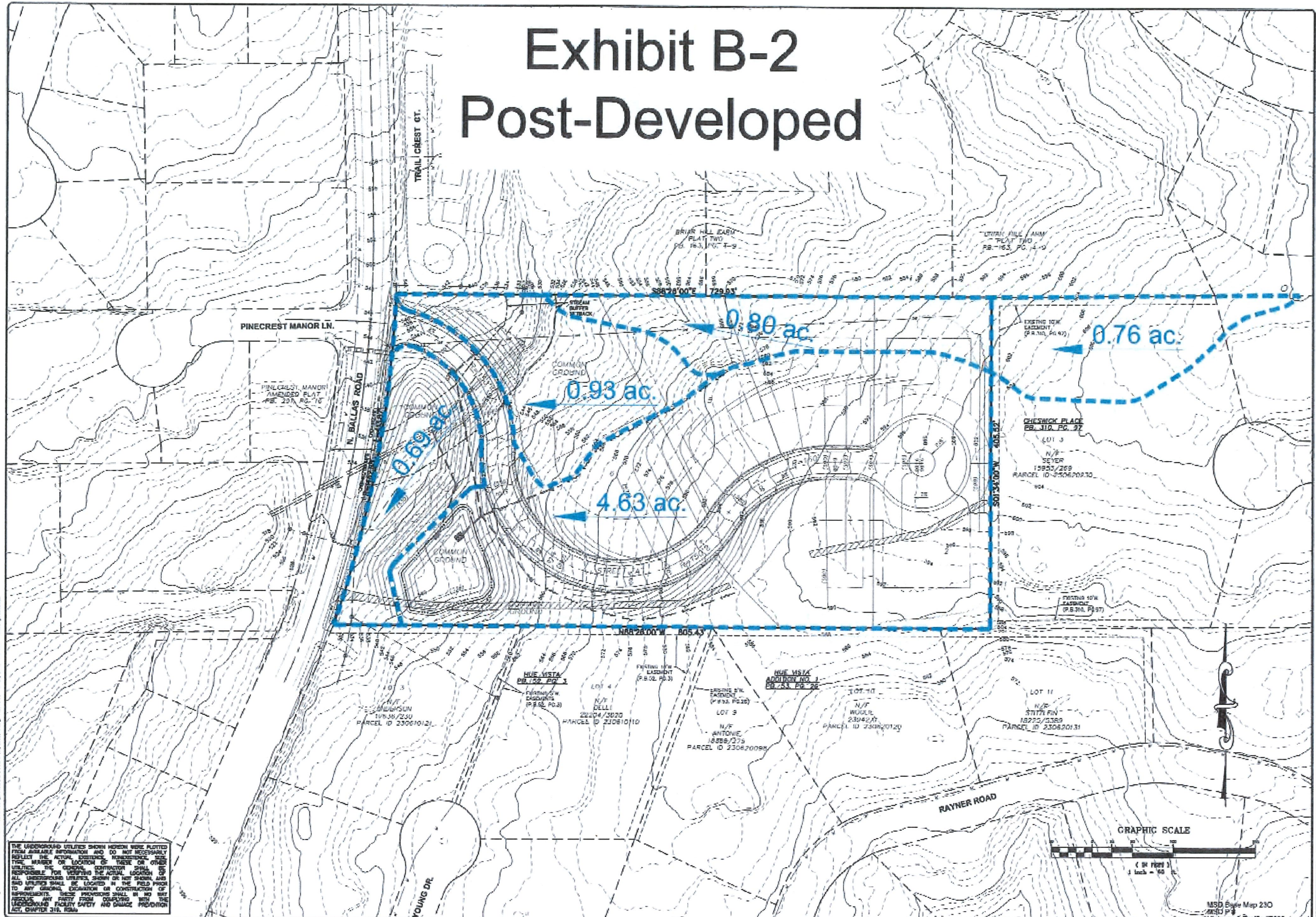
Woodland Hill
600 N. Easton Road, Kirkwood, Missouri 63122
DRAINAGE MAP

PRELIMINARY PLAN
Date: 5-22-2022
MICHAEL & BERNDING
License No. F-23843
Professional Engineer

Job Number
22-03-083
Date
June 29, 2022
Designed By
MSU P
Drawn By
SL
Checked
PRE

C:\Users\michael\OneDrive\Documents\Projects\22-03-083\22-03-083.dwg
 Date: 6/29/2022 11:14 AM
 Plotter: HP DesignJet 2400

Exhibit B-2 Post-Developed



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTING UTILITIES. THE USER OF THIS MAP OR LOCATION OF THESE OR OTHER UTILITIES. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND NO UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELEASE THE ENGINEER FROM LIABILITY UNDER THE MISSOURI FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

DATE	REVISION/REMARKS
4-24-2022	INITIAL SUBMITTAL
5-13-2022	CITY COMMENTS
5-25-2022	CITY COMMENTS
6-2-2022	CITY COMMENTS
6-20-2022	ST. LOUIS COUNTY COMMENTS
6-27-2022	CITY COMMENTS

NJL Custom Homes, LLC
 550 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 6025 Hwy Baumgarten Road
 St. Louis, Missouri 63129
 Ph: 314-672-2410 Fax: 314-418-4844
 Corporate Certificate of Authority #007-346

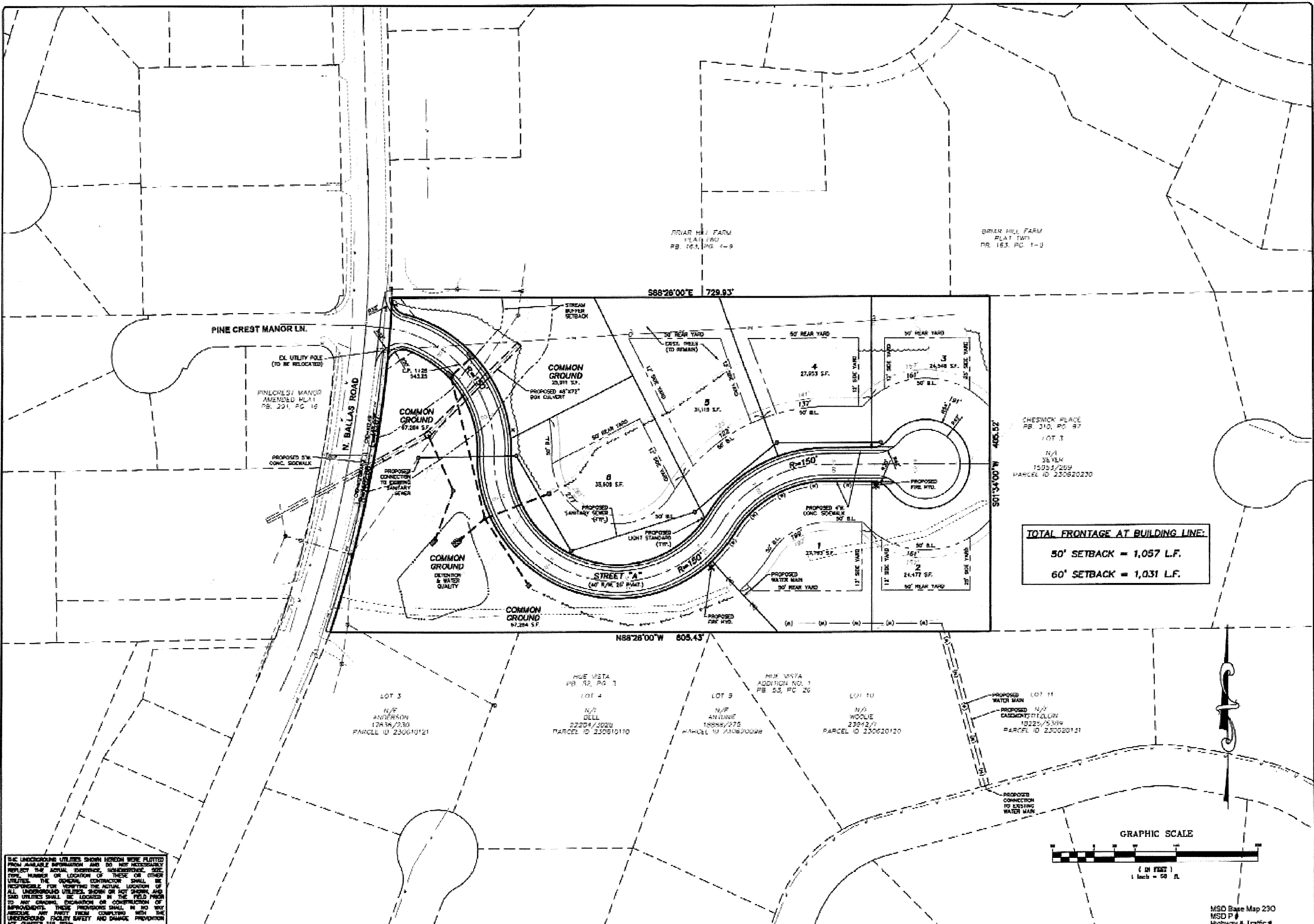
Woodland Hill
 60th, Ballas Road, Kirkwood Missouri 63122
 DRAINAGE MAP

PRELIMINARY PLAN
 Date 6-23-2022
 MICHAEL G. BOERDING
 License No. 6-29812
 Professional Engineer

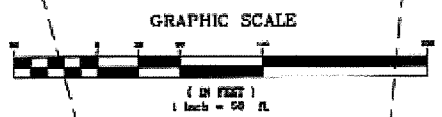
Job Number: **22-03-083**
 Date: **June 29, 2022**
 Designed MF: **1.2**
 Drawn: **SL**
 Checked: **PRE**

MSD Edge Map 230
 Highway & Traffic #7688

E:\Projects\22-03-083\Woodland Hill\Woodland Hill\Woodland Hill\Woodland Hill.dwg, 2022.06.10, 10:45:00, 10/10, 10/10, 10/10



TOTAL FRONTAGE AT BUILDING LINE:
 50' SETBACK = 1,057 L.F.
 60' SETBACK = 1,031 L.F.



MSD Base Map 230
 MSD P #
 Highway & Traffic #

ALL UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL DEPTH, HORIZONTAL LOCATION, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE SPECIAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND ANY UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 216, RSMo.

REVISION	DATE	BY	DESCRIPTION
1	05/10/2022	WALTON	SUBMITTAL
2	05/10/2022	CITY	COMMENTS
3	05/25/2022	CITY	COMMENTS
4	06/07/2022	CITY	COMMENTS
5	06/22/2022	CITY	COMMENTS

N/L Custom Homes, LLC
 556 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 4098 New Barrington Place
 St. Louis, Missouri 63125
 Ph 314-487-2464 Fax 314-487-4166
 www.sterling-engineers.com
 Corporate Certificate of Authority: 00012104

Woodland Hill
 802 N. Ballas Road, Kirkwood, Missouri 63122
 SITE PLAN

PRELIMINARY PLAN
 Date: 5.5.2022
 MICHAEL S. BOWEN
 License No. E-28443
 Professional Engineer

Job Number: **22-03-083**
 Date: **June 10, 2022**
 Designed: MF
 Drawn: BL
 Checked: PRE
 Sheet: **3.1**



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	Td Area	Cut	Fill	Net
KARTHORAK	1.00	1.00	249735.17 Sq. Ft.	16279.19 Cu. Yd.	19475.69 Cu. Yd.	3196.49 Cu. Yd. <fill>
TuLals			249735.17 Sq. Ft.	16279.19 Cu. Yd.	19475.69 Cu. Yd.	3196.49 Cu. Yd. <fill>

DATE	REVISION/DATE
1	6-22-2022 INITIAL PLAN I.T.A.
2	6-25-2022 CITY COMMENTS
3	6-25-2022 CITY COMMENTS
4	6-27-2022 CITY COMMENTS
5	6-27-2022 CITY COMMENTS

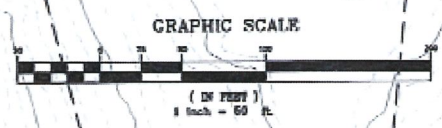
N.J. Custom Homes, LLC
 556 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 6025 New Baumgartner Road
 St. Louis, Missouri 63120
 P: 314-487-2240 Fax 314-487-4944
 www.sterling-eng.com
 Corporate Consultant of Jurorly e001246

Woodland Hill
 902 N. Ballas Road, Westport, Missouri 63122
 SITE / GRADING PLAN
 EARTHWORK CUT / FILL MAP

PRELIMINARY PLAN
 Date: 6-10-2022
 MICHAEL D. BOERDING
 License No. 6-22643
 Professional Engineer

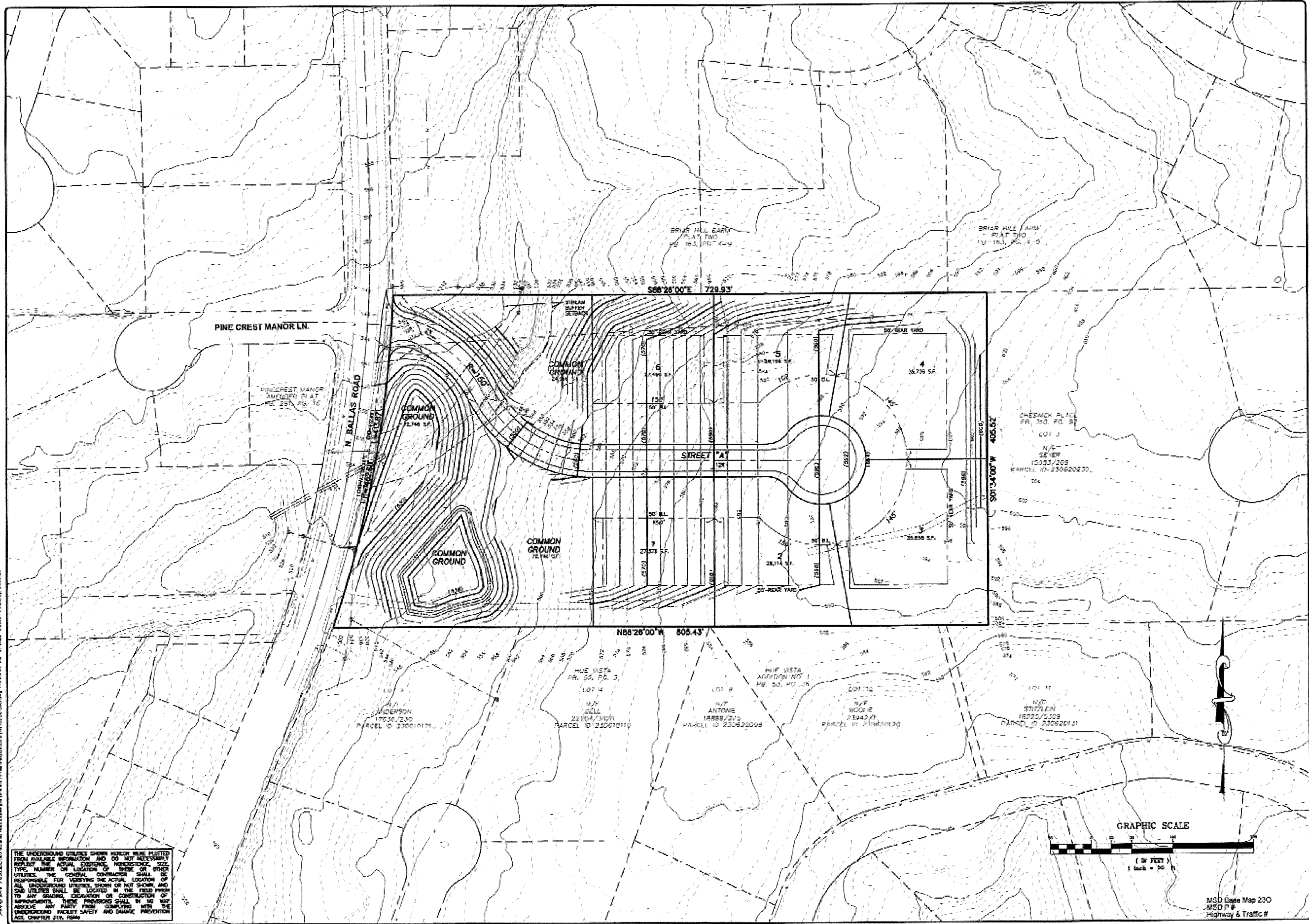
Job Number
22-03-083
 Date
June 10, 2022
 Drawn: SL
 Checked: PRE
 Sheet
2.1



MSD Base Map 23D
 MSU P #
 Highway & Traffic #

Drawing No: 2203083-001, Author: Michael D. Boerding, Date: 6/10/2022, Project: 2203083, File Path: C:\Users\mboerding\OneDrive\Documents\2203083\2203083.dwg, Plot Date: 6/10/2022, Plot Time: 10:00:00 AM

20240308 PRELIMINARY PLAN FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTING CONDITIONS. SEE THIS PLAN FOR THE LOCATION OF THESE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SHALL UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE NUMBER/DATE	DESCRIPTION
1	4/20/2022, INITIAL PLANNING
2	5/10/2022, CITY COMMENTS
3	5/20/2022, CITY COMMENTS
4	6/7/2022, CITY COMMENTS
5	6/24/2022, CITY COMMENTS

NVL Custom Homes, LLC
 5-6 LEFFINGWELL AVE
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 6055 New Bumpkin Road
 St. Louis, Missouri 63129
 Ph 314-487-9440 Fax 314-487-8144
 www.sterling-engineers.com
 Capitalize Certificate # Admin 12-931346

Woodland Hill
 6017L BM 89 RECD Missouri District 05022
 SITE / GRADING PLAN

PRELIMINARY PLAN
 Date: 6-10-2022
 MICHAEL C. BERGENSON
 License No. E-28949
 Professional Engineer

Job Number:	22-03-083
Date:	June 10, 2022
Designated by:	Sheet:
Project:	2.1
Checked:	PRE

MSD Data Map 230
 MSD P#
 Highway & Traffic #

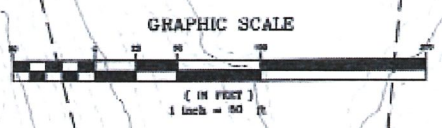
Copyright © 2022 by Sterling Engineers & Surveyors, Inc. All rights reserved. No part of this document may be reproduced without the written permission of Sterling Engineers & Surveyors, Inc. Date: July 20, 2022 - 1:58 PM. P:\2022\08-20\Map - Preliminary - 22-03-083.dwg



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, MONUMENTATION, SIZE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND GAS UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EARTHWORK	1.00	1.00	186254.78 sq. Ft.	12024.07 cu. Yd.	11757.20 cu. Yd.	276.87 Cu. Yd. <Cut>
Totals			186254.78 sq. Ft.	12024.07 Cu. Yd.	11757.20 Cu. Yd.	276.87 Cu. Yd. <Cut>



MSD Base Map 230
MSD P
Highway & Traffic #

NO.	DATE	DESCRIPTION
1	4/20/2022	INITIAL SUBMITTAL
2	5/12/2022	CITY COMMENTS
3	5/25/2022	CITY COMMENTS
4	6/7/2022	CITY COMMENTS

NJL Custom Homes, LLC
556 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

STERLING CO.
ENGINEERS & SURVEYORS
505 Newburgton Road
St. Louis, Missouri 63129
Ph: 314-875-0440 Fax: 314-875-1944
www.sterling-es.com
Corporation Certificate of Authority #041344

Woodland Hill
SITE / GRADING PLAN
EARTHWORK, CUT / FILL MAP
620 N. Ballas Road, Kirkwood, Missouri 63122

PRELIMINARY PLAN
Date: MICHAEL G. BORGARDT
License No. E-75043
Professional Engineer

Job Number: **22-03-083**
Date: **June 8, 2022**
Designed MF: _____
Drawn SL: **2.1**
Checked: **PRE**

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the July 21, 2022 Council Meeting Minutes
- b) Resolution 99-2022, appointing and reappointing members to the Downtown Special Business District Advisory Commission
- c) Resolution 100-2022, appointing Abraham Rappaport to the Youth Advisory Commission for a term to June 2025
- d) Resolution 106-2022, appointing Andy Palombo to the Arts Commission for a partial term to June 2024.



WHERE COMMUNITY AND SPIRIT MEET®

DRAFT

Kirkwood City Council Meeting Minutes Kirkwood City Hall Thursday, July 21, 2022, 7:00 p.m.

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, July 21, 2022, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Duwe, Gibbons, Luetzow, Ward and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, City Clerk Laurie Asche, Deputy City Clerk Kim Sansegraw, Electric Director Mark Petty, Communications Manager Freddy Doss, and City Attorney John Hessel. Council Member Sears was absent and excused.

INTRODUCTIONS AND RECOGNITIONS

Mayor Griffin and Fire Chief Jim Silvernail recognized Dennis Fischer, Craig Hayes and Justin Janes on being promoted to Battalion Chief, Robert Sumpter on being promoted to Fire Marshal and Johnny Johnson, Bryan Kertz and Matthew Mathes on being promoted to Fire Captain.

PRESENTATIONS

NONE

PUBLIC HEARINGS

NONE

PUBLIC COMMENT

NONE

CONSENT AGENDA

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

- a) Approval of the July 7, 2022 Council Meeting Minutes

UNFINISHED BUSINESS

Bill 10937, authorizing and directing the Mayor to enter into a Cost Share Agreement First Amendment with the Missouri Highways and Traffic Commission for roadway improvements on Manchester Road from Kirkwood Road to the west City of Kirkwood limits was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"



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DRAFT

Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	Absent
Council Member Ward	“Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10766.

NEW BUSINESS

Bill 10938, appropriating \$17,494.40 from the Equitable Sharing Fund Balance to the Police Department Machinery and Equipment Account, accepting the bid of Dana Safety Supply, Inc. in the amount of \$17,494.40 for the purchase of 80 Surefire X300U-A Weapon Lights for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Duwe to accept the bill for first reading approval.

The bill received first reading approval and was held over.

Resolution 95-2022, authorizing the filing of an application with the Municipal Park Grant Commission of St. Louis County to fund improvements to the Kirkwood Community Center brought before the council. Motion was made by Council Member Duwe and seconded by Council Member Zimmer to accept the Resolution as read. A discussion was held.

Roll Call:

Mayor Griffin	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	“Yes”
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	Absent
Council Member Ward	“Yes”

Resolution 96-2022, accepting the proposal of Nextera Energy in the not to exceed amount of \$639,000 for the purchase of 5MW block of energy for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Gibbons to accept the Resolution as read. A discussion was held.

Roll Call:

Mayor Griffin	“Yes”
Council Member Zimmer	“Yes”



WHERE COMMUNITY AND SPIRIT MEET*

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Council Member Duwe	"Yes"
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	Absent
Council Member Ward	"Yes"

Resolution 97-2022, accepting the bid of McConnell & Associates Corporation in the amount of \$248,433 (pursuant to TIPS Cooperative Contract) for Pickleball and Tennis Court Replacement for the Parks and Recreation Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Duwe to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	"Yes"
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	Absent
Council Member Ward	"Yes"

CONSENT AGENDA ITEMS FOR DISCUSSION NONE

CITY COUNCIL REPORTS

Council Member Gibbons reported the ceremony for the second train was successful and attended by State Representatives Barbara Phifer and Dean Plocher.

Council Member Gibbons reported a concert will be held at Kirkwood Park on Saturday, July 23, 2022, featuring Serapis.

Council Member Gibbons reported the Kirkwood Public Library has a Book Caboose located at the Aquatic Center with books available. The Book Caboose is moved to the ice rink in the winter.

Council Member Gibbons thanked Chief Administrative Officer Russell Hawes for getting the communication of the closure of Washington Avenue to the residents effected by the closure.

Council Member Gibbons requested a shed for Quinette Cemetary.

Council Member Zimmer reported telephone poles are being replaced on Manchester west of Geyer.



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

Council Member Gibbons reported street car tracks were found when doing utility work on Washington Avenue.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported the City received and Application for Temporary Outdoor Promotional Variance from Teleo Coffee, 132 W. Monroe Avenue, for anniversary event on the parking lot on August 14, 2022 from 6:00 a.m. to 4:00 p.m. Motion was made by Council Member Duwe and seconded by Council Member Luetzow to approve the application. The motion was unanimously approved.

Mr. Hawes reported the City received an Application for Temporary Outdoor Promotional Variance from Chicken Out Kirkwood, LLC, 10463 Manchester Road, for a party on the patio/parking lot on July 28, 2022 from 5:00 p.m. to 8:00 p.m. Motion was made by Council Member Zimmer and seconded by Council Member Duwe to approve the application. The motion was unanimously approved.

Mr. Hawes reported the City received an Application for Liquor License, Picnic License, from Trinity Lutheran Church at 820 Lockett Road, on September 11, 2022. Motion was made by Council Member Ward and seconded by Council Member Zimmer to approve the application. The motion was unanimously approved.

Mr. Hawes reported the City received an Application for Liquor License, to sell intoxicating liquor in original package, plus Sunday, from Heer & Sonal, Inc. at 500 West Essex. Motion was made by Council Member Zimmer and seconded by Council Member Duwe to approve the application. The motion was unanimously approved.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Ms. Asche reported on the scheduled upcoming public hearing:

August 4, 2022

A request for a Community Unit Plan at 600 North Ballas Road for a six-lot subdivision

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 7:31 p.m. The next regular council meeting is scheduled for August 4, 2022 at 7:00 p.m.



WHERE COMMUNITY AND SPIRIT MEET®

DRAFT

Laurie Asche
City Clerk

Approved:

RESOLUTION 99-2022

A RESOLUTION APPOINTING AND REAPPOINTING MEMBERS TO THE DOWNTOWN SPECIAL BUSINESS DISTRICT ADVISORY COMMISSION.

WHEREAS, the Downtown Special Business District conducted an election to fill vacancies and make reappointments on the Advisory Commission, and

WHEREAS, the commission recommends that the following individuals be appointed and reappointed to the Downtown Special Business District Advisory Commission:

<u>New Appointments</u>	<u>Term To</u>
Mark Dischinger, Charles W. Rea Insurance Agency	June 2025
Zach Woolsey, Kent Jewelry	June 2025

<u>Reappointment</u>	
John Jackson, John Jackson Neighborhood Real Estate	June 2023
Carrie Menendez, Sunset 44 Bistro + Banquet	June 2025
JoAnn Warren, 204-206 N. Clay	June 2025
Marilyn Zipfel, Lass & Laddie	June 2025

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

SECTION 1. The following members are hereby reappointed to the Downtown Special Business District Advisory Commission as follows:

<u>New Appointments</u>	<u>Term To</u>
Mark Dischinger, Charles W. Rea Insurance Agency	June 2025
Zach Woolsey, Kent Jewelry	June 2025

<u>Reappointment</u>	
John Jackson, John Jackson Neighborhood Real Estate	June 2023
Carrie Menendez, Sunset 44 Bistro + Banquet	June 2025
JoAnn Warren, 204-206 N. Clay	June 2025
Marilyn Zipfel, Lass & Laddie	June 2025

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The Downtown Special Business District conducted an election to fill vacancies on the Advisory Commission.

Recommendations and Action Requested:

Appoint and reappoint members to the Special Business District Advisory Commission.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 00000

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Laurie Asche

Date: 7/27/2022

Authenticated: aschelb

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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



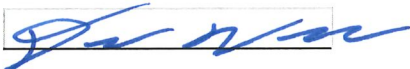
Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:



Former Commissioners:

Michelle Steimann Email: michelle@gingerbay.com	Ginger Bay Salon & Spa 437 S. Kirkwood Road
Patti Porter Email: pporterstl@yahoo.com	Rusted Chandelier 118 N. Kirkwood Road

Newly-elected Commissioners for Appointment:

Mark Dischinger, Vice President, Charles W. Rea Insurance Agency, 117 N. Kirkwood Rd. #201 office 314-965-0501, mark@cwreains.com

*Zach Woolsey, President, Kent Jewelry, 114 W. Jefferson, 314-965-6508, zach@kentjewelry.com

Reappointment to three-year terms:

Carrie Menendez, General Manager Sunset 44 Bistro + Banquet, 118 W. Adams, currently serving on the commission

JoAnn Warren, Property Owner, 204-206 N. Clay, currently serving on the commission

Marilyn Zipfel, Owner of Lass & Laddie, 161 W. Jefferson, currently serving on the commission

Reappointment to complete second term already in progress:

John Jackson, Property Owner, Broker-Owner John Jackson Neighborhood Real Estate, 105 E. Argonne Dr., currently serving on the Commission (term expires 2023)

*Volunteer Profile to come

RESOLUTION 100-2022

A RESOLUTION APPOINTING ABRAHAM RAPPAPORT TO THE YOUTH ADVISORY COMMISSION FOR A TERM TO JUNE 2025.

WHEREAS, the City Council believes that Abraham Rappaport should be appointed to the Youth Advisory Commission for a term to June 2025.

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

SECTION 1. Abraham Rappaport is hereby appointed to the Youth Advisory Commission for a term to June 2025.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

There currently is a vacancy on the Youth Advisory Commission.

Recommendations and Action Requested:

Appoint Abraham Rappaport to the Youth Advisory Commission for a term to June 2025.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 000000

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Laurie Asche

Date: 7/27/2022

Authenticated: aschelb

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. (**Must have Purchasing Director's approval**).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:


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

Approve

Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7/27/22

RESOLUTION 106-2022

A RESOLUTION APPOINTING ANDY PALOMBO TO THE ARTS COMMISSION FOR A PARTIAL TERM TO JUNE 2024.

WHEREAS, the City Council believes that Andy Palombo should be appointed to the Arts Commission for a partial term to June 2024.

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

SECTION 1. Andy Palombo is hereby appointed to the Arts Commission for a partial term to June 2024.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

There currently is a vacancy on the Arts Commission for a partial term to June 2024.

Recommendations and Action Requested:

Appoint Andy Palombo to the Arts Commission for a partial term to June 2024.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 000000 Project #: Budgeted: YES

If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Laurie Asche

Date: 8/2/2022

Authenticated: aschelb

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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

Approve

Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

8/2/2022

BILL 10938

ORDINANCE

AN ORDINANCE APPROPRIATING \$17,494.40 FROM THE EQUITABLE SHARING FUND BALANCE TO THE POLICE DEPARTMENT MACHINERY AND EQUIPMENT ACCOUNT, ACCEPTING THE BID OF DANA SAFETY SUPPLY, INC. IN THE AMOUNT OF \$17,494.40 FOR THE PURCHASE OF 80 SUREFIRE X300U-A WEAPON LIGHTS FOR THE POLICE DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, pursuant to law, the City solicited bids for the purchase of 80 Surefire X300U-A Weapon Lights for the Police Department, and

WHEREAS, the most responsible bid received were that of Dana Safety Supply, Inc. in the amount of \$17,494.40, which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Chief of Police, and

WHEREAS, funds in the amount of \$17,494.40 needs to be appropriated from the Equitable Sharing Fund Balance to Account #205-1201-429.75.05 (Machinery and Equipment).

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

SECTION 1. Funds in the amount of \$17,494.40 are hereby appropriated from the Equitable Sharing Fund Balance to Account #205-1201-429.75.05 (Machinery and Equipment).

SECTION 2. The bid of Dana Safety Supply, Inc. in the amount of \$17,494.40 for the purchase of 80 Surefire X300U-A Weapon Lights 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 Dana Safety Supply, Inc. in the amount of \$17,494.40 for the purchase of 80 Surefire X300U-A Weapon Lights for the Police Department.

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

PASSED AND APPROVED THIS DAY OF 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 7/21/2022

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The Police Department worked with Procurement to obtain formal bids for weapon mounted flashlights, as part of the upgrade that includes the previously Council approved sight system. Formal bids for these lights were received by Procurement on July 5, 2022.

Recommendations and Action Requested:

The Police Department is requesting Council approval of the appropriation of \$17,494.40 from the Equitable Sharing Fund Balance, for the purchase of 80 Surefire X300UA flashlights from Dana Safety Supply, Inc., the lowest responsible bidder.

Alternatives Available:

Not make the purchase.

Does this project have a public information component? Yes No

Cost: \$17,494.40 Account #: 20512014297505 Project #: Budgeted: NO

If YES, Budgeted Amount: If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Brian Murphy

Date: 7/13/2022

Authenticated: folluojd

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 7/13/2022

Authenticated: foanolsm

You can attach up to 3 files along with this request.



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

Appropriation

From Account # or Fund Name: Equitable Sharing Fund Balance

To Account # or Fund Name: 20512014297505

Finance Director's Comments:

Equitable Sharing Fund Balance is available and sufficient to appropriate \$17,494.40 in account 205-1201-429-75-05, Machinery and Equipment to approve the above as requested.

BY: Sandra Stephens

Date: 7/13/2022

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

[Empty text box for Chief Administrative Officer's Comments]

BY: 

Date: 7-13-22

July 13, 2022

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Surefire X300U-A Weapon Lights; Kirkwood Police Department, Bid #13886.

The City of Kirkwood Police Department formally solicited bids for the purchase of 80 Surefire X300U-A weapon lights. The lights are part of the Police department's weapons upgrade, which also includes the previously approved weapons sight system.

A formal bid was sent to the following supplier: Dana Safety Supply, Inc, USIQ, Inc., Primary Arms LLC, Kiesler Police Supply Inc., All State Police Equipment Inc., G T Distributors, Inc., Lawmen's and Shooters' Supply, Inc., Top Gun Shooting Sports, LLC, Dinges Fire Company, Brewer & Associates LLC and Fire farm LLC.

Dana Safety Supply, Inc. was the lowest responsible bidder upon bid closure on July 5, 2022.

The Police Department is requesting that Council approve the appropriation from equitable sharing in the amount of \$17,494.40 for this purchase. The total cost is made up of 80 units at a price of \$218.68 per unit.

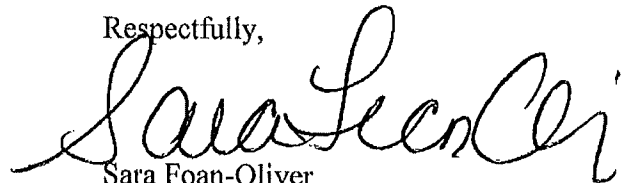
Vendor

Dana Safety Supply, Inc.

\$17,494.40

Attached is a request from Brian Murphy, Police Chief, authorizing funds to be appropriated from equitable sharing to account number 205-1201-429.75-05 for the purchase of 80 Surefire X300U-A weapon lights.

Respectfully,



Sara Foan-Oliver
Director of Procurement

BILL 10939

ORDINANCE

AN ORDINANCE READOPTING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AS SET FORTH IN CHAPTER 2, ARTICLE I, SECTION 2-5 OF THE KIRKWOOD CODE OF ORDINANCES.

WHEREAS, in Ordinance 8079, and as readopted in Ordinances 8340, 8445, 8641, 8745, 8840, 8941, 9063, 9185, 9327, 9418, 9529, 9619, 9698, 9788, 9868, 9943, 10030, 10144, 10218, 10282, 10352, 10427, 10512, 10620, 10678, and 10723 the Council of the City of Kirkwood established a policy to disclose potential conflicts of interest and substantial interests for certain officials, and

WHEREAS, the Missouri Ethics Commission has issued an opinion indicating that this procedure must be readopted every two years in order to be effective, and

WHEREAS, the Council desires to annually readopt the existing procedure.

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

SECTION 1. That Section 2-5, "Personal Financial Interest" shall be deleted in its entirety and the following inserted in lieu thereof:

"Sec. 2.5. Conflicts of interest; Personal financial interest; Disclosure reports".

(a) All elected and appointed officials as well as employees of the city must comply with the applicable provisions of Section 105.450 through 105.498 of Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.

(b) Any city officer, board member, council member, commission member, committee member or employee who has a substantial financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract with the city or in the sale of any land, material, supplies or services to the city or to a contractor supplying the city, shall make known that interest and shall refrain from voting upon or otherwise participating as a city officer, board member, council member, commission member, committee member or employee in the making of such contract. Any person who is a city officer, board member, council member, commission member, committee member or employee who willfully conceals such a substantial financial interest or willfully violates the requirements of this subsection (b) shall be guilty of malfeasance in office or position and shall forfeit such person's office or position. Violation of this subsection (b) with the knowledge, express or implied, of the person or corporation contracting with or making a sale to the city shall render the contract or sale voidable by the chief administrative officer of the city council.

(c) Any member of the governing body of the city who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the city clerk and such disclosure shall be recorded in the appropriate journal of the city. For the purposes of this Section, substantial or private interest is defined as ownership by the individual, his or her spouse, or his or her dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

(d) Each elected official, the chief administrative officer, the chief purchasing officer as identified in Section 105.483(11) of the Missouri Revised Statutes, and the general counsel, if any, shall disclose the following information by May 1 if any such transactions occurred during the previous calendar year:

(1) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars per transaction, if any, that such person had with the city, other than compensation received as an employee or payment of any tax, fee or penalty due to the city, and other than transfers for no consideration to the city.

(2) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars per transaction, if any, that any business entity in which such person had a substantial interest, had with the city, other than payment of any tax, fee or penalty due to the city or transactions involving payment for providing utility service to the city, and other than transfers for no consideration to the city.

(3) The chief administrative officer and the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:

A. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;

B. The name and address of each sole proprietorship that he/she owned, the name, address and the general nature of the business conducted of each general partnership and joint venture in which he/she was partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded

corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent (2%) or more of any class of outstanding stock, limited partnership units or other equity interests;

C. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

(e) The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year;

(1) Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the city council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

(2) Each person appointed to office shall file the statement within thirty (30) days of such appointment or employment.

Financial disclosure reports giving the financial information required in subsection (e) shall be filed with the city clerk and the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours."

SECTION 2. A certified copy of this ordinance shall be sent within ten (10) days of its adoption to the Missouri Ethic's Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the city council.

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The Missouri Ethics Commission has issued an opinion indicating that a Conflict of Interest procedure must be readopted every two years in order to be effective. The City Council desires to annually readopt the existing procedure.

Recommendations and Action Requested:

Approve an ordinance readopting a procedure to disclose potential conflicts of interest and substantial interests for certain officials as set forth in Chapter 2, Article I, Section 2-5 of the Kirkwood Code of Ordinances.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 000000

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Laurie Asche

Date: 7/19/2022

Authenticated: aschelb

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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



Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7/27/22

BILL 10940

ORDINANCE

AN ORDINANCE APPROPRIATING \$925,154 FROM THE CERTIFICATES OF PARTICIPATION SERIES 2022 TO THE FIRE DEPARTMENT ROLLING STOCK ACCOUNT, PROJECT #FD2308, AND ACCEPTING THE BID OF SENTINEL EMERGENCY SOLUTIONS, LLC IN THE AMOUNT OF \$925,154 (PURSUANT TO HGACBUY COOPERATIVE CONTRACT) FOR THE PURCHASE OF A ROSENBAUER RESCUE PUMPER FOR THE FIRE DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

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

WHEREAS, staff recommends that the City purchase a RosenBauer Rescue Pumper for the Fire Department from Sentinel Emergency Solutions, LLC in the amount of \$925,154 under HGACBuy Cooperative Contract #FS12-19, and

WHEREAS, funds in the amount of \$925,154 needs to be appropriated from the Certificates of Participation Series 2022 to Account #301-1301-600.75.06 (Rolling Stock), Project #FD2308.

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

SECTION 1. Funds in the amount of \$925,154 are hereby appropriated from the Certificates of Participation Series 2022 to Account #301-1301-600.75.06 (Rolling Stock), Project #FD2308.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order in the amount of \$925,154 to Sentinel Emergency Solutions, LLC under HGACBuy Cooperative Contract #FS12-19 for the purchase of a Rosenbauer Rescue Pumper for the Fire Department.

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

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan YES

Goal # & Title Goal #3 Quality of Life: Continue to invest in public safety to ens...

Background To Issue:

The Kirkwood Fire Department is scheduled to replace Rescue-Pumper 1524 in FY 23/24, the funding for this project is part of a bond issue and is currently available. Due to inflation, the cost of these apparatus are rising as well as producing lead times of 22-24 months from order date. This truck serves as the rescue asset for the city, housing many of the technical rescue tools and heavy rescue equipment, due to its age it

Recommendations and Action Requested:

It is recommended to appropriate the bond funds to FY 22/23 to provide for the purchase of the replacement rescue-pumper. This action will avoid any further price increases that might be noted between now and April of 2023. The recommendation is to purchase a Rosenbauer Rescue-Pumper from Sentinel Emergency Solutions in the amount of \$925,154, this is the amount of the truck with the pre-payment discount included. The prepayment option saves \$27,156 in overall total costs.

Alternatives Available:

Alternatives to this plan are to not replace 1524, this is not recommended by the fire department as the current apparatus is noting high maintenance costs as well as out of service time due to apparatus issues. Another alternative is to wait until FY 23/24, this again is not recommended as costs continue to rise as well as lead times from manufacturers continue to increase, delaying the ability to get the apparatus and place it in-service for the community.

Does this project have a public information component? Yes No

Cost: \$925,154.00 Account #: 30113016007506 Project #: FD2308 Budgeted: YES

If YES, Budgeted Amount: If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: James Silvernail

Date: 7/24/2022

Authenticated: zaitzbt

You can attach up to 3 files along with this request.



HGAC PO 7.21.22.pdf
Adobe Acrobat Document
467 KB

File Attachment

File Attachment

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

Director's approval).

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 7/27/2022

Authenticated: foanolsm

You can attach up to 3 files along with this request.



 File Attachment

 File Attachment

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

Appropriation

From Account # or Fund Name: Certificates of Participation Series 2022

To Account # or Fund Name: Rolling Stock

Finance Director's Comments:

Funds are available and sufficient from the Certificates of Participation Series 2022 proceeds, to appropriate \$925,154 in account 301-1301-600-75-06, Rolling Stock, Project FD2308, Rescue Pumper for the purpose of purchasing Rosenbauer Rescue Pumper as requested above.

BY: Sandra Stephens

Date: 7/27/2022

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 7/27/22



PURCHASE ORDER

Purchaser		SUPPLIER	
Purchaser:	City of Kirkwood (Fire Department)	Contract #:	FS12-19 For Years 2019-2023
Address 1:	139 South Kirkwood Road	Supplier:	Rosenbauer Minnesota, LLC
Address 2:		Address 1:	5180 260th Street
City, State, Zip:	Kirkwood, Missouri 63122	Address 2:	PO Box 549
		City, State, Zip:	Wyoming, MN 55092

Purchase Order Number:	7212022	Delivery in Calendar Days:	675
Date:	7/21/2022	HGAC Product Code	FS19YC04

The amount in this proposal shall remain firm for a period of 30 days from the date of same.

Quantity	Description	Price	Price (Extended)
1	One (1) Rosenbauer Pumper, complete with Rosenbauer Commander chassis per attached specifications.	\$952,310.00	\$952,310.00
	Note: HGAC administration fee included in price		
	90% Pre-Pay within 30 days of contract signing. \$27,156.00. Can NOT be combined with chassis pre-pay option below.		
	*Note: If chassis amount of \$408,970.00 is paid upon arrival at our plant in Minnesota, deduct \$15,701.00 each		
	TOTAL		\$952,310.00

NOTES:	A Sentinelin store credit for purchasing of loose equipment has been included for the amount of \$20,000.00. A shelving allowance is also included for the amount of \$25,000.00
---------------	--

Rosenbauer Dealer :	Sentinel Emergency Solutions
Salesperson:	Steve Williams
Signature:	

Purchaser:	City of Kirkwood (Fire Department)
Print Name:	
Title:	
Date	
Signature:	



**APPENDIX C
CHANGE ORDER POLICY**

This change order policy is intended to reflect the increased cost of changes which result in delayed deliveries, confused paperwork, poor production flow and increased potential of trucks being built to incorrect specifications. With your cooperation, changes can be kept to a minimum which means we will be able to reduce lead times, increase production and maintain costs which will benefit all of us.

Our objective is accurate, high quality and on-time deliveries exceeding our customer expectations.

Changes any time after the order is received may delay the quoted delivery date. Significant design or component changes will have the largest impact on the schedule and quoted delivery date. Changes that occur later in the process will also have the largest impact on the schedule and quoted delivery date.

All time fences are reference to contract execution date if not otherwise stated.

Change Window #1

All changes will be priced at standard pricing and specials will be priced through our normal process. Significant changes made to the vehicle during this time period may result in a delivery extension.

RBM Chassis	0-60 days
RBA Aerial	0-60 days
Rosenbauer Body	0-60 days

Change Window #2

All changes are subject to a 25% mark-up, as well as a \$250.00 change order processing fee. All changes are subject to factory review and may be denied due to engineering or lead time issues.

RBM Chassis	61-75 days
RBA Aerial	61-75 days
Rosenbauer Body	61-120 days

Change Window #3

All changes are subject to a 50% mark-up, and 50% restocking fee on deleted items, as well as a \$250.00 change order processing fee. All changes are subject to factory review and may be denied due to engineering or lead time issues. No major components can be changed at this time; major components are considered engine, transmission, axles, suspension, cab, frame (wheelbase), seats, water pump and water tank.

RBM Chassis	76-120 days
RBA Aerial	76-120 days
Rosenbauer Body	121-180 days

Change Window #4

Changes are not recommended at this time. Any changes requested will be priced on a time and material basis, as well as a \$500.00 change order processing fee. Any changes requested, and that are quoted to the customer, must be approved by the customer within three days or they will not be valid.

RBM Chassis	After 120 days
RBA Aerial	After 120 days
Rosenbauer Body	After 180 days

**Note: Any late change orders that are factory driven will be done at cost and no additional mark up or penalties will apply.*

BUYER INITIALS: _____

July 26, 2022

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Rosenbauer Rescue Pumper, Bid # 500622; Cooperative Agreement

<u>Vendor – Sentinel Emergency Solutions, LLC</u>	<u>Unit Price</u>
Rosenbauer Rescue Pumper	\$952,310.00
<u>Discount for Prepayment</u>	<u>(\$27,156.00)</u>
TOTAL COST - Due With Contract	\$925,154.00

The City of Kirkwood may use cooperative contracts that are competitively bid. HGACBuy competitively bid the Rosenbauer Rescue Pumper and Sentinel Emergency Solutions, LLC. was the lowest responsible and responsive bid. The HGACBuy contract number is FS12-19.

Funding for this purchase is part of a bond issue and is currently available for use. Kirkwood Fire Department is requesting that the bond funds be appropriated to fiscal year 2023 in an effort to avoid any further cost increase.

Attached is a request from James Silvernail, Fire Chief, for a resolution authorizing a purchase order to be issued to Sentinel Emergency Solutions, LLC in the amount of \$925,154.00 for the purchase of a Rosenbauer Rescue Pumper for the Fire Department.

Respectfully,



Sara Foan-Oliver
Director of Procurement

RESOLUTION 101-2022

A RESOLUTION ACCEPTING THE BID OF TRAMAR CONTRACTING, INC. IN THE AMOUNT NOT TO EXCEED OF \$80,038.50 (WHICH INCLUDES A CONTINGENCY OF \$5,000) FOR 2022 ACRYLIC WATERBORNE PAVEMENT MARKINGS AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, pursuant to law, the City solicited bids for 2022 Acrylic Waterborne Pavement Markings, and

WHEREAS, the most responsible bid received were that of TraMar Contracting, Inc. in the amount not to exceed of \$80,038.50 (which includes a contingency of \$5,000), which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Public Services, and

WHEREAS, funds are available in Account #301-1401-600.75.14, Project #PW2303.

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

SECTION 1. The bid of TraMar Contracting, Inc. in the amount not to exceed of \$80,038.50 (which includes a contingency of \$5,000) for 2022 Acrylic Waterborne Pavement Markings is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with TraMar Contracting, Inc. in the amount not to exceed of \$80,038.50 (which includes a contingency of \$5,000) for 2022 Acrylic Waterborne Pavement Markings.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan YES

Goal # & Title Goal 3. Quality of Life, Objective 1

Background To Issue:

This acrylic waterborne pavement markings contract will freshen up all pavement markings on Kirkwood Road, Geyer Road from Adams to Big Bend and Manchester to Northern City Limits, Jefferson from Clay to Taylor, West Woodbine from Geyer to Couch, and Craig from George to Big Bend. Bid Advertisements for pavement markings were sent to contractors through the Purchasing Department. Tramar Contracting, Inc. submitted the low bid of \$75,038.50.

Recommendations and Action Requested:

It is recommended the City Council accept the bid submitted by Tramar Contracting, Inc. for pavement markings and authorize an additional amount in \$5,000 in contingency for a total authorized amount of \$80,038.50.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$80,038.50 Account #: 30114016007514 Project #: PW2303 Budgeted: YES

If YES, Budgeted Amount: \$86,756.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Christopher Krueger


Date: 7/26/2022

Authenticated: kruegeca

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 7/26/2022

Authenticated: foanolsm

You can attach up to 3 files along with this request.



File Attachment

File Attachment

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

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budget appropriation is available and sufficient for \$80,038.50 in account 301-1401-600-75-14 Streets, Project PW2303, Pavement Striping to approve the above as requested.

BY: Sandra Stephens

Date: 7/26/2022

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

Date: 7/27/22

July 26, 2022

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: 2022 Acrylic Waterborne Pavement Markings, Bid #13888

Sealed bids were publicly opened on July 25, 2022. The bid tabulation is as follows:

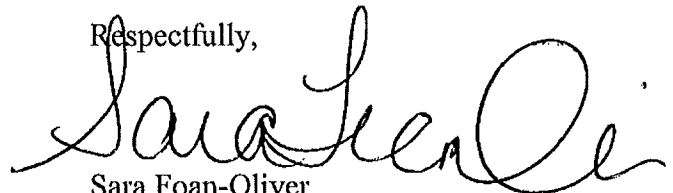
<u>Vendor</u>	<u>Total Base Bid</u>
TraMar Contracting, Inc.	\$75,038.50
Traffic Control Company	\$77,820.60

Bid requests were sent to a total of 186 suppliers through our e-Procurement system; however, only those as mentioned above submitted.

The bids were provided to Chris Krueger, City Engineer, for review. It is recommended that the bid be awarded to TraMar Contracting, Inc., as their bid of \$75,038.50 is the lowest responsive and responsible bid meeting specifications.

Attached is a request from Chris Krueger, City Engineer, for a resolution authorizing a contract to be issued to TraMar Contracting, Inc. in the amount of \$75,038.50, with a contingency of \$5,000.00, for a total not to exceed value of \$80,038.50 for 2022 Acrylic Waterborne Pavement Markings.

Respectfully,



Sara Foan-Oliver
Procurement Director

RESOLUTION 102-2022

A RESOLUTION TRANSFERRING FUNDS IN THE AMOUNT OF \$19,461 FROM THE LANDFILL DISPOSAL FEES ACCOUNT TO THE BUILDING AND SITE IMPROVEMENT ACCOUNT, PROJECT #SA2304, ACCEPTING THE QUOTE OF MIDDENDORF & REUSS CONSTRUCTION, INC. IN THE AMOUNT OF \$19,461 FOR RECYCLING CENTER REPAIRS AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the City of Kirkwood competitively bid and awarded General Contracting Services and Repairs to Middendorf & Reuss Construction, Inc. under Resolution 154-2019, which was approved on November 21, 2019, and

WHEREAS, over the years of operation several sections of masonry walls within the Recycling Center have sustained damage due to equipment operations and material loading and unloading, and

WHEREAS, to maintain a safe area to work within the facility and for the visiting public, repairs are needed, and

WHEREAS, the City of Kirkwood requested a quote from Middendorf & Reuss Construction, Inc. for repairs to the Recycling Center, and

WHEREAS, staff recommends that the City of Kirkwood accept the quote of Middendorf & Reuss Construction, Inc. for repairs to the Recycling Center in the amount of \$19,461, and

WHEREAS, funds in the amount of \$19,461 need to be transferred from Account #509-2312-482.42.09 (Landfill Disposal Fees) to Account #509-2315-482.75.03 (Building & Site Improvement), Project #SA2304.

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

SECTION 1. Funds in the amount of \$19,461 are hereby transferred from Account #509-2312-482.42.09 (Landfill Disposal Fees) to Account #509-2315-482.75.03 (Building & Site Improvement), Project #SA2304.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order in the amount of \$19,461 to Middendorf & Reuss Construction, Inc. for Recycling Center repairs.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

Over the years of operation several sections of masonry walls within the Recycling Center have sustain damage due to equipment operations and material loading and unloading. To maintain a safe area to work within the facility and for the visiting public repairs are needed. In addition operational changes have been made to minimize and/or eliminate future wall damage.

Recommendations and Action Requested:

It is recommended that the City Council accept the proposal from Middendorf & Reuss Construction for Recycling Center wall repairs in the amount of \$19,461.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$19,461.00 Account #: 50923124824209 Project #: Budgeted: NO

If YES, Budgeted Amount: If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

These repairs are unbudgeted, although funds are available in account 509-2312-482.42-09.

BY: Bill Bensing

Date: 7/25/2022

Authenticated: bensinwe

You can attach up to 3 files along with this request.



2022 -147 kirkwood Recycle
Facility.pdf
Adobe Acrobat Document
145 KB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.



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

Transfer of Funds

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$19,461 to be transferred from account 509-2312-482-42-09, Landfill Disposal Fees to account 509-2315-482-75-03, Building & Site Improvement; SA2304 Recycling Wall Repair as requested above.

BY: Sandra Stephens

Date:

Authenticated:

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

Date:

Middendorf & Reuss Construction, Inc.

502 S Richland Street
Freeburg Illinois 62243
(618) 476-9393

July 14, 2022

City of Kirkwood
212 South Taylor
Kirkwood Mo 63122

ESTIMATE #2022 -147 RE: Kirkwood City Recycle Facility Wall Repair

Trace Walls

We are pleased to provide you with the following proposal for Repairing Damaged Block Wall. Please see the below scope of work.

Our proposed cost is \$19,461.00

Scope of Work includes:

- Remove and Repair Damaged blocks in the four area that we discussed in our walk thru on 6/20/2022. We will reuse what we can and replace the rest with new 8" split face blocks.
- We will remove and reinstall bolts and screening as needed.
- Remove several loose and damaged pieces of precast coping and replace or reuse what is salvageable to be reinstalled.
- Includes any paint touch up to the areas being repaired.
- All site cleanup.
- Price good for 30 days.

Exclusions:

- All work to be done on straight time.
- May have to close some areas to the public as we work on them.

If this is acceptable, please sign below and we will schedule the work.

Thank you,

Accepted _____

Date _____

Chris Becker
Project Manager

July 26, 2022

To: Russell B. Hawes, Chief Administrative Officer

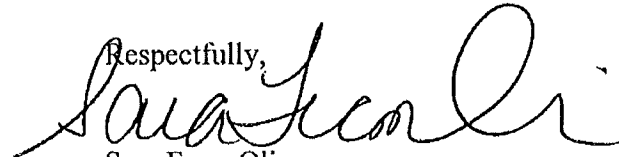
For Your Consideration: Quotation Approval General Contracting Services and Repairs through Contract # 13367

Council approved contract 13367 with Middendorf & Reuss Construction, Inc. for General Contracting Services and Repairs on November 21, 2019 for a 12 month contract with renewals four (4) consecutive years. The main focus of the contract is for projects under \$15,000.00

A quote was received from Middendorf & Reuss Construction, Inc. for repairing damaged masonry walls within the Recycling Center due to sustaining damage from daily operations. The repair cost was quoted at an estimated amount of \$19,461.00. This cost includes operational changes to minimize and/or eliminate future wall damage.

Attached is a request from Bill Bensing, Director of Public Services, for a resolution requesting authorization to proceed with a purchase order to Middendorf & Reuss Construction, Inc. against contract 13367 at the quoted estimate provided for General Contracting Services and Repairs not to exceed the value of \$19,461.00.

Respectfully,



Sara Foan-Oliver

Director of Procurement

RESOLUTION 103-2022

A RESOLUTION ACCEPTING THE QUOTE OF SUPERION, LLC IN THE AMOUNT OF \$121,736.06 FOR CENTRALSQUARE SOFTWARE RENEWAL FOR THE MIS DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the City of Kirkwood competitively bid and awarded software maintenance and technical service fees to Superior, LLC under Resolution 123-2013, which was approved on September 19, 2013, and

WHEREAS, the CentralSquare Software is up for renewal, and

WHEREAS, the City of Kirkwood requested a quote from Superior, LLC CentralSquare Software renewal for the MIS Department, and

WHEREAS, staff recommends that the City of Kirkwood accept the quote of Superior, LLC for CentralSquare Software renewal for the MIS Department in the amount of \$121,736.06, and

WHEREAS, funds are available in Account #101-1105-415.43.15.

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

SECTION 1. The Director of Procurement is hereby authorized and directed to issue a Purchase Order in the amount of \$121,736.06 to Superior, LLC for CentralSquare Software renewal for the MIS Department.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

Renewal of Central Square software for all city departments

Recommendations and Action Requested:

renew for another year

Alternatives Available:

none

Does this project have a public information component? Yes No

Cost: \$121,736.06

Account #: 10111054154315

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$122,000.00

If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Kevin Campe

Date: 7/25/2022

Authenticated: campekr

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. (**Must have Purchasing Director's approval**).

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 7/27/2022

Authenticated: foanolsm

You can attach up to 3 files along with this request.



File Attachment

File Attachment

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

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$121,736.06 in account 101-1105-415-43-15, Software Maintenance to approve the above as requested.

BY: Sandra Stephens

Date: 7/27/2022

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

Date: 7/27/22

July 26, 2022

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: CentralSquare Software Annual Renewal, Bid # 500624

The City of Kirkwood is under contract with Superior, LLC for utilization of CentralSquare software. The current annual agreement, contract # 9863, includes subscription and maintenance fees. With the current agreement being on a 1 year, auto-renewable term, future funding for this software will be as budget allows.

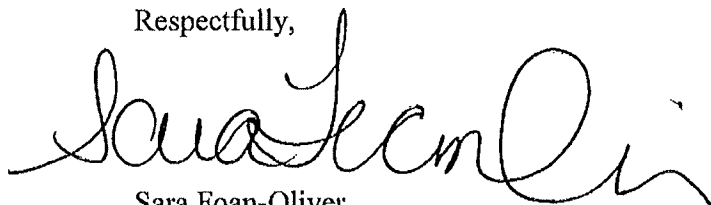
Vendor

Superior, LLC

\$121,736.06

Attached is a request from Kevin Campe, IT Director, for a resolution authorizing a purchase order to be issued to Superior, LLC in the amount of \$121,736.06 for CentralSquare Software renewal.

Respectfully,

A handwritten signature in black ink, appearing to read "Sara Foan-Oliver". The signature is fluid and cursive, with a large initial "S" and "F".

Sara Foan-Oliver
Director of Procurement

RESOLUTION 104-2022

A RESOLUTION AUTHORIZING AND DIRECTING THE SUBMITTAL OF A TRANSPORTATION ALTERNATIVES PROGRAM (TAP) APPLICATION TO EAST-WEST GATEWAY COUNCIL OF GOVERNMENTS FOR FEDERAL FUNDS FOR THE GRAVOIS GREENWAY/GRANT'S TRAIL EXTENSION.

WHEREAS, the City of Kirkwood declares its support for submission of a Transportation Alternatives Program (TAP) Application for federal funds for the Gravois Greenway/Grant's Trail Extension, and

WHEREAS, the City of Kirkwood will apply for federal funds for the project, and

WHEREAS, the City of Kirkwood is eligible to apply for federal reimbursement for 80 percent of the eligible construction costs associated with the Gravois Greenway/Grant's Trail Extension in the amount of \$2,990,000, and

WHEREAS, the submittal includes an application fee of \$14,950, which will be refunded if the project is not awarded federal funds by East-West Gateway Council of Governments, and

WHEREAS, funds are available in Account #301-1401-600.75.12, Project #PW2302.

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

SECTION 1. The City of Kirkwood is hereby authorized and directed to submit a Transportation Alternatives Program (TAP) Application to East-West Gateway Council of Governments for federal funds for the Gravois Greenway/Grant's Trail Extension.

SECTION 2 The City of Kirkwood is hereby authorized to submit an application fee in the amount of \$14,950 that will be refunded if the project is not awarded federal funds by East-West Gateway Council of Governments.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan YES

Goal # & Title Goal 3, Obj. 1: Strengthen social and physical connections

Background To Issue:

Annually, East-West Gateway accepts applications for federal aid to support projects that focus on pedestrian/bicycle facilities, safe routes to school projects, community improvements, and environmental mitigation related to stormwater and habitat connectivity through the Transportation Alternatives Program (TAP). The list of eligible activities includes pedestrian and bicycle facilities such as on-road or off-road trail facilities. The program requires a 20% local funding match. The City conducted a public planning process in late 2021 and early 2022 to create conceptual plans for an extension of Grant's Trail from the existing trailhead near Leffingwell Avenue and Holmes Avenue to downtown Kirkwood.

The City was unsuccessful in securing grant funding for this project earlier this year through the STP-S program; however, City Council provided direction to City Staff to pursue Phase 1 of the Grant's Trail project during this year's TAP funding round. The application will focus on Phase 1 of the project because the total amount of funding available in this program is much lower than the STP-S program.

We are requesting \$2,990,000 of federal funding toward the total estimated project cost of \$3,737,500. If the grant is approved, the city's match required for the project is estimated at \$747,500.

This application requires an application fee that is 1/2% of the federal funding request which is \$14,950.

Recommendations and Action Requested:

It is recommended that the City Council approve this resolution which shows support for the finalized Gravois Greenway/Grant's Trail Extension Report and to allow the City to submit an application for TAP funding by the August 19, 2022 deadline with an application fee of \$14,950.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$14,950.00 Account #: 30114016007512 Project #: PW2302 Budgeted: YES

If YES, Budgeted Amount: \$14,950.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche

Date: 7/21/2022

Authenticated: raichejd

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 7/21/2022

Authenticated: foanolsm

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$14,905 in account 301-1401-600-75-12, Sidewalks, Project PW2302, Sidewalk 2023 to approve the above as requested.

BY: Sandra Stephens

Date: 7/21/2022

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7/27/22

RESOLUTION 105-2022

A RESOLUTION AUTHORIZING AND DIRECTING THE SUBMITTAL OF A TRANSPORTATION ALTERNATIVES PROGRAM (TAP) APPLICATION TO EAST-WEST GATEWAY COUNCIL OF GOVERNMENTS FOR FEDERAL FUNDS FOR PEDESTRIAN IMPROVEMENTS TO ARGONNE DRIVE.

WHEREAS, the City of Kirkwood declares its support for submission of a Transportation Alternatives Program (TAP) Application for federal funds for pedestrian improvements to Argonne Drive, and

WHEREAS, the City of Kirkwood will apply for federal funds for the project, and

WHEREAS, the City of Kirkwood is eligible to apply for federal reimbursement for 80 percent of the eligible construction costs associated with the pedestrian improvements to Argonne Drive in the amount of \$1,693,478.40, and

WHEREAS, the submittal includes an application fee of \$8,467.39, which will be refunded if the project is not awarded federal funds by East-West Gateway Council of Governments, and

WHEREAS, funds are available in Account #301-1401-600.75.12, Project #PW2302.

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

SECTION 1. The City of Kirkwood is hereby authorized and directed to submit a Transportation Alternatives Program (TAP) Application to East-West Gateway Council of Governments for federal funds for pedestrian improvements to Argonne Drive.

SECTION 2 The City of Kirkwood is hereby authorized to submit an application fee in the amount of \$8,467.39 that will be refunded if the project is not awarded federal funds by East-West Gateway Council of Governments.

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

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2022.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/4/2022

Step #1:

Strategic Plan YES

Goal # & Title Quality of Life: Goal 3, Objective 1

Background To Issue:

East-West Gateway is accepting project applications for the Transportation Alternatives Program (TAP) on August 19, 2022. The TAP Grant provides federal funds for a variety transportation projects such as pedestrian and bicycle facilities. Staff is planning to submit a project application for the 100 East and West Blocks of Argonne Drive. Based upon recommendations from the Downtown Master Plan, the proposed plan make Argonne Drive more pedestrian friendly. The concept plan includes raised crosswalks, curb improvements to line up the intersection of Argonne Drive with Taylor Avenue with a raised intersection, an art/history walk down the center median, pedestrian scale lighting, bike racks and bicycle fix-it station. In a previous Surface Transportation Program (STP) Grant funded by East West Gateway, a raised intersection at Clay and Argonne is being funded. Estimated total project costs are \$2,116,848. Staff is requesting federal funding for 80% of the \$2,116,848 for preliminary engineering, right of way, construction engineering and construction costs, or \$1,693,478.40, through the TAP program.

Per the application requirement, the City is required to submit an application fee of 1/2% of the requested grant amount, \$8,467.39.

Recommendations and Action Requested:

It is recommended that the City Council approve this resolution allowing the City of Kirkwood to submit a TAP application for pedestrian improvements to Argonne Drive.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$8,467.39 Account #: 30114016007512 Project #: PW2302 Budgeted: YES

If YES, Budgeted Amount: \$8,467.39 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Christopher Krueger

Date: 7/25/2022

Authenticated: kruegeca

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 7/25/2022

Authenticated: foanolsm

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

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

Appropriation

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$8,467.39 in account 301-1401-600-75-12, Sidewalks, project PW2302, Sidewalk 2023 to approve the above requested.

BY: Select...

Date: 7/25/2022

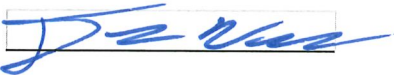
Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7/27/22