



Agenda
Kirkwood City Council
City Hall
Council Chambers
139 South Kirkwood Road
Kirkwood, MO 63122
Thursday, August 3, 2023, 7:00 p.m.
Posted on July 28, 2023

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. INTRODUCTIONS AND RECOGNITIONS - NONE**
- IV. PRESENTATIONS - NONE**
- V. PUBLIC HEARINGS - NONE**
- 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 20, 2023 Council Meeting Minutes
- b) Resolution 89-2023, appointing Karen Coulson to the Planning & Zoning Commission for a partial term to June 2024
- c) Resolution 90-2023, accepting the bid of Joe Machens Ford in the amount of \$39,137 (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2023 Ford F150 Truck for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order

VIII. UNFINISHED BUSINESS

- 1. Bill 10992, appropriating \$17,814 from the Certificates of Participation Series 2022 to the Fire Department Machinery and Equipment Account, and accepting the bid of Sentinel Emergency Solutions in the amount of \$17,813.26 (pursuant to Sourcewell Cooperative Contract) for the purchase of a Slide-In Brush Fire Unit for the Fire Department and authorizing and directing the Director of Procurement to issue a Purchase Order



2. Bill 10993, vacating an 10' wide easement that exists on Lot 30 of Osage Hills Section E, as recorded in Plat Book 23, Pages 48 and 49 of the St. Louis County Recorder of Deeds, located in the City of Kirkwood, St. Louis County, Missouri, and more particularly described on exhibits A and B

IX. NEW BUSINESS

1. Bill 10994, amending Chapter 5, Article II, "Sign Code", Sections 5-10(a); 5-12; 5-14(t); 5-16(b); 5-17; 5-18(a) and 5-20 of the Code of Ordinances of the City of Kirkwood, Missouri
2. Bill 10995, 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
3. Bill 10996, appropriating \$1,500,000 from the Park Improvement Fund Balance to the Parks and Recreation Building and Site Improvement Account, Project #PR2405, and accepting the bid of Garland/DBS, Inc. in the not to exceed amount of \$1,500,000 (pursuant to Omnia Partners Cooperative Agreement) for the Community Center Roof Replacement and authorizing and directing the Mayor to enter into a contract
4. Resolution 91-2023, amending the contract with Spencer Contracting by increasing the contract amount by \$9,103.71 for a total not to exceed amount of \$424,178.88 for the 2023 Asphaltic Concrete Overlays for the Engineering Department and authorizing and directing the Mayor to enter into an amended contract
5. Resolution 92-2023, amending the contract with Mackey Mitchell Architects by increasing the amount by \$99,000 for a total not to exceed amount of \$550,523 (which includes an additional contingency of \$12,874) for Professional Design Services for the TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station and authorizing and directing the Mayor to enter into an amended contract

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. Report of the Planning & Zoning Commission Meeting (if any)
2. Upcoming Public Hearings:

August 17, 2023

1. A request for a Zoning Code Text Amendment regarding the applicability of architectural review

September 7, 2023

1. Establishing the Property Tax Rates for the City of Kirkwood
2. Establishing the Property Tax Rates for the Kirkwood Municipal Library



XV. MEETING ADJOURNMENT

The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on August 17, 2023.**

CONTINUED ITEMS

1. Resolution 87-2023, accepting the bid of City Lighting Products in the amount of \$159,571.50 for the purchase of LED Street Lights for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order **(Continued to August 17, 2023)**

TABLED ITEMS

NONE

Kirkwood City Council: Mayor Tim Griffin, Council Members Maggie Duwe, Liz Gibbons, Nancy Luetzow, Bob Sears, Kara Wurtz 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.

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the July 20, 2023 Council Meeting Minutes
- b) Resolution 89-2023, appointing Karen Coulson to the Planning & Zoning Commission for a partial term to June 2024
- c) Resolution 90-2023, accepting the bid of Joe Machens Ford in the amount of \$39,137 (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2023 Ford F150 Truck for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

**City Council Meeting Minutes
Kirkwood City Hall
Thursday, July 20, 2023, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, July 20, 2023, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were: Present were Mayor Griffin, Council Members, Duwe, Gibbons, Luetzow, Sears and Zimmer. Also in attendance were Chief Administrative Office Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Deputy City Clerk Bridget Waters, City Attorney John Hessel, Planning and Development Services Director Jonathan Raiche, and Public Services Director Chris Krueger. Council Member Wurtz was absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATION

NONE

PUBLIC HEARINGS

NONE

PUBLIC COMMENTS

1. Ed Golterman, 542 Wooddell Ct. recommend the City add the position of Public Safety Director City of Kirkwood.

CONSENT AGENDA

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

- a) Approval of the July 6, 2023 Council Meeting Minutes
- b) Resolution 81-2023, appointing Council Members to serve as Liaisons to City Boards and Commissions
- c) Resolution 82-2023, designating Council Members Liz Gibbons and Mark Zimmer as members of the Audit Committee for a term to April 2024

UNFINISHED BUSINESS

Bill 10988, appropriating \$7,103,897 from the Electric Fund Balance to the Electric Department Electricity Account for the Fiscal Year 2022/2023 Budget for purchase power expenses and wholesale power revenues was brought before the City Council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Duwe	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”
Council Member Sears	“Yes”
Council Member Wurtz	Absent
Council Member Zimmer	“Yes”

The bill, having received majority approval of the Council, was adopted and became Ordinance 10816.

Bill 10989, appropriating \$150,000 from the Medical Self-Insurance Fund Fund Balance to the Medical Self-Insurance Claims Expense Account due to increased medical claims for Fiscal Year 2022/2023 was brought before the City Council.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10817.

Bill 10990, appropriating \$350,000 from the Workers Compensation Fund Fund Balance to the Workers Compensation Claims Expense Account due to increased medical claims for Fiscal Year 2022/2023 was brought before the City Council.

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10818.

Bill 10991, appropriating \$33,486 from the Equitable Sharing Fund Balance to the Police Department Machinery and Equipment Account for upgrades to the CAD System for the Police Department was brought before the City Council.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Roll Call:

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

The bill, having received majority approval of the Council, was adopted and became Ordinance 10819.

NEW BUSINESS

Bill 10992, appropriating \$17,814 from the Certificates of Participation Series 2022 to the Fire Department Machinery and Equipment Account, and accepting the bid of Sentinel Emergency Solutions in the amount of \$17,813.26 (pursuant to Sourcewell Cooperative Contract) for the purchase of a Slide-In Brush Fire Unit for the Fire Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Gibbons and seconded by Council Member Zimmer to accept the Bill as read.

The bill received first reading approval and was held over.

Bill 10993, vacating an 10' wide easement that exists on Lot 30 of Osage Hills Section E, as recorded in Plat Book 23, Pages 48 and 49 of the St. Louis County Recorder of Deeds, located in the City of Kirkwood, St. Louis County, Missouri, and more particularly described on exhibits A and B was brought before the City Council. Motion was made by Council Member Duwe and seconded by Council Member Gibbons to accept the Bill as read.

The bill received first reading approval and was held over.

Resolution 83-2023, authorizing and directing the Mayor to enter into a Federal Highway Administration Agreement for the awarded Toward Zero: Advancing the Kirkwood Vision Zero Project was brought before the City Council. Motion was made by Council Member Duwe and seconded by Council Member Luetzow to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Duwe	"Yes"
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"
Council Member Sears	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Wurtz	Absent
Council Member Zimmer	"Yes"

Resolution 84-2023, accepting the quote of Tech Electronics in the amount not to exceed of \$19,500 (which includes a contingency of \$5,714.35) for the purchase and installation of an upgraded dispatch phone system for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

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

Resolution 85-2023, accepting the single source quote of Nelson Systems in the amount not to exceed of \$7,150 for installation of the upgraded dispatch phone system to the current phone recorder for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Duwe and seconded by Council Member Luetzow to accept the Resolution as read.

Roll Call:

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

Resolution 86-2023, accepting the single source quote of Charter Spectrum in the amount not to exceed of \$6,550 for installation and maintenance of fiber optic connections for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Roll Call:

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

Resolution 87-2023, accepting the bid of City Lighting Products in the amount of \$159,571.50 for the purchase of LED Street Lights for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the City Council.

Motion was made by Council Member Zimmer and seconded by Council Member Sears to continue the Resolution to August 17, 2023. The motion to continue was unanimously approved.

The Resolution was continued to August 17, 2023.

Resolution 88-2023, accepting the bid of Midwest Scapes, LLC at the rates provided in the memo for tree stump removal for the Engineering Department for an initial term of 12 months with the option to renew for up to four additional 12 month terms, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

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

CONSENT AGENDA ITEMS FOR DISCUSSION
NONE



WHERE COMMUNITY AND SPIRIT MEET™

DRAFT

CITY COUNCIL REPORTS

Council Member Gibbons reminded Council of the Arts Commission Concert this Saturday, July 22nd at Lions Amphitheater in Kirkwood Park. Council Member Gibbons also stated that the Kirkwood Library is back to patron levels of 2018.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported that the City of Kirkwood received an Application for Temporary Outdoor Promotional Variance from 25 Financial for an event on the parking lot at 135 W. Adams on Saturday, September 23, 2023 from 10:00 a.m. to 2:00 p.m. was brought before the City Council. Motion was made by Council Member Duwe and seconded by Council Member Zimmer. Discussion took place. Motion passed unanimously.

Mr. Hawes reported that the City of Kirkwood received an Application for Temporary Outdoor Promotional Variance from the Alpine Shop, 440 N. Kirkwood Road, to hold their annual Fall Swap Event from October 20th through the 23rd on the parking lot was brought before the City Council. Motion was made by Council Member Luetzow and seconded by Council Member Sears. Motion passed unanimously.

CITY ATTORNEY REPORT

NONE

CITY CLERK REPORT

Ms. Asche reported at the July 19, 2023 meeting of the Planning and Zoning Commission, the following action was taken:

1. By a vote of 6-0, the Commission recommended approval of a text amendment to the Zoning & Subdivision Code regarding the applicability of architectural review. A public hearing will be scheduled.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 7:16 p.m. The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on August 3, 2023.

Laurie Asche
City Clerk

Approved:

RESOLUTION 89-2023

A RESOLUTION APPOINTING KAREN COULSON TO THE PLANNING & ZONING COMMISSION FOR A PARTIAL TERM TO JUNE 2024.

WHEREAS, the City Council believes that Karen Coulson should be appointed to the Planning & Zoning 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. Karen Coulson hereby appointed to of the Planning & Zoning 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 3RD DAY OF AUGUST 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/3/2023

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

There is a vacancy on the Planning & Zoning Commission for a partial term to June 2024.

Recommendations and Action Requested:

Appoint Karen Coulson to the Planning & Zoning Commission to fill the partial term to June 2024.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 0000000

Project #:

If YES, Budgeted Amount: \$0.00

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

Department Head Comments:

Budgeted: YES

BY: Laurie Asche

Date: 7/20/2023

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: _____

RESOLUTION 90-2023

A RESOLUTION ACCEPTING THE BID OF JOE MACHENS FORD IN THE AMOUNT OF \$39,137 (PURSUANT TO STATE OF MISSOURI COOPERATIVE CONTRACT) FOR THE PURCHASE OF A 2023 FORD F150 TRUCK FOR THE ELECTRIC 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 State of Missouri Cooperative Contract, and

WHEREAS, staff recommends that the City purchase a 2023 Ford F150 Truck for the Electric Department from Joe Machens Ford in the amount of \$39,137 under State of Missouri Cooperative Contract #CC222374005, and

WHEREAS, funds are available in Account #501-20-250-254-000-620050 (Rolling Stock).

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 \$39,137 to Joe Machens Ford under State of Missouri Cooperative Contract #CC222374005 for the purchase of a 2023 Ford F150 Truck for the Electric Department.

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

PASSED AND APPROVED THIS 3RD DAY OF AUGUST 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/3/2023

Step #1:

Strategic Plan YES Goal # & Title Goal#3 - Quality of Life

Background To Issue:

The Fleet Department has obtained a quote via state contract for an F150 for the Electric Department's vegetation line system investigator.

Recommendations and Action Requested:

Approval of a resolution to authorize the Procurement Director to accept the quote and enter into an agreement to purchase and F150 from Joe Machens in the amount of \$39,137.

Alternatives Available:

Kirkwood Electric's Line System Investigator works under the jurisdiction of the City's Urban Forester. The current passenger vehicle used by the Line System Investigator is unable to haul debris and equipment. The recommendation is to move to an F150.

Does this project have a public information component? Yes No

Cost: \$39,137.00 Account #: 620050

Project #:

If YES, Budgeted Amount: \$364,000.00

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

Department Head Comments:

Budgeted: YES

The department recommends approval of the resolution. The project will be funded by bond proceeds.

BY: Mark Petty

Date: 7/25/2023

Authenticated: pettyma

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



Kirkwood F150 Reg Cab 4x4
2023-06-28.pdf
Adobe Acrobat Document
125 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: 7/25/2023

Authenticated: sfo

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



202307251408.pdf
Adobe Acrobat Document
154 KB

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 \$39,137 in account 501-20-250-254-000-620050, Rolling Stock to approve the above as requested.

BY: Sandra Stephens

Date: 7/25/2023

Authenticated: forgyjl

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 7-26-23

JOE MACHENS FORD LINCOLN

1911 W. Worley • Columbia, MO 65203 • (573) 445-4411 • (800) 745-4454 • www.machens.com

June 28, 2023

State Contract # CC222374005

Fleet Order

Subject: Joe Machens Proposal on a **2023 Ford F150, Regular Cab, 4x4**

To: Whom it May Concern;

As per the requested quote on a 2023 Ford F150, Joe Machens Ford proposes the following. The F150 includes both the factory and State Contract standard options. This proposed unit has other manufacturer options, as noted below.

Price – Dealer Code – Option, Included Equipment

\$34,077 – F1E – 2023 Ford F150 Regular Cab 4x4 XL Trim (F1E) (101A)	
3.3 Liter, Ti-VCT V6 cylinder engine (99B)	Power Windows, Locks, Mirrors & Fobs (85A)
122" Wheelbase (122)	Cupholder
Automatic Transmission	Dome Light
Short Bed – 6' 5" (122)	Grab Handles
4-Wheel ABS, Brakes	Outside Temperature Display
Power Steering	12V Power Point
P265/70R17 A/T Tires + full spare	Tire Pressure Monitor
Mfr. Std. Heating and Air Conditioning	Hill Start Assist & Roll Stability Control
Frontal and Side Impact Air Bags	Rear Camera, Bluetooth
Painted Grey Bumper	Speed Control and Tilt Wheel (50S)
AM/FM Radio	Vinyl Floor Covering
Two (2) Sets of Keys	Cloth 40/20/40 Bench Seat (CS)
Mfr Std GVWR	Rear Bench Seat

Optional equipment (Price – Dealer Code – Option) (Included in 'Total' below):

\$2,730 – 998 – 3.5L V6 EcoBoost Engine (non-FFV) in lieu of std 3.3L V6
\$420 – 141 – 8' Long Bed
\$570 – XL6 / XL3 – Limited Slip Axle
\$790 – PTS – Trailer Tow Hitch and wiring (Aftermarket, N/A from factory)
\$550 – PTS – Running Boards (Aftermarket, N/A from factory)
\$0 – YZ – Exterior Color: Oxford White
\$0 – CS – Interior: Cloth Front 40 / 20 / 40 Bench Seat, Cloth Rear bench
\$0 – DEL – Delivery / Fees per...or...\$0 – Customer pick up

Total

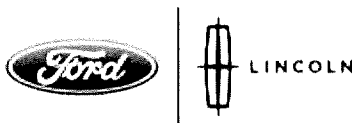
\$39,137 per (2023 Ford F150, Regular Cab, 4x4)

Joe Machens Ford appreciates your business, and we look forward to servicing your needs in the future. Any questions should be directed to Kelly Sells, Fleet Department Manager.

Thanks,



Kelly Sells, Fleet Manager, Joe Machens Ford, 573-777-1089, ksells@machens.com



July 25, 2023

To: Russell B. Hawes, Chief Administrative Officer

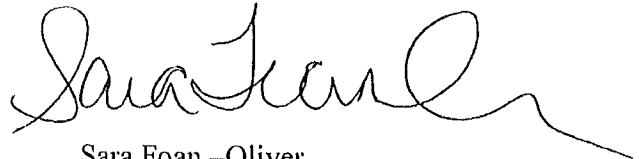
For Your Consideration: 2023 Ford F150 Truck for the Electric Department - 500969

The Electric Department would like to purchase a truck through a state contract for a Ford F150 truck for the department's Vegetation Line System Investigator. The Line Systems Investigator's current vehicle is not conducive to hauling debris and equipment, which is common, in this line of work.

The City of Kirkwood may use cooperative contracts that are competitively bid. The State competitively bid this vehicle and Joe Machens Ford was the lowest responsible and responsive bid. The State contract number is CC222374005.

Attached is a request from Mark Petty, Electric Director, for a resolution authorizing a purchase order in the amount of \$39,137 to be issued to Joe Machens Ford for the purchase of a 2023 Ford F150 truck for the Electric Department.

Respectfully,

A handwritten signature in black ink, appearing to read "Sara Foan-Oliver". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Sara Foan -Oliver
Procurement Director

ORDINANCE

AN ORDINANCE APPROPRIATING \$17,814 FROM THE CERTIFICATES OF PARTICIPATION SERIES 2022 TO THE FIRE DEPARTMENT MACHINERY AND EQUIPMENT ACCOUNT, AND ACCEPTING THE BID OF SENTINEL EMERGENCY SOLUTIONS IN THE AMOUNT OF \$17,813.26 (PURSUANT TO SOURCEWELL COOPERATIVE CONTRACT) FOR THE PURCHASE OF A SLIDE-IN BRUSH FIRE UNIT 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 Sourcewell Cooperative Contract, and

WHEREAS, staff recommends that the City purchase a Slide-In Brush Fire Unit for the Fire Department from Sentinel Emergency Solutions in the amount of \$17,813.26 under Sourcewell Cooperative Contract #040220-CET, and

WHEREAS, 50% of the cost will be reimbursed to the City of Kirkwood through ARPA grant funds, and

WHEREAS, funds in the amount of \$17,814 needs to be appropriated from the Certificates of Participation Series 2022 to Account #301-03-060-000-000-620040 (Machinery & Equipment).

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

SECTION 1. Funds in the amount of \$17,814 are hereby appropriated from the Certificates of Participation Series 2022 to Account #301-03-060-000-000-620040 (Machinery & Equipment).

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order in the amount of \$17,813.26 to Sentinel Emergency Solutions under Sourcewell Cooperative Contract #040220-CET for the purchase of a Slide-In Brush Fire Unit for the Fire Department.

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

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 7/20/2023

Step #1:

Strategic Plan YES

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

Background To Issue:

The City of Kirkwood has over 300 acres of park land to include various city parks and state nature reserves. These highly visited areas are often inaccessible by normal fire apparatus and require the use of a 4x4 vehicle to access trails and remote areas for brush fires. In an effort to improve the Kirkwood Fire Department capabilities, a request for ARPA funding through the Missouri Department of Public Safety was requested to purchase a slide-in brush fire unit for the current fire department pick-up truck 1519. The grant will provide half the funding for the project once the asset is received.

Recommendations and Action Requested:

It is the fire department's recommendation to use certificates of participation funds to purchase the slide-in brush fire unit from Sentinel Emergency Solutions for \$17,813.26, of which 50% will be reimbursed to the City of Kirkwood by ARPA grant funds.

Alternatives Available:

Alternatives to this plan are to not make the purchase and notify the Missouri Department of Public Safety that the City of Kirkwood elects to decline the matching grant.

Does this project have a public information component? Yes No

Cost: \$17,813.26

Account #: 3010306000000620040

Project #:

If YES, Budgeted Amount: \$17,813.26

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

Department Head Comments:

Budgeted: YES

BY: James Silvernail

Date:

Authenticated:

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



Est_10059_from_SENTINEL_E
MERGENCY_SOLUTIONS_2256
8.pdf

Adobe Acrobat Document
129 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: 7/11/2023

Authenticated: sfo

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 \$17,814 in account 301-03-060-000-000-620040, Machinery & Equipment to approve the above as requested.

BY: Sandra Stephens

Date: 7/11/2023

Authenticated: forgyjl

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 7-13-23



SENTINEL EMERGENCY SOLUTIONS
2900 TELEGRAPH RD.
ST. LOUIS MO 63125

sales@sentineles.com
 800.851.1928
 314.939.1999

PROPOSAL

Date	Quote #
7/6/2023	10059

Bill To:
KIRKWOOD FIRE DEPT. 11804 BIG BEND BLVD KIRKWOOD, MO 63122

Ship To
KIRKWOOD FIRE DEPT. 11804 BIG BEND BLVD KIRKWOOD, MO 63122

Terms	Rep	Proposal Good Throu...	Freight	Submitted by
Net 20	CM	30 days	Included	CM

Qty	Item	Vendor	Description	Cost	Total Sale Price
1	SPECIAL ORDER	CET	CET SKID UNIT DI-PFP-20hpHND-MR 001-PP1-014 HONDA ENGINE, ELECTRIC 20hp V-TWIN 150 gallons water tank 78X48" Manifold outlet (1) 1 1/2" fire type tank fill IPO industrial valve (1) 1" Fire type ball valve service line with cap and chain (1) 2 1/2" Fire type ball valve service line with cap and chain NST (1) Stainless steel manifold (1) Suction inlet (1) Standard suction with two 2 1/2" fire grade ball valve NST-F (1) Strainless steel suction piping Electric low profile hose reel 1" x 150' (EF4038-17-18RT) (1) Set of chrome outriggers w/ 3 way rollers	16,813.26	16,813.26

THANK YOU for the opportunity to quote this.
 We appreciate your business.

Total



SENTINEL EMERGENCY SOLUTIONS
2900 TELEGRAPH RD.
ST. LOUIS MO 63125

sales@sentineles.com
 800.851.1928
 314.939.1999

PROPOSAL

Date	Quote #
7/6/2023	10059

Bill To:
KIRKWOOD FIRE DEPT. 11804 BIG BEND BLVD KIRKWOOD, MO 63122

Ship To
KIRKWOOD FIRE DEPT. 11804 BIG BEND BLVD KIRKWOOD, MO 63122

Terms	Rep	Proposal Good Throu...	Freight	Submitted by
Net 20	CM	30 days	Included	CM

Qty	Item	Vendor	Description	Cost	Total Sale Price
			Rubber hose 1" (150 Foot) Poly pre-connect hose tray to hold 1 3/4" x 200' (1) 90 degrees 1 1/2" swivel (1) Direct Tank Fill with 2.5" fire grade valve Strainless Steel direct tank fill		

THANK YOU for the opportunity to quote this.
We appreciate your business.

Total



SENTINEL EMERGENCY SOLUTIONS
2900 TELEGRAPH RD.
ST. LOUIS MO 63125

sales@sentineles.com
 800.851.1928
 314.939.1999

PROPOSAL

Date	Quote #
7/6/2023	10059

Bill To:
KIRKWOOD FIRE DEPT. 11804 BIG BEND BLVD KIRKWOOD, MO 63122

Ship To
KIRKWOOD FIRE DEPT. 11804 BIG BEND BLVD KIRKWOOD, MO 63122

Terms	Rep	Proposal Good Throu...	Freight	Submitted by
Net 20	CM	30 days	Included	CM

Qty	Item	Vendor	Description	Cost	Total Sale Price
1	SHIPPING		SHIPPING Sourcewell Contract # 040220-CET Special pricing quote 26015	1,000.00	1,000.00

THANK YOU for the opportunity to quote this.
We appreciate your business.

Total	\$17,813.26
--------------	--------------------

July 11, 2023

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Slide-In Brush Fire Unit; Kirkwood Fire Department, Bid # 500954

The City of Kirkwood has over 300 acres of parkland that include various city parks and state nature reserves. Much of these areas are not accessible by a normal fire apparatus and require the use of a 4x4 vehicle. In an effort to increase the Fire Departments capabilities, ARPA funding was requested for the purchase of a slide-in brush fire unit for the current fire department pick-up truck.

The ARPA funding will provide a 50 percent reimbursement upon the City's receipt of the asset.

This purchase is available through Sourcewell cooperative contract number 040220-CET.

Attached is a request from James Silvernail, Fire Chief, for a resolution authorizing a purchase order be issued to Sentinel Emergency Solutions in the amount of \$17,813.26 for the purchase of a slide-in brush fire unit.

Respectfully,

A handwritten signature in black ink, appearing to read "Sara Foan-Oliver". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sara Foan-Oliver
Procurement Director

BILL 10993

ORDINANCE

AN ORDINANCE VACATING AN 10' WIDE EASEMENT THAT EXISTS ON LOT 30 OF OSAGE HILLS SECTION E, AS RECORDED IN PLAT BOOK 23, PAGES 48 AND 49 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS, LOCATED IN THE CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED ON EXHIBITS A AND B (ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN).

WHEREAS, the property owners at 12618 Big Bend wish to vacate the existing 10' wide easement for a front porch addition, and

WHEREAS, the property owners have obtained a letters of approval to vacate the easement from Ameren, AT&T, Charter, Kirkwood Electric, Kirkwood Water, Missouri American Water, Metropolitan St. Louis Sewer District, and Spire, and

WHEREAS, the Engineering Department recommends approval of the vacation of the 10' wide easement that exists on Lot 30 Osage Hills Section E, as recorded in Plat Book 23, Pages 48 and 49 of the St. Louis County Recorder of Deeds, located in the City of Kirkwood, St. Louis County, Missouri, and more particularly described on exhibits A and B (attached hereto and incorporated by reference herein).

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

SECTION 1. There is hereby vacated a 10' wide easement that exists on Lot 30 of Osage Hills Section E, as recorded in Plat Book 23, Pages 48 and 49 of the St. Louis County Recorder of Deeds, located in the City of Kirkwood, St. Louis County, Missouri, and more particularly described on exhibits A and B (attached hereto and incorporated by reference herein):

A tract of land commencing at the northwest corner of Lot 30 of Osage Hills Section E in Plat Book 23 Page(s) 48 and 49 of the St. Louis County, Missouri records, thence along the West line of said Lot 30, South 14 degrees 00 minutes 00 seconds West, 25.00 feet to the point of beginning; thence along said easement line, South 83 degrees 07 minutes 30 seconds East 80.62 feet to a point along East line of said Lot 30; thence continuing along said East line, South 14 degrees 00 minutes 00 seconds West, 10.08 feet; thence along said easement line, North 83 degrees 07 minutes 30 seconds West, 80.62 feet to a point located on the West line of said Lot 30; thence along said West line, North 14 degrees 00 minutes 00 seconds East, 10.08 feet to the point of beginning.

SECTION 2. A certified copy of this ordinance shall be recorded with the Recorder of Deeds, St. Louis County.

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: 7/20/2023

Step #1:

Strategic Plan NO Goal # & Title Goal 1. Enhance the quality of life of citizens

Background To Issue:

A 10' wide easement exists through the property at 12618 Big Bend in Kirkwood as shown on the exhibit and legal descriptions of Exhibits "A" and "B". A application has been received to vacate the existing easement on 12618 Big Bend for a front porch addition. The applicant has obtained no objection letters from Ameren, AT&T, Charter, Kirkwood Electric, Kirkwood Water, Missouri American Water, Metropolitan St. Louis Sewer District, and Spire.

Recommendations and Action Requested:

It is recommended the City Council approve the vacation of the easement as depicted in Exhibit "A" and as defined in legal description in Exhibit "B".

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 0

Project #:

If YES, Budgeted Amount:

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

Department Head Comments:

Budgeted: YES

BY: Christopher Krueger

Date: 7/12/2023

Authenticated: Ckrueger

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



Application.pdf
Adobe Acrobat Document
1.08 MB



Exhibit and Legal
Description.pdf
Adobe Acrobat Document
158 KB



All Utility Release Letters.pdf
Adobe Acrobat Document
1.33 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:

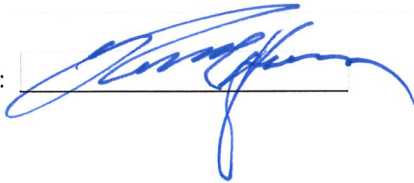
Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve

Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7-13-23

CITY OF KIRKWOOD
APPLICATION FOR CITY COUNCIL ACTION

DATE: 03/24/2023

PROJECT ADDRESS: 12618 Big Bend Boulevard

ACTION REQUESTED

Right-of-Way Encroachment

Right-of-Way Vacation

Other _____

Easement Vacation

Comments: _____

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact

Name (Print): RON MOSS Signature: RUCM Phone No.: 314-540-2409

Mailing Address: 680 PENNY LN City: IMPERIAL State: MO Zip: 63052

E-mail Address: ronmoss680@gmail.com

Petitioner's Status: Corporation Partnership Individual

Relationship of Petitioner to Property: Owner Option Holder (Attach Copy of Contract)

AGENT INFORMATION

Agent's Name: Lora Headrick / ALTEA Signature: LH Phone No.: 636-477-6000

Mailing Address: 3906 S. Old Hwy 94 Suite 600 City: St. Charles State: MO Zip: 63304

E-mail Address: mail@alteals.com

(NOTE: The petitioner's agent, if listed, shall receive the official notice of public hearing)

PROPERTY OWNERS

Signature **required** or submit proof petitioner has legal interest in property.

Name: MOSS PROPERTY GROUP, LLC Name: _____

Signature: RUCM Signature: _____

Address: 680 PENNY LN Address: _____

City/State/Zip: IMPERIAL, MO 63052 City/State/Zip: _____

Phone: 314 540 2409 Phone: _____

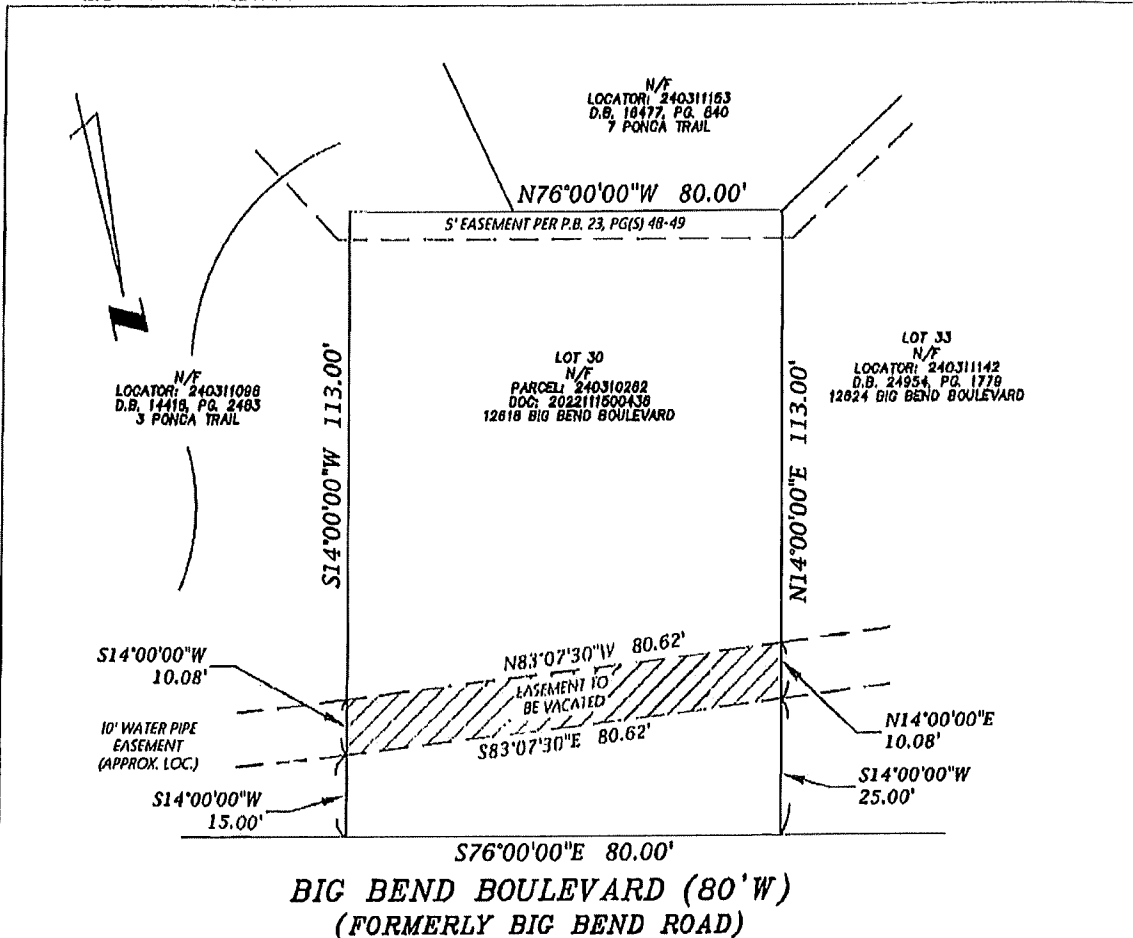
FOR CITY USE ONLY

Date Received: 3/24/2023 Total Received: \$ 100.00 Agenda Date: 7/20/2023

Easement Vacation: \$100

Right-of-Way Vacation: \$200

VACATION OF WATER PIPE EASEMENT
12618 BIG BEND BOULEVARD



NOTE: LOCATION OF EASEMENT IS BASED OFF SCALED MEASUREMENTS OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND MAY BE SUBJECT TO CHANGE. AT THE TIME OF SURVEY, CITY OF KIRKWOOD WATER HAS STATED THAT WATER PIPELINE IS NO LONGER ACTIVE AND WAS NOT ABLE TO PROVIDE THE EXACT LOCATION OF SAID WATER EASEMENT.

SCALE: 1" = 80'
0 40 80

LEGEND



EASEMENT AREA VACATED

SHEET 1 OF 1

EXHIBIT "A"

VACATION OF WATER PIPE EASEMENT
LOT 30 OF OSAGE HILLS SECTION E
PLAT BOOK 23, PAGE(S) 48-49
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



ALTEA, LLC
Consulting Land Surveyors
3908 S. OLD HWY 64, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
WWW.ALTEALS.COM
CERTIFICATE OF AUTHORITY:
2013023781
© 2023 ALTEA, LLC

LEGEND
(R)-RECORDED SUBDIVISION
(D)-RECORDED DEED
(C)-CALCULATED

DAVID J. MORTON, P.L.S. MISSOURI
LICENSE NO. LS-2276
DATE: 03/08/2023

MARCH 2023

ALTEA REF# 22-3079

Exhibit "B"

PARCEL: 240310262

ADDRESS 12618 BIG BEND BOULEVARD, ST. LOUIS, MO 63122

10 FOOT WIDE EASEMENT TO BE VACATED IN LOT 30 OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

LOCATION OF EASEMENT IS BASED OFF SCALED MEASUREMENTS OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND MAY BE SUBJECT TO CHANGE. AT THE TIME OF SURVEY, CITY OF KIRKWOOD WATER HAS STATED THAT WATER PIPELINE IS NO LONGER ACTIVE AND WAS NOT ABLE TO PROVIDE THE EXACT LOCATION OF SAID WATER EASEMENT.

THE FOLLOWING EASEMENT VACATION IS DESCRIBED BELOW:

COMMENCING AT THE NORTHWEST CORNER OF LOT 30 OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, THENCE ALONG THE WEST LINE OF SAID LOT 30, SOUTH 14 DEGREES 00 MINUTES 00 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EASEMENT LINE, SOUTH 83 DEGREES 07 MINUTES 30 SECONDS EAST 80.62 FEET TO A POINT ALONG EAST LINE OF SAID LOT 30; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 14 DEGREES 00 MINUTES 00 SECONDS WEST, 10.08 FEET; THENCE ALONG SAID EASEMENT LINE, NORTH 83 DEGREES 07 MINUTES 30 SECONDS WEST, 80.62 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 30; THENCE ALONG SAID WEST LINE, NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, 10.08 FEET TO THE POINT OF BEGINNING.

2023062300207

CERTIFIED-FILED FOR RECORD
6/23/2023 9:02:43AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 5
RECORDING FEE: \$33.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: PARTIAL RELEASE
Grantor: UNION ELECTRIC COMPANY
Grantee: BIXBY & SMITH INCORPORATED

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

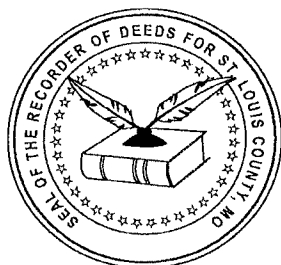
STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 23 day of June 2023 at 9:02 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KRG

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

REMS INFORMATION

Agreement ID: UEC-202306-48634

Project ID: 61438

PARTIAL RELEASE OF PLATTED EASEMENT RIGHTS

12618 Big Bend Boulevard (Lot 30)
Saint Louis, MO 63122
Gateway-Dorsett District
Locator No.: 24O310262

KNOW ALL MEN THESE PRESENTS, this 16 day of June, 20 23, that **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, a Missouri corporation (hereinafter "Ameren") is a holder of certain easement rights for utility purposes (hereinafter collectively referred to as "Easement") that were dedicated by Bixby & Smith, Incorporated on Lot(s) 30 of Osage Hills Subdivision pursuant to plat(s) recorded in Plat Book 23, Page 48 and 49, in the Office of the Recorder of Deeds, for the County of St. Louis, State of Missouri.

WHEREAS Ameren, as a holder of said Easement, intends to release a PART of the Easement.

NOW THEREFORE, for and in consideration of Ten and No/100th Dollars (\$10.00), the receipt of which is hereby acknowledged, Ameren hereby releases only that PART of the Easement that is illustrated in Exhibit "A" attached hereto and made a part hereof and described as follows:

A ten (10) foot wide tract of land being part of Lot 30 of Osage Hills Section E Plat Book 23, Pages 48-49 of the St. Louis County, Missouri Records.

Parcel ID #24O310262

It is expressly understood and agreed that the interests of other parties, if any, mentioned in the aforesaid Easement are hereby reserved and remain in full force and effect.

This Partial Release of Platted Easement Rights is not intended to and shall not in any way affect other easements which Ameren owns or has a right to use in said Subdivision.

IN WITNESS WHEREOF, Ameren has hereunto caused this Partial Release of Platted Easement Rights to be executed on the date hereinabove written.

UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI

By: [Signature]

Name: Aitor Barrio

Title: Senior Director, Real Estate

ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF _____ }
OR CITY OF St. Louis } SS

On this 16th day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names of signatories):

Aitor Barrio
UNION ELECTRIC d/b/a AMEREN MISSOURI

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input checked="" type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	<u>Senior Director,</u>	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	<u>REAL ESTATE</u>	_____	<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	_____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

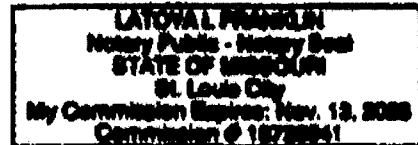
11-13-2026
My Commission Expires

[Signature]
Notary Public

Affix Notary Stamp Below

Prepared By: LaToya L. Franklin
Senior Real Estate Representative

Return To: LaToya L. Franklin
Senior Real Estate Representative



2023053100034

CERTIFIED-FILED FOR RECORD
5/31/2023 7:02:49AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 5
RECORDING FEE: \$33.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: EASEMENT
Grantor: SOUTHWESTERN BELL TELEPHONE COMPANY
Grantcc: MOSS PROPERTY GROUP LLC

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

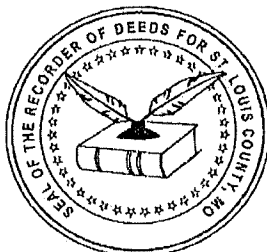
RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 31 day of May 2023 at 7:02 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JDK
Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri



**SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT**

Executed: 4-27-2023

THIS RELEASE OF EASEMENT, entered into by **SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T MISSOURI**, (12930 OLIVE BLVD, CREVE COEUR, MO 63141), GRANTOR, MOSS PROPERTY GROUP LLC, GRANTEE, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in the city of Kirkwood, ST. LOUIS COUNTY, MISSOURI, and described as follows:

12618 Big Bend Boulevard
(Lot 30 Of Sage Hills Section E Plat Book 23 Page(s) 48-49)

Said land of GRANTEE being subject to: 10 FOOT WIDE EASEMENT TO BE VACATED IN LOT 30 OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

LOCATION OF EASEMENT IS BASED OFF SCALED MEASUREMENTS OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND MAY BE SUBJECT TO CHANGE. AT THE TIME OF SURVEY, CITY OF KIRKWOOD WATER HAS STATED THAT WATER PIPELINE IS NO LONGER ACTIVE AND WAS NOT ABLE TO PROVIDE THE EXACT LOCATION OF SAID WATER EASEMENT.

THE FOLLOWING EASEMENT VACATION IS DESCRIBED BELOW:

COMMENCING AT THE NORTHWEST CORNER OF LOT 30 OF OSAGE HILLS SECTION E IN PLAT BOOK 23 PAGE(S) 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, THENCE ALONG THE WEST LINE OF SAID LOT 30, SOUTH

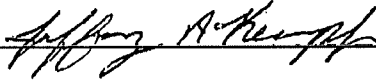
14 DEGREES 00 MINUTES 00 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EASEMENT LINE, SOUTH 83 DEGREES 07 MINUTES 30 SECONDS EAST 80.62 FEET TO A POINT ALONG EAST LINE OF SAID LOT 30; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 14 DEGREES 00 MINUTES 00 SECONDS WEST, 10.08 FEET; THENCE ALONG SAID EASEMENT LINE, NORTH 83 DEGREES 07 MINUTES 30 SECONDS WEST, 80.62 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 30; THENCE ALONG SAID WEST LINE, NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, 10.08 FEET TO THE POINT OF BEGINNING.

The area of said easements to be hereby released is described as follows: The area depicted as hachured (//////////) on the Easement Release Plat, marked Exhibit "A" and Exhibit "B", attached hereto and made a part thereof.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 27 day of April, 2023.

SOUTHWESTERN BELL TELEPHONE
COMPANY (d/b/a AT&T MISSOURI)



Name: JEFFREY A. KEMPFER

Title: MGR., OSP PLNG & ENGRG DESIGN

THE STATE OF MISSOURI
COUNTY OF JEFFERSON

BEFORE ME, the undersigned authority, on this day personally appeared JEFFREY A KEMPFER, known to me to be the person whose name is subscribed to the foregoing instrument as the MGR., OSP PLANNING AND ENGINEERING DESIGN of SOUTHWESTERN BELL TELEPHONE COMPANY (d/b/a AT&T Missouri), a corporation, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 27 day of April, 2023.



PHYLLIS DILLENDER
My Commission Expires
September 26, 2024
Jefferson County
Commission # 12609244


Notary Public



Robert Burton
Field Operations AVP
Charter Spectrum Communications

April 20, 2023

ALTEA, LLC Consulting Land Surveyors
3906 South Old Highway 94, Suite 600
St. Charles, MO 63304
POD@ALTEALS.COM
WWW.ALTEALS.COM
Fax: 636-898-0950
Ph: 636-477-6000

**Re: FR EASE Altea 22-3079 Easement Vacation 22-3079 CHARTER |
PID 4544856 | 12618 BIG BEND RD, 63122**

Dear Benjamin Holycross,

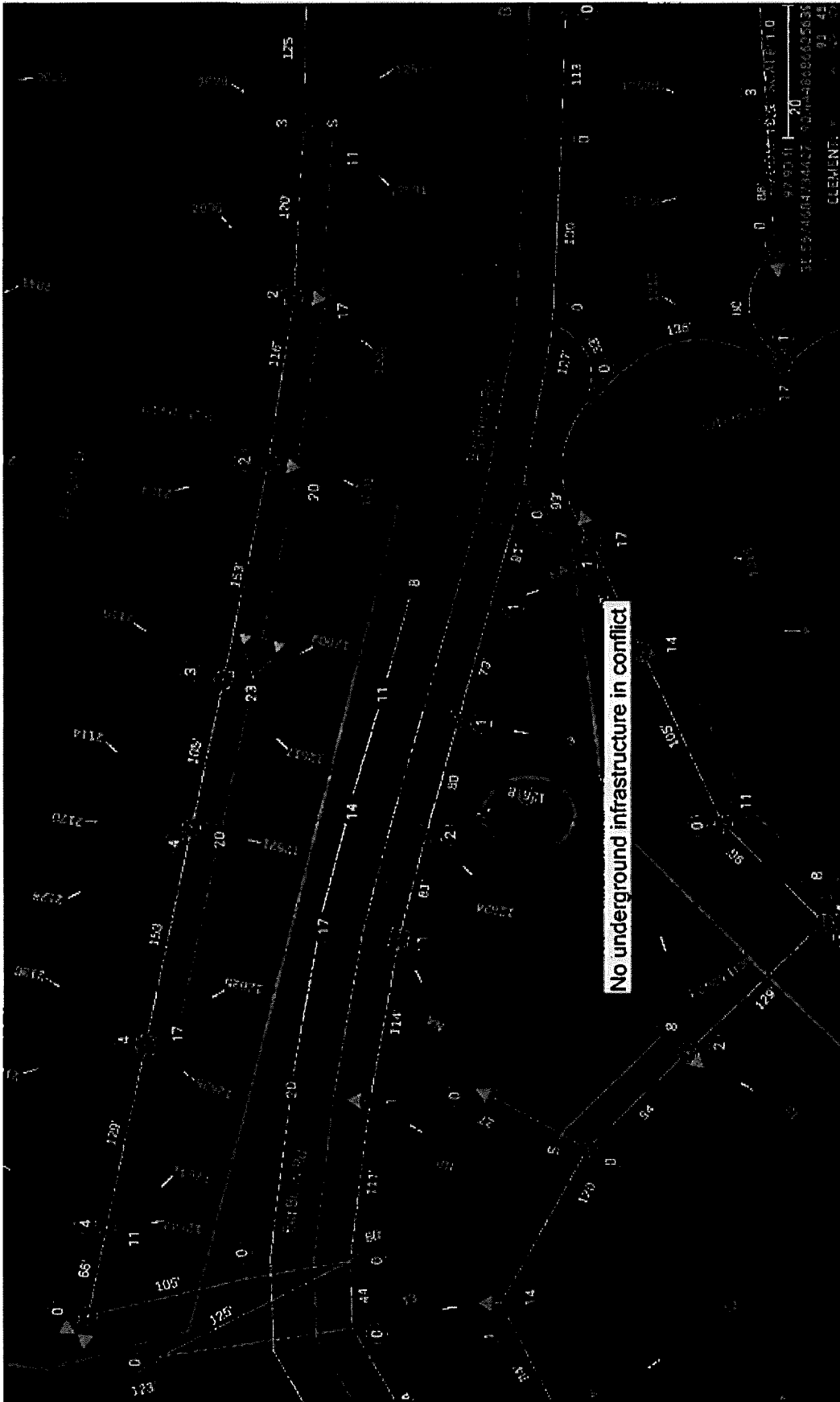
Spectrum reviewed the plans concerning the project at 12618 BIG BEND RD, 63122. There are no obvious conflicts with your proposed project route and our existing facilities currently. If the project plans change please send a set of updates to DLCentralStatesConstruction@charter.com.

We process all projects by date received, please allow Charter Communications thirty days to process all requests for current and upcoming projects. If you have any questions or concerns regarding your project and our facilities, please contact Jason Reed 314-386-1647

Sincerely,

A handwritten signature in black ink, appearing to be "RB", written over a horizontal line.

Robert Burton – Field Operations AVP
Charter Spectrum Communications



No underground infrastructure in conflict

0 88' 1303 SCALE 1:0
97 00 01
11 03 43 04 23 44 17 52 00 48 00 00 00 00
CLIENT: 93 43



WHERE COMMUNITY AND SPIRIT MEET™

April 25, 2023

Planner of the Day
ALTEA, LLC
Consulting Land Surveyors
3906 South Old Highway 94, Suite 600
St. Charles, MO 63304
POD@ALTEALS.com

Request for Vacation of the Easement 12618 Big Bend

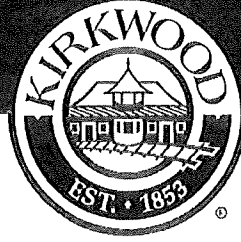
To whom it may concern,

Kirkwood Electric has reviewed the request to vacate the easement at 12618 Big Bend and determined that the easement is not in the Kirkwood Electric service territory. Please consult with Ameren Missouri to process the easement vacation request.

If you should have any questions, please do not hesitate to reach out to me.

Regards,

Mark Petty, Electric Director
Kirkwood Electric
Pettyma@kirkwoodmo.org



March 29, 2023

WHERE COMMUNITY AND SPIRIT MEET

Moss Property Group, LLC
12618 Big Bend Rd.
Kirkwood, MO 63122
Phone: (314)540-2409

RE: 449 Par Lane, Vacation Easement Request

Dear Mr. Moss,

The City of Kirkwood Water Department has examined the request for vacation of easement located at 12618 Big Bend Boulevard and has determined there to be no water utility conflicts present in Exhibit A and Boundary and Improvement Survey for 12618 Big Bend Boulevard. This vacation would only apply to the easement as depicted in Exhibit A's Easement Vacation Plat and as defined in the Legal Description in Plat Book 23, Page(s) 48- 49 of the St. Louis County records.

If you have any questions and/or comments regarding this letter, please contact me at 314-822-5810.

Sincerely,

Clarence A. Patterson

Superintendent, Kirkwood Water Department

Cc: Chris Krueger, City Engineer

2023060500033

CERTIFIED-FILED FOR RECORD
6/5/2023 7:01:44AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 5
RECORDING FEE: \$33.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: EASEMENT

Grantor: MISSOURI AMERICAN WATER COMPANY

Grantee: MISSOURI AMERICAN WATER COMPANY

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

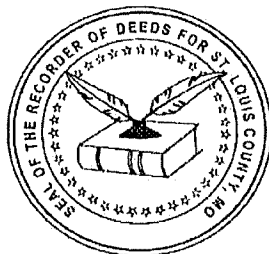
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 5 day of June 2023 at 7:01 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JS

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 29th day of MARCH, 2023.

WHEREAS, on the 9th day of July, 1926, Bixby Smith, Incorporated, a Missouri Corporation of the County of St. Louis, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 10' wide on *Lot 30 of Osage Hills Subdivision*, as recorded in Plat Book 23, Page(s) 48 and 49 of the St. Louis County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above;

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to the Missouri-American Water Company by Altea, LLC, a Missouri Limited liability Corporation, the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured //// on the attached drawing marked Exhibit "A".

Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri American Water Company has caused these presents to be signed by its Construction Manager this 29th day of MARCH, 2023.

MISSOURI-AMERICAN WATER COMPANY

BY [Signature]
David Pruitt, Construction Manager

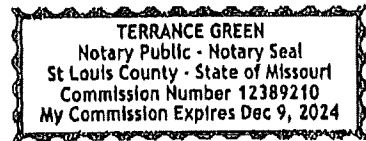
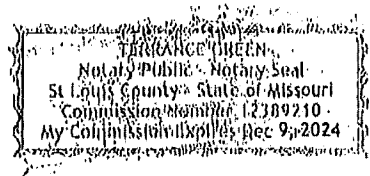
STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 27th day of MARCH, 2023, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2024

[Signature]
Notary Public



2023051000068

CERTIFIED-FILED FOR RECORD
5/10/2023 8:31:58AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 4
RECORDING FEE: \$30.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: VACATION
Grantor: MOSS PROPERTY GROUP LLC
Grantee: METROPOLITAN ST. LOUIS SEWER DISTRICT

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

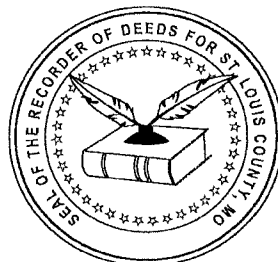
RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 10 day of May 2023 at 8:31 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KRG
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

3 INCH AREA ABOVE - LEAVE BLANK (FOR RECORDERS OFFICE USE ONLY)

DOCUMENT TYPE: EASEMENT

DATE OF DOCUMENT: 5/3/2023

GRANTOR: MOSS PROPERTY GROUP, LLC
680 PENNY LN
IMPERIAL, MO 63052

GRANTEE: METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MISSOURI 63103

PROPERTY ADDRESS: 12618 BIG BEND BLVD
KIRKWOOD, MO 63122

LOCATOR #: 240310262

CITY/MUNICIPALITY: KIRKWOOD, MISSOURI

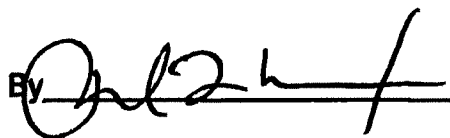
LEGAL DESCRIPTION: LOT 30 OF OSAGE HILLS SECTION E PLAT BOOK 23,
PAGE(S) 48-49, CITY OF KIRKWOOD, ST LOUIS COUNTY,
MISSOURI

EASEMENT VACATION

TO WHOM IT MAY CONCERN.

KNOW ALL MEN BY THESE PRESENTS, that Metropolitan St Louis Sewer District (MSD) does hereby vacate any right, title, or interest to the portions of the easements as recorded in PB 23 PGS 48-49, of the St Louis County Recorder's Office and shown hachured on the attached "EASEMENT VACATION PLAT" and marked Exhibit "A" and made a part hereof. The owners of the subject property have requested MSD to vacate the portions of the subject easements, and this District has no further use for said portions of easements as shown on the attached plat.

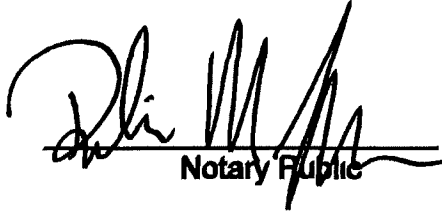
IN WITNESS WHEREOF, the said Metropolitan St. Louis Sewer District has caused these presents to be signed by its Director of Engineering this 3 day of May, 2023.

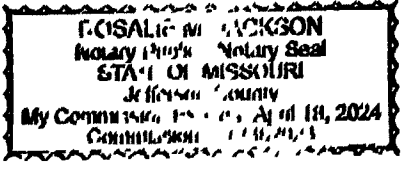
Metropolitan St Louis Sewer District
By 
Richard L. Unverferth PE
Director of Engineering

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 3 day of May, 2023, before me appeared Richard L. Unverferth, to me personally known, who being by me duly sworn, did say he is Director of Engineering of The Metropolitan St. Louis Sewer District and that said instrument was signed on behalf of said corporation by authority of its Board of Trustees, and said Richard L. Unverferth acknowledged said instrument to be the free act and deed of said corporation

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written
My Commission expires 4-18-24


Notary Public



2023041300060

CERTIFIED-FILED FOR RECORD
4/13/2023 7:04:13AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 4
RECORDING FEE: \$30.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: PARTIAL RELEASE
Grantor: SPIRE MISSOURI INC
Grantee: MOSS PROPERTY GROUP LLC

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

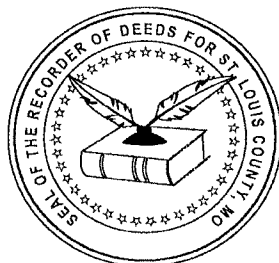
RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 13 day of April 2023 at 7:04 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KRG
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

PARTIAL RELEASE OF PLATTED EASEMENT

THIS INSTRUMENT, made this 12TH day of April, 2023,

WITNESSETH THAT:

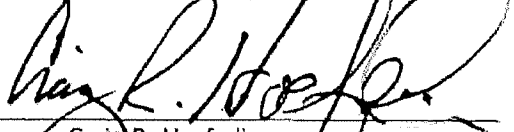
WHEREAS, there has heretofore been granted to SPIRE MISSOURI INC., a Missouri corporation, ("**GRANTOR**"), a platted easement ("Easement") in certain land located upon Lot 30 of Osage Hills Section E, a subdivision filed for record in Plat Book 23 at Page 48 – 49 of the St. Louis County, Missouri Records wherein the nature and extent of the Easement and the lands affected are described; and

WHEREAS the present owner, MOSS PROPERTY GROUP, LLC. ("**GRANTEE**") of the lands so affected, has requested that **GRANTOR** release the Easement and **GRANTOR** is willing to do so to the extent hereinafter described.


NOW THEREFORE, In consideration of One Dollar (\$1.00) in hand paid to **GRANTOR** by said **GRANTEE**, the receipt of which is hereby acknowledged, **GRANTOR** hereby RELEASES AND QUITCLAIMS to said GRANTEE all of **GRANTOR'S** right, title and interest in and to that Easement as depicted and shown hachured on the attached plat designated as "Exhibit A" and titled 'Vacation of Water Pipe Easement'.


IN WITNESS WHEREOF, **GRANTOR** has caused this Instrument to be signed by its Vice President, Operations Services and Safety Management Systems the day and year first above written.

SPIRE MISSOURI INC.




Craig R. Hoferlin
Vice President, Operations Services and
Safety Management Systems

Legal Dept. Approval to Form: 

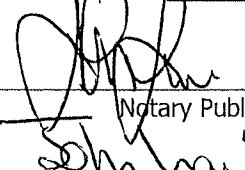
Engineering Dept. Approval: 

System Planning Approval: 

Right of Way Dept. Approval: 

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

On the 12 day of April, 2023,
before me, (Insert Notary's name) John Lair, a notary
public in and for said state, appeared Craig R. Hoferlin, to me personally known, who being by me duly
sworn, did say that he is the Vice President, Operations Services and Safety Management Systems of
SPIRE MISSOURI INC., and that said instrument was signed and sealed on behalf of said corporation by
authority of its Board of Directors and said Craig R. Hoferlin acknowledged said instrument to be the
free act and deed of said corporation.

My Commission expires: 1/29/2026


Notary Public
John Lair

Printed Name

JOHN LAIR
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Jan. 29, 2026
Commission #18103602

BILL 10994

ORDINANCE

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE II, "SIGN CODE" SECTIONS 5-10(A); 5-12; 5-14(T); 5-16(B); 5-17; 5-18(A) AND 5-20 OF THE CODE OF ORDINANCES, CITY OF KIRKWOOD, MISSOURI.

WHEREAS, City Staff has recommended amendments to the Sign Code concerning flags and unkempt and unsightly signs; and

WHEREAS, the City Council believes it is in the best interests of the City to amend the Sign Code accordingly.

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

SECTION 1. Chapter 5, Art. II, Section 5-10(a) is hereby deleted and the following is inserted in lieu thereof:

(a) Except as provided for in § 5-9, or where otherwise expressly stated, Table 10-1 establishes all the sign types permitted in the City of Kirkwood and establishes where a sign permit and architectural review is required for the individual signs.

Sign Type	Sign Permit Required	ARB Review Required
Wall sign for individual residential dwellings	No	No
Permanent signs at residential subdivision or multifamily development entrances	Yes	Yes
Awning and canopy signs	Yes	Yes
Driveway signs	Yes	Yes
Drive-through signs	Yes	Yes
Ground signs	Yes	Yes
Marquee signs	Yes	Yes
Projecting signs	Yes	Yes
Wall signs (nonresidential)	Yes	Yes
Window signs	Yes	Yes
Temporary sign without a commercial message	No	No
Temporary signs with a commercial message in residential zoning districts	No	No

Flags	No	No
Temporary signs with a commercial message in nonresidential zoning districts	Sign permits shall be required for any sign that is 12 square feet or larger.	ARB review required for any sign that is 12 square feet or larger and that will be in place for 30 days or longer
Master sign plans	Yes, for the construction of each sign as established in this article	Yes

SECTION 2. Chapter 5, Art. II, Section 5-12 is hereby deleted and the following is inserted in lieu thereof:

The following types of signs are specifically prohibited within the City of Kirkwood:

(a) Any sign that copies or imitates a sign installed by any governmental agency or purports to have been authorized by a governmental agency;

(b) Signs that interfere with, obstruct the view of, or are similar in appearance to any authorized traffic sign, signal, or device because of its position, shape, use of words, or color;

(c) Signs that constitute a hazard to safety or health by reason of inadequate or inappropriate design, construction, repair, or maintenance, as determined by the Building Commissioner;

(d) Signs that employ any parts or elements which revolve, rotate, whirl, spin, or otherwise make use of motion to attract attention. This shall not include electronic message centers as allowed in this article;

(e) Signs with moving or flashing lights, except for electronic message centers as allowed in this article;

(f) Beacons and searchlights, except for emergency purposes;

(g) Windblown devices, pennants, streamers, and similar signs that are designed to move by atmospheric, mechanical, electrical, or other means, whether containing words or numerals or containing no message;

(h) Air-activated graphics;

(i) Balloon signs;

(j) Pole signs;

(k) Roof signs;

(l) Signs that are applied to trees, bus shelters, utility poles, benches, trash receptacles, newspaper vending machines or boxes, or any other unapproved supporting structure, or otherwise placed in the public right-of-way, except as provided for in § 5-14(r);

(m) Signs that obstruct or substantially interfere with any window, door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress to any building;

(n) Signs which are not securely affixed to the ground or otherwise affixed in a permanent manner to an approved supporting structure unless specifically permitted as a temporary sign;

(o) Portable signs;

(p) Vehicle signs viewed from a public road with the primary purpose of providing signage not otherwise allowed by this article. A vehicle sign shall be considered to be used for the primary purpose of advertising if the vehicle fails to display current license plates, inspection sticker, or municipal decal; if the vehicle is inoperable; if evidence of paid-to-date local taxes cannot be made available; or if the sign alters the standard design of such vehicle. Vehicle signs include those attached to or placed on a vehicle or trailer. Vehicles or trailers shall not be parked continuously in one location to be used primarily as additional signage. This does not apply to a vehicle parked at a driver's residence and that is the primary means of transportation to and from his or her place of employment; and

(q) Unkempt or unsightly signs;

(r) Any sign not specifically allowed by this article.

SECTION 3. Chapter 5, Art. II, Section 5-14(t) is hereby deleted and the following is inserted in lieu thereof:

(t) Maintenance.

(1) Every sign shall be maintained in a safe, presentable, and good structural condition at all times, including the replacement of a defective part, painting, cleaning, and other acts required for the maintenance of the sign, and all unkempt or unsightly signs shall be prohibited as set forth in Section 5-12(q).

(2) Whenever a sign is to be removed pursuant to the requirements of this section, all parts of the sign and supporting structure (e.g., pole, monument, cabinet structure, etc.), excluding buildings for wall, projecting, or similar signage, shall be removed in its entirety. This section shall not require the removal of a raceway if mounted to such structure on a building.

SECTION 4. Chapter 5, Art. II, Section 5-17 titled "Master sign plan" is hereby renumbered as Section 5-18, as set forth in SECTION 5 of this Ordinance, and Section 5-17 is hereby amended to read as follows:

Section 5-17 Flags.

(a) Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the city shall be limited to the display of not more than four flags. Parcels of land in excess of five acres in size, however, may display additional flags provided that there are not more than four flags displayed per five acres of land area. No flag shall exceed 24 square feet in size. Within five days prior to and three days following a national holiday such as Independence

Day, Memorial Day or Veteran's Day, there shall be no limitation on the number of U.S. flags displayed on any parcel of land within the city. Flagpoles shall not exceed 24 feet in height in residential districts. In other districts they shall be subject to the maximum structure height limitations.

SECTION 5. Chapter 5, Art. II, Sections 5-17 through 5-20 shall be renumbered, as set forth below, as Sections 5-18 through 5-21 and Chapter 5, Art. III, "Property Maintenance Code", Section 5-21 shall be renumbered as Section 5-22:

- Section 5-17, "Master sign plan" shall be renumbered as Section 5-18;
- Section 5-18, "Nonconforming signs" shall be renumbered as Section 5-19;
- Section 5-19, "Enforcement, violations, and penalties" shall be renumbered as Section 5-20; and
- Section 5-20, "Definitions" shall be renumbered as Section 5-21.

SECTION 6. Chapter 5, Art. II, Section 5-19(a) (as renumbered) is hereby amended to read as follows:

(a) Any sign, other than a flag, which is lawful and erected shall be permitted to remain or to be repaired or replaced with a sign of comparable size and configuration even though it fails to conform to the regulatory provisions of this article, provided that it does not become less conforming to any of the existing provisions of this article, and further provided that such signs located on the premises must be brought into compliance with all provisions of this Sign Code when:

- (1) There is a change in the type of materials used in the construction of the sign; provided, however, that a change of facing, panels, message or advertising does not constitute a change of type of materials;
- (2) There is a change in the size or area of the sign;
- (3) A nonconforming temporary sign has been used for more than one year;
- (4) There is a relocation of the sign to another location on the premises for reasons other than for public health and safety; or
- (5) There is an abandonment or a discontinuance of the sign. Whenever the sign, for a continuous period of 120 days or longer, no longer advertises services or products available on the site, or does not contain an advertising message, the sign shall be considered abandoned and discontinued.

SECTION 7. Chapter 5, Art. II, Section 5-21 (as renumbered), “Definitions” is hereby amended by adding the following definitions for “FLAGS” and “UNKEMPT AND UNSIGHTLY SIGN” to read as follows:

FLAGS

Any fabric or bunting containing distinctive colors, patterns or symbols, including but not limited to, flags used as a symbol of a government, institution, or business, which must be directly and securely affixed to a flagpole or permanent structure.

UNKEMPT OR UNSIGHTLY SIGN

A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, contains an illegible message, contains rust or peeling or flaking paint, or has damage to its face which is clearly visible from the street.

SECTION 8. 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: 8/3/2023

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Revisions were made to the Sign Code of the Kirkwood Code of Ordinances.

Recommendations and Action Requested:

Approve the amended Sign Code of the Kirkwood Code of Ordinances.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 0000000

Project #:

If YES, Budgeted Amount: \$0.00

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

Department Head Comments:

Budgeted: YES

BY: Laurie Asche

Date: 7/25/2023

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: 7-26-23

BILL 10995

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, 10723, 10768 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.

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: 8/3/2023

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

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

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 #: 000000000000

Project #:

If YES, Budgeted Amount: \$0.00

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

Department Head Comments:

Budgeted: YES

BY: Laurie Asche

Date: 7/25/2023

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: 7-26-23

BILL 10996

ORDINANCE

AN ORDINANCE APPROPRIATING \$1,500,000 FROM THE PARK IMPROVEMENT FUND BALANCE TO THE PARKS AND RECREATION BUILDING AND SITE IMPROVEMENT ACCOUNT, PROJECT #PR2405, AND ACCEPTING THE BID OF GARLAND/DBS, INC. IN THE NOT TO EXCEED AMOUNT OF \$1,500,000 (PURSUANT TO OMNIA PARTNERS COOPERATIVE AGREEMENT) FOR THE COMMUNITY CENTER ROOF REPLACEMENT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, the City may purchase items and services that have been competitively bid and awarded by Omnia Partners Cooperative Agreement, and

WHEREAS, staff recommends that the City enter into a contract with Garland/DBS, Inc. in the amount not to exceed of \$1,500,000 for the Community Center Roof Replacement under Omnia Partners Cooperative Agreement #PW1925, and

WHEREAS, funds in the amount of \$1,500,000 needs to be appropriated from the Park Improvement Fund Balance to Account #320-08-080-000-000-620020 (Building and Site Improvements), Project #PR2405.

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

SECTION 1. Funds in the amount of \$1,500,000 are hereby appropriated from the Park Improvement Fund Balance to Account #320-08-080-000-000-620020 (Building and Site Improvements), Project #PR2405.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Garland/DBS, Inc. in the amount not to exceed of \$1,500,000 for the Community Center Roof Replacement under Omnia Partners Cooperative Agreement #PW1925.

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: 8/3/2023

Step #1:

Strategic Plan YES Goal # & Title Community Center Upgrades

Background To Issue:

As part of the larger Community Center renovation, identified roof sections with 1-6 years remaining life are slated for replacement. The Garland Company has previously provided roof condition assessments for the various existing roof systems at the Community Center – including a recommendation of replacement, retrofit, and/or repair.

Recommendations and Action Requested:

#1) An appropriation of \$1,500,000 from the Park Improvement Fund, fund balance to account 302-08-080-000-000, project "PR2405", Segment Code, "CONSTRCT".

#2) Recommendation to enter into a contract with Garland/DBS, Inc. for a not to exceed amount of \$1,500,0000 for the Community Center roof replacement project.

Alternatives Available:

Continue to push required roof maintenance into the future.

Does this project have a public information component? Yes No

Cost: \$1,500,000.00 Account #: 302-08-080-000-000

Project #: PR2405

If YES, Budgeted Amount:

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

Department Head Comments:

Budgeted: YES

Funds are in the Park Improvement Fund, fund balance and are available and expected to be used for the Community Center Renovations.

BY: Kyle Henke

Date: 7/25/2023

Authenticated:

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



Community Center Roof
Replacement Memo 2023.doc
Microsoft Word 97 - 2003
Document
98.5 KB



Roofing Scope 2023
File
272 KB

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: 7/25/2023

Authenticated: sfo

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



202307251419.pdf
Adobe Acrobat Document
181 KB

File Attachment

File Attachment

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

Appropriation

From Account # or Fund Name: Park Improvement fund balance

To Account # or Fund Name: 302-08-080-000-000-620020

Finance Director's Comments:

Park Improvement Fund fund balance is available and sufficient to appropriate \$1,500,000 to account 320-08-080-000-000-620020, Building and Site Improvements, Project PR2405, Community Center improvements to approve the above as requested.

BY: Sandra Stephens

Date: 7/25/2023

Authenticated: forgyjl

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 7-26-23

From the desk of...
Kyle Henke, Superintendent of Recreation
111 S. Geyer Road, Kirkwood, Missouri 63122
Phone: 314.822.5856 Fax: 314.984.5931
E-mail: henkekk@kirkwoodmo.org



Memo

To: Kirkwood City Council
From: Kyle Henke
CC: David Weidler, Sandra Stephens, Russ Hawes
Date: 8/3/2023
Re: Community Center Roof Replacement

This memo serves as recommendation to accept the most responsible proposal for the Community Center Roof Replacement. The Garland Company has previously provided roof condition assessments for the various existing roof systems at the Community Center – including a recommendation of replacement, retrofit, and/or repair. As part of the larger Community Center renovation, identified roof sections with 1-6 years remaining life will be upgraded.

The City and Navigate Building Solutions (Owner's Representative) engaged with Garland/DBS (Design-Build Solutions, Inc). utilizing an established Cooperative Purchasing Agreement through Omnia Partners. Garland generated the bid documents including drawings and specifications and sent an RFP to six local roofing companies to solicit proposals for labor for the scope of work. Four proposals were returned to Garland, from Shay Roofing, Lakeside Roofing, Meinershagen Roofing, and Bi-State Roof Systems. Garland performed a complete evaluation of the proposals received and packaged the bids with the Garland material pricing utilizing the above mentioned Cooperative Purchasing Agreement. In addition to the base bid, multiple bid alternates were priced and reviewed in conjunction with the project's established budget.

Navigate performed a complete evaluation of the bids received and recommends acceptance of the base bid scope of work (Roofs A, B, C, and D) plus alternate number (1) as identified in the proposal documents (Roofs E and G). Roof F will have

infill and repairs as required for new mechanical equipment. See attached document for scope of work.

Staff feels Navigate has performed their due diligence and agrees with the recommendation. The cost associated with this work is \$1,422,847. Navigate is suggesting an additional contingency of \$77,153 for coordination of new HVAC equipment, any revised roof penetrations, and any unforeseen structural work on that may be required.

Funds are currently available in the Park Improvement Fund, fund balance specifically being set aside for the Community Center Renovation Project.

The two specific recommended requests include:

An appropriation of \$1,500,000 from the Park Improvement Fund, fund balance to account 302-08-080-000-000, project "PR2405", Segment Code, "CONSTRUCT".

Secondly, a recommendation to enter into a contract with Garland/DBS, Inc. for a not to exceed amount of \$1,500,000 for the Community Center roof replacement project.

July 25, 2023

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Community Center Renovations – Roof Replacement, Bid # 500970

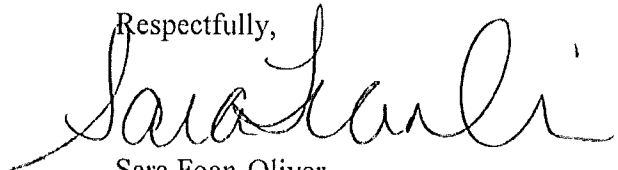
As part of the larger Community Center renovation project, several sections of the roof have been identified as nearing end of life and are slated for replacement. Kirkwood and Navigate Building Solutions, Owner's Representative, engaged with Garland/DBS, Inc. utilizing Omnia Partners cooperative purchasing agreement number PW1925.

Under the cooperative agreement, Garland/DBS, Inc. provided roof condition assessments of the existing roof systems, including a recommendation for replacement, retrofit, and/or repairs.

The Parks and Recreation Department is requesting approval to appropriate funds in the amount of \$1,500,000.00 from the Park Improvement Fund, fund balance to account 302-08-080-000-000, project "PR2405", Segment Code, "CONSTRUCT".

Attached is a request from Kyle Henke, Director of Parks and Recreation, for a resolution authorizing the City to enter into a contract with Garland/DBS, Inc. for a do not exceed amount of \$1,500,000.00 for the replacement of the Community Center roof.

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 91-2023

A RESOLUTION AMENDING THE CONTRACT WITH SPENCER CONTRACTING BY INCREASING THE CONTRACT AMOUNT BY \$9,103.71 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$424,178.88 FOR THE 2023 ASPHALTIC CONCRETE OVERLAYS FOR THE ENGINEERING DEPARTMENT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, the City Council approved Resolution 29-2023 on March 16, 2023 entering into a contract with Spencer Contracting for the 2023 Asphaltic Concrete Overlays for the Engineering Department in the amount of \$273,234.33 and

WHEREAS, the City Council approved Resolution 55-2023 on May 4, 2023 increasing the contract with Spencer Contracting for the 2023 Asphaltic Concrete Overlays for the Engineering Department to the amount of \$415,075.17 and

WHEREAS, the quantities for the project exceeded the "Type C Bituminous Surface" quantity, which is required for leveling and establishing a drainable surface, and

WHEREAS, staff recommends amending the contract with Spencer Contracting by increasing the amount by \$9,103.71 for a total not to exceed amount of \$424,178.88 for the 2023 Asphaltic Concrete Overlays for the Engineering Department, and

WHEREAS, funds are available in Account #301-05-070-000-000-620070 (Street Improvements), Project #PW2401.

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

SECTION 1. The Mayor is hereby authorized and directed to enter into an amended contract with Spencer Contracting by increasing the amount by \$9,103.71 for a total not to exceed amount of \$424,178.88 for the 2023 Asphaltic Concrete Overlays for the Engineering Department.

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

PASSED AND APPROVED THIS 3RD DAY OF AUGUST 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/3/2023

Step #1:

Strategic Plan YES Goal # & Title Quality of Life: Goal 3

Background To Issue:

The City Council approved Resolution 55-2023 on May 4, 2023 that approved a contract amount not to exceed \$415,075.17. for the 2023 Asphaltic Concrete Overlay Project for the Engineering Department. .The quantities for the project exceeded the Type "C Bituminous Pavement quantity for a total cost of \$9,103.71. The additional asphalt was required for leveling and establishing a drainable surface. The overrun quantity was realized after the work had been completed. An additional \$9,103.71 is needed to cover these costs.

Recommendations and Action Requested:

It is recommended the City Council increase the contracted amount with Spencer Contracting to an amount not to exceed \$424,178.88, an increase cost of \$9,103.71 to the contract..

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$9,103.71 Account #: 301-05-070-000 Project #: PW2401

If YES, Budgeted Amount: \$9,103.71 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments: Budgeted: YES

Account # 301-05-070-000-000-620070

BY: Christopher Krueger Date: 7/24/2023 Authenticated: Ckrueger

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: 7/25/2023

Authenticated: sfo

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



202307251318.pdf
Adobe Acrobat Document
127 KB

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 \$9,104 in account 301-05-070-000-000-620070, Street Improvements, Project PW2401, Street Restoration to approve the above as requested.

BY: Sandra Stephens

Date: 7/25/2023

Authenticated: forgyjl

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 7-27-23

July 25, 2023

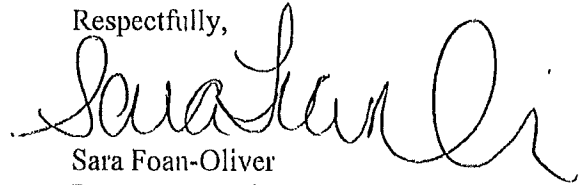
To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Additional Funds for 2023 Asphaltic Concrete Overlay - 13941

The 2023 Asphaltic Concrete Overlay Project has exceeded the "Type C Bituminous Surface" quantity. There was additional asphalt required for leveling and establishing a drainable surface. The extra cost of \$9,103.71 was realized after the work had been completed.

Attached is a request from Chris Krueger, Public Services Director, for a resolution authorizing an increase of \$9,103.71 to the contract with Spencer Contracting for a not to exceed amount of \$424,178.

Respectfully,

A handwritten signature in black ink, appearing to read "Sara Foan-Oliver". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Sara Foan-Oliver
Procurement Director

RESOLUTION 92-2023

A RESOLUTION AMENDING THE CONTRACT WITH MACKEY MITCHELL ARCHITECTS BY INCREASING THE AMOUNT BY \$99,000 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$550,523 (WHICH INCLUDES AN ADDITIONAL CONTINGENCY OF \$12,874) FOR PROFESSIONAL DESIGN SERVICES FOR THE TAP-5502(613) REHABILITATION OF THE HISTORIC KIRKWOOD TRAIN STATION AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, the City Council approved Ordinance 10762 on June 2, 2022 appropriating funds and entering into a contract with Mackey Mitchell Architects in the amount not to exceed \$451,523 for Professional Design Services for the TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station, and

WHEREAS, Mackey Mitchell Architects has requested additional funds in the amount of \$99,000 for an added scope of services, which includes; additional detailing, documentation, specifications, QA/QC, structural coordination, mechanical attic support room, slate evaluation, and roof strengthening design for the slate.

WHEREAS, staff recommends amending the contract with Mackey Mitchell Architects by increasing the amount by \$99,000 for a total not to exceed amount of \$550,523 (which includes an additional contingency of \$12,874) for Professional Design Services for the TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station, and

WHEREAS, funds are available in Account #301-01-005-000-000-620020 (Building and Site Improvements), Project #TR2301.

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

SECTION 1. The Mayor is hereby authorized and directed to enter into an amended contract with Mackey Mitchell Architects by increasing the amount by \$99,000 for a total not to exceed amount of \$550,523 (which includes an additional contingency of \$12,874) for Professional Design Services for the TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station.

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

PASSED AND APPROVED THIS 3RD DAY OF AUGUST 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/3/2023

Step #1:

Strategic Plan YES Goal # & Title Quality of Life: Goal 3

Background To Issue:

The City entered into a contract with Mackey Mitchel Architects (MMA) for design services for the Historic Kirkwood Train Station Restoration Project at 110 W Argonne. Previously, the amount not to exceed was \$451,523 which includes a contingency of \$32,000. Mackey Mitchell Architects has requested an additional amount of \$86,126 and breaks down as follows:

- MMA is requesting \$35,326 for additional detailing, documentation, specifications, QA/QC, structural coordination
- KPFF is requesting additional fees for design of the Mechanical attic support room (\$23,000), slate evaluation (\$8,600) and roof strengthening design for the slate (\$19,200).

City staff is recommending to increase the amount by \$99,000, which includes \$12,874 in additional contingency for a total not to exceed amount of \$550,523.

Recommendations and Action Requested:

It is recommended that the City Council accept the revised proposal by Mackey Mitchell Architects in the amount of \$86,126 plus a contingency of \$12,874 for a total additional cost of \$99,000. The cost not to exceed for the total project would now be \$550,523, which includes a total contingency of \$44,874.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$550,523.00 Account #: 301-01-005-000-000-620020

Project #: TR2301

If YES, Budgeted Amount: \$550,523.00

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

Department Head Comments:

Budgeted: YES

BY: Christopher Krueger

Date: 7/24/2023

Authenticated: Ckrueger

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



Supplemental Agreement No.
1 STP-5502(613) Draft.pdf
Adobe Acrobat Document
114 KB



2022-06-06_Add Serv
Proposal.pdf
Adobe Acrobat Document
824 KB

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: 7/26/2023

Authenticated: sfo

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



202307261419.pdf
Adobe Acrobat Document
168 KB

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 an additional \$99,000 in account 301-01-005-000-000-620020, Building & Site Improvements, Project TR2301 to approve the above as requested.

BY: Sandra Stephens

Date: 7/26/2023

Authenticated: forgyjl

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

A handwritten signature in blue ink, appearing to be "Paul Jones", written over a horizontal line.

Date:

7-26-23

July 25, 2023

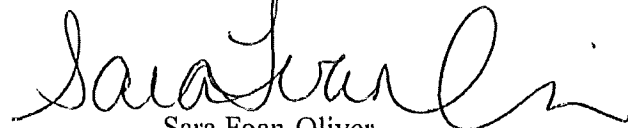
To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Additional funds for Professional Design Services for TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station, RFP #13868

The City is under contract with Mackey Mitchel Architects for design services for the Historic Kirkwood Train Station Renovation for a not to exceed amount of \$451,523. Mackey Mitchell Architects is asking for additional funds of \$86,126 plus \$12,874 contingency for an added scope of services including, additional detailing, and documentation, specifications, QA/QC, structural coordination, mechanical attic support room and slate evaluation as well as a roof strengthening design for the slate.

Attached is a request from Chris Krueger, Public Works Director, requesting additional funds in the amount of \$99,000 for a total contract amount, contingency included, of \$550,523 with Mackey Mitchell Architects for Professional Design Services for TAP-5502(613) Rehabilitation of the Historic Kirkwood Train Station.

Respectfully,

A handwritten signature in black ink, appearing to read "Sara Foan-Oliver". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sara Foan-Oliver
Director of Procurement

**SUPPLEMENTAL AGREEMENT NO. 1
TO
ENGINEERING SERVICES CONTRACT**

This Supplemental Agreement is made part of an agreement dated August _____, 2023 between the City of Kirkwood, MO and Mackey Mitchell Architects for design of project TAP-5502(613) Kirkwood Train Station Restoration. The purpose of this Supplemental Agreement is to add structural engineering tasks and associated architectural services to the design as shown in the approved Preliminary Plans. Those tasks include:

1. Structural design tasks related to work in the existing baggage room area, including a new attic mechanical room above the proposed restrooms, a new slab in the baggage room to be flush with the main finish floor, and removal of the west chimney.
2. Structural evaluation of the existing roof structure of the train station for adding new slate on the roof, since the building was not originally designed for the weight of slate.
3. Design of structural strengthening of the existing roof structure for adding slate on the roof, if required, based on the evaluation.
4. Additional Detailing and Documentation (Architectural)
5. Additional Specifications
6. Additional Project Management

These additional services shall be in the amount not to exceed eighty-six thousand one hundred and twenty-six dollars (\$86,126) without further authorization. The total for design services shall be in an amount not to exceed five hundred thirteen thousand five hundred forty-seven dollars (\$513,547). A detailed scope of services and fee follows in Attachment A and outlines the cost breakdown for this Supplemental Agreement.

Supplement Agreement No. 1 accepted as defined herein:

CITY OF KIRKWOOD:

ENGINEER: Mackey Mitchell Architects

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

ATTEST:

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

Executed by the City on the ____ day of _____, 2023.

Executed by the Engineer on the ____ day of _____, 2023.



O 314 421 1815
F 314 421 5206

900 Spruce Street, Suite 500
St. Louis, MO 63102

June 6, 2023

Katie Aholt
Navigate Building Solutions
c/o City of Kirkwood
212 S. Taylor Avenue
Kirkwood, MO 63122

Re: Professional Design Services for TAP-5502 (613)
Historic Kirkwood Train Station Rehabilitation
Proposal for Additional Services

Dear Katie,

With the approval of the Preliminary Plans set and the City's desire to continue forward with the full scope of work documented and estimated in that set, there are several design tasks that were not included in the original fee proposal. This letter describes the scope and proposed fee for these additional services.

Structural Additional Services

Due to the uncertainty around what would be approved and what would be required to accommodate the mechanical system, the base structural scope of work in the original proposal was focused on the new storage building and canopy extension, and assumed that there was no major structural scope within the existing station itself. KPFF's preliminary review of what was described as "sagging structural members" in the attic in the previous concept study did not uncover structural issues that need to be addressed.

The approved design concept in the Preliminary Plans includes three structural tasks within the existing station that need to be accommodated. They include:

1. Structural design tasks related to work in the existing baggage room area, including a new attic mechanical room above the proposed restrooms, a new slab in the baggage room to be flush with the main finish floor, and removal of the west chimney.
2. Structural evaluation of the existing roof structure of the train station for adding new slate on the roof, since the building was not originally designed for the weight of slate.
3. Design of structural strengthening of the existing roof structure for adding slate on the roof, if required, based on the evaluation.

The detailed proposal from KPFF is attached to this letter for reference.

Architectural Additional Services

The hourly estimates for architectural design work were based on the original construction budget referenced in the TAP Grant, approximately \$3.96 million. From the beginning our team anticipated that given recent market activity, the budget was not sufficient to achieve the full desired scope. The early estimates have been broken down by scope area in order to prioritize the different elements and eliminate some from the scope if needed to meet the budget.

The current direction from the Committee is to continue design of the full scope of work, having received additional grant funding. Based on the most recent estimate, the adjusted construction budget is as follows:

Preliminary Plans estimate	\$	5,570,334	
minus const. contingency	\$	506,394	
minus buried electrical	\$	434,314	(loaded amount)
adjusted budget	\$	4,629,626	

The proposed architectural additional services detailed on the attached spreadsheet covers design work related to the additional scope/budget as well as coordination related to the structural additional services.

Thank you for the continued opportunity to serve the City of Kirkwood on this exciting project!

Sincerely,

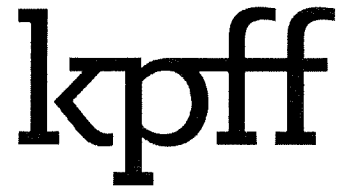


Jennifer Wilkins, AIA
Principal

Attachments: Additional Services Fee Estimate
KPF Additional Services Proposal

cc: Margie Fank, Steve Emer

Historic Kirkwood Train Station Rehabilitation											6-Jun-23							
Mackey Mitchell Architects											Additional Services Proposal							
900 Spruce Street, Suite 500, St. Louis, MO 63102																		
		Professional I		Professional II		Professional III		Professional V		Professional VI		Professional VII		Professional VIII				
		Principal I		Principal II		Senior PM/PA		Architect I		Architect II		Intern		Administrative				
PRELIMINARY ENGINEERING - PHASE AND TASK		\$63.00		\$58.00		\$49.00		\$38.00		\$33.00		\$25.00		\$23.00		Hours	Labor	Phase Total
		Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Subtotal	Subtotal	Cost
Architectural Additional Services																		
Additional Detailing and Documentation				8	\$464			64	\$2,432	128	\$4,224	144	\$3,600			344	\$10,720	
Additional Specifications		2	\$126	8	\$464											10	\$590	
Additional QA/QC		2	\$126	4	\$232			16	\$608							22	\$966	
Structural Coordination				2	\$116			8	\$304	64	\$2,112					74	\$2,532	
Design Phase PM/Oversight - Subtotal		4	\$252	22	\$1,276		\$0	88	\$3,344	192	\$6,336	144	\$3,600		\$0	450	\$14,808	
Overhead Rate (safe harbor) 110%			\$277		\$1,404				\$3,678		\$6,970		\$3,960				\$16,289	
Fixed Fee 13.6%			\$72		\$364				\$955		\$1,810		\$1,028				\$4,229	
Architectural Additional Services - Total Labor Cost			\$601		\$3,044		\$0		\$7,977		\$15,115		\$8,588		\$0		\$35,326	
													MoDOT					
													DBE?	DBE %	Fee			
Exhibit A. KPFF - Structural Engineering											Scope							
															additional services - attic room	\$23,000		
															additional services - slate evaluation	\$8,600		
															additional services - roof strengthening for slate	\$19,200		
															TOTAL - ADDITIONAL DESIGN SERVICES	\$86,126		



May 5, 2023

Jennifer Plocher Wilkins, AIA, LEED AP
Principal
Mackey Mitchell Architects
900 Spruce Street, Suite 500

RE: Kirkwood Train Station Renovation
Proposal for Additional Structural Engineering Services

KPFF Job No.: 10132200121.92a

Dear Jen:

KPFF Consulting Engineers (KPFF) is pleased to submit this proposal for additional structural engineering services required for the above referenced project. This proposal is based on your emails on 9/22/22 and 4/29/23, and discussions with you and Jake Banton.

PROJECT DESCRIPTION

The project consists of the renovation of the existing Kirkwood Train Station and additions to this building. The structural scope-of-work of this project consists of the following tasks:

The following TASK 1 has been included in the original proposal dated April 22, 2022, and is not included in this proposal.

Task 1: Structural engineering and documentation for a stand-alone storage building measuring approximately 25'-0"x17'-0" on the west side of the train station, and a 38'-0"x20'-0" extension to the existing train station's canopy roof at the southeast corner of the building.

The following additional tasks have been included in this proposal for additional services:

Task 2: This task consists of the following:

- a. **New Attic Mechanical Room:** Structural engineering and documentation for structural modifications for adding a new mechanical room in the attic space above the restrooms. This consists of removing existing truss members to accommodate mechanical equipment and strengthening the truss structure. This also includes providing a plywood floor system supported on wood beams spanning between the existing exterior walls and providing squeeze lintels at the windows. Providing an opening for this new equipment will require removal of the existing truss bottom chords and strengthening the existing truss structure or addition of new trusses.
- b. **Raised Floor:** This consists of raising the floor slab at the baggage storage room to be flush with the main area.

- c. **Removal of West Chimney:** This consists of providing infill deck and framing to close the existing roof opening at the chimney.

Task 3 - Evaluation of Roof for Slate: Structural evaluation of the existing roof structure of the train station for adding new slate on the roof. Provide a letter report summarizing the result of the evaluation.

Task 4 - Strengthening of Roof: Structural strengthening of the existing roof structure for adding slate on the roof based on the evaluation in Task 3 above, if required.

Any additional structural work in the existing train station, unrelated to the above tasks can be provided as additional services on hourly basis.

Above tasks include only schematic Design, Design Development and Construction Documents and do not include Construction Administrative Services. We understand that Construction Administrative Services will be provided as separate additional services.

LOCATION

100 West Argonne Avenue, Kirkwood, MO 63122

SCOPE OF WORK

Our Scope of Work for the Project generally includes structural analysis and design of the primary structural system, and production of structural documents. Specifically, we propose the following Scope of Work:

1. Review the geotechnical report for the site as it applies to foundation recommendations, seismic site classification, and slab-on-grade support.
2. Perform analysis and design of the primary structural system in accordance with the Governing Building Code. Elements designed by KPFJ are: Roof structure, load bearing walls, foundation and slab-on-grade for new buildings. Strengthening of the existing roof structure, new attic floor structure in the existing building.
3. Delegate the design responsibility for selected elements to Specialty Structural Engineers and specify structural criteria for the design of those elements. Such elements would include pre-cast concrete members, cold-formed metal framing, utility ladders, steel connections, pre-engineered trusses, etc.
4. Review and design for the effect of secondary or non-structural elements attached to the primary structural system. Such elements would include flagpoles, signs, packaged awnings, equipment, etc.
5. Coordinate our design with you and other design team participants.
6. Provide progress structural drawings for all elements designed by KPFJ at identified project milestones for purposes of coordination and to permit interim construction cost estimates to be developed by others.

7. Provide structural drawings for all elements designed by KPFJ in Revit Structure and following KPFJ BIM standards. 3D structural modeling will be prepared only for new structures to a level of development of approximately 300 which is suitable for design team coordination and production of traditional 2D hardcopy construction documents. 3D structural BIM model of the existing building is not included in the scope of work and can be provided as an additional service.
8. Provide applicable structural specification sections, edited for specific project requirements, in Masterspec and Microsoft Word formats.
9. Provide sealed structural documents (e.g. structural drawings, specifications, and calculations) suitable for submittal to the Building Code Official for building permit and for bidding and construction.
10. Attend up to four (4) design coordination meetings at your office or virtual meetings prior to the release of final structural documents.

SERVICES NOT INCLUDED

1. Construction Administrative Services is not included in this scope of work and will be provided as an additional service.
2. Temporary shoring for site excavation
3. Full-time on-site representation during construction or Special Inspection and testing services.
4. Services related to construction engineering, temporary or permanent shoring, temporary bracing, construction means & methods, etc.
5. Services in connection with a public hearing, arbitration, or legal proceedings.

ADDITIONAL SERVICES

Additional Services include services that are not part of the Scope of Work as described above. Additional services will be billed on an hourly basis in accordance with our current hourly billing rates shown in Exhibit B or for a stipulated lump sum. Additional services may require an adjustment to the schedule. Typical items considered Additional Services include, but are not limited to, the following:

1. Services resulting from changes in scope or magnitude of the Project as described in the Scope of Work.
2. Construction Administrative Services, including response to RFI's, review of structural submittals, review of testing and inspection reports, and making field observation visits.
3. Preparation of early or separate structural bid packages.
4. Structural design services related to secondary components and their attachments. Typical items include, but are not limited to, flagpoles, architectural cladding, site signage, packaged awnings and canopies, stairs, and ladders.
5. Redesign to reduce construction cost where the reason for the excessive cost is outside the control of KPFJ.

6. Seismic analysis or seismic strengthening of the existing building.
7. Development of a 3D structural BIM model of the existing building.
8. Redesign requested to accommodate particular construction materials, methods, or sequences proposed by Value Engineers, Bidders, or the General Contractor as alternatives to those indicated on the Contract Documents.
9. Services resulting from corrections or revisions required because of deviations from the Contract Documents during construction.
10. Services required to accommodate site conditions discovered during demolition, excavation, or foundation construction that could not reasonably have been anticipated to occur during the design phase of the Project.
11. Preparation of demolition drawings.
12. Site retaining walls or other structures not connected to the building structure.
13. Preparation of record drawings.
14. Services necessitated by fire or other damage to construction.

FEE

We propose to accomplish the Scope of Work noted for a Lump Sum fee excluding Construction Administrative Services for each of the following tasks.

Task 1: Fee included in the original proposal dated April 22, 2022

ADDITIONAL FEE:

Task 2 - New Attic Mechanical Room, Raised Floor & Removal of West Chimney: Lump Sum of \$23,000 (Twenty Three Thousand Dollars)

Task 3 - Evaluation of Roof for Slate: Lump Sum of \$8,600 (Eight Thousand Six Hundred Dollars)

Task 4 - Strengthening of Roof: Lump Sum of \$19,200 (Nineteen Thousand Two Hundred Dollars) if required

Total Fee for Additional Services: \$50,800

We propose to bill you for our services monthly. Shown below is a breakdown of our proposed fee billing by phase.

Phase	Percentage
50% CD (Schematic Design & Design Development)	50%
Construction Documents	50%
Total	100%

Jennifer Plocher Wilkins, AIA, LEED AP, Mackey Mitchell Architects
Kirkwood Train Station Renovation
Proposal for Additional Structural Engineering Services
KPFJ Job No.: 10132200121.92a
May 5, 2023
Page 5 of 7

REIMBURSABLE EXPENSES

Expenses that are directly attributable to the performance of the Project, such as delivery and courier services, reproduction and plotting, travel and subsistence for meetings and site observation visits, etc. are separate from our fee and will be billed at cost.

TERMS AND CONDITIONS

We propose that all other terms and conditions will be as provided in AIA Document C401-2017 or KPFJ's standard Terms and Conditions attached in Exhibit A.

REQUIRED INFORMATION

Please supply the following items to KPFJ in a timely manner:

1. A signed copy of this proposal or an executed AIA Document C401-2017.
2. Definition of the overall project design and architectural backgrounds.
3. Description of site conditions, including topographic, boundary, utility surveys, etc.
4. Geotechnical investigations and recommendations for the site.
5. Specification of any special live or other loads in excess of building code requirements, if any.
6. Project schedule.

SUMMARY

Thank you very much for requesting this proposal from us. Please feel free to contact us regarding any questions or comments.

Sincerely,
KPFJ Consulting Engineers



Soma R. Hosahalli, Ph.D., P.E.
Associate

Accepted By:

Signature

Printed Name and Title

Date

Attachments: Exhibit A – Standard KPFJ Terms and Conditions
Exhibit B – Hourly Rate Schedule