



WHERE COMMUNITY AND SPIRIT MEET™

**City of Kirkwood
City Council Work Session
Thursday, September 5, 2024**

5:30 p.m.

**City Hall, Main Level Conference Room
139 S. Kirkwood Rd.
Kirkwood, MO 63122
(Posted September 3, 2024)**

(Please note that work sessions are for council discussion only and there will be no public comment portion of the meeting. When a topic is completed the council will immediately move on to the next item on the agenda.)

- I. Approval of the August 15, 2024 Work Session Minutes**
- II. Lighting Discussion with Dr. Gokhale from Truman State University**
- III. MSD OMCI Discussion**
- IV. Motion to close the meeting pursuant to RSMo Chapter 610.021 (1- Legal)**
- V. Motion to open the meeting**
- VI. Meeting Adjournment**

Kirkwood City Council: Mayor Liz Gibbons, Council Members Gina Jaksetic, Nancy Luetzow, Mark McLean, Al Rheinnecker, Paul Schaefer, 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.



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on August 15, 2024, at 5:30 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present Deputy Mayor Zimmer, Council Members Jaksetic, Luetzow, McLean, and Rheinneckner. Also in attendance were Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, City Attorney John Hessel, and Parks Director Kyle Henke. Council Member Schaefer was absent and excused. Mayor Gibbons joined the meeting via Zoom.

APPROVAL OF THE AUGUST 1, 2024 WORK SESSION MINUTES

Motion was made by Council Member Luetzow and seconded by Council Member Jaksetic to approve the minutes of the August 1st Work Session. A discussion took place. The minutes were unanimously approved.

CITIZEN SURVEY RESULTS

Assistant Chief Administrative Officer David Weidler presented the Citizen Survey Results with the Council. ETC Institute administered a survey to residents in January and February 2024. The purpose of the study was to help the City of Kirkwood ensure that the City's priorities continue to match the needs and desires of residents. The goal was to obtain completed surveys from at least 500 residents. The City received a total of 716 completed responses. The percentage of "don't know" responses has been excluded from the graphs in this report.

The major categories of the City services that had the highest levels of satisfaction, based on the combined percentage of "very satisfied" and "satisfied," were Public Safety services provided by the City (92%), City Water Services (84%), Solid Waste Services (83%), and Quality of Customer Service from City Employees (80%), and Kirkwood Electric Service (79%). Public Safety, Water Services, Waste Collection, Code Enforcement, Streets, Sidewalks, and Parks & Recreation received the highest satisfaction levels.

The primary sources of information that residents use most to learn about the City's issues, services, and events include Webster Kirkwood Times articles, the Eye of Kirkwood monthly newsletter that appears in Webster Kirkwood Times, social media postings, and friends/neighbors.

The City of Kirkwood's satisfaction ratings are above the U.S. average in 33 out of 40 national areas. Compared to other communities regionally, the satisfaction ratings for the City of Kirkwood are the same or above the average for the Plains region in 32 out of 40 areas. Recommended priorities for the next two years: if the City of Kirkwood wants to improve its overall satisfaction rating, it should prioritize investments in services with the highest improvement satisfaction ratings.

The ETC Institute conducted an importance-satisfaction analysis to help the City identify investment priorities for the next two years. This analysis examined the importance residents placed on each City service and the level of satisfaction with each service. If the City wants to improve its overall satisfaction rating, it should prioritize investments in services with the highest importance-satisfaction ratings.



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Some discussion took place as follows:

- A question was raised about the total number of surveys sent out.
 - About 900 surveys were sent out.
- A question about how residents were selected to receive the survey was raised.
 - Residents were picked at random and distributed evenly throughout the City.
- A suggestion to see Kirkwood ratings from high to low.
- Concerns about the trending down satisfaction.
- Questions were raised about what is essential for the City to gain and what to strive for going forward.
- A question was raised about citizens' values regarding Kirkwood's community.
- Questions were raised about what to take from a satisfaction survey and how this information is used.
- A question was raised about how the behavior has changed since 2014 due to the results of these surveys.
- A suggestion was made to revamp the City's website.
- A question was raised about why the survey is done every two years.
- Questions were raised about the cost of the survey and whether departments use survey results to complete budgets.
- A suggestion was made to see feedback from staff on how they use the results of surveys.

COMMUNITY CENTER PROJECT UPDATE

Parks Director Kyle and Kate Aholt with Navigate Solutions were present to provide the Council with an update on the Community Center. Phase 1 renovation construction has been underway since March 2024. Areas currently under construction are the Ice Rink, Main Building Lobby, West Gym, New Exterior Pavilion, and Site Work. Roofing repairs and HVAC Rooftop Unit replacements are ongoing. Phase 1 construction is anticipated to wrap up at the end of September.

The renovation project has uncovered years of repairs and fixes, code deficiencies, and hidden conditions that could not be determined at the design time. The approved contingencies and allowances have been used to fund these unforeseen conditions and coordinate the scope of trades, which meets the intended use of these set-asides. The City Council has authorized expenditures for \$10,825,000. The Total Program Budget for the project was established at \$11,100,000 in March 2024, meaning there is \$275,000 available in the budget that has not been allocated to current contracts. Phase 1 Construction activities are targeted for completion by the beginning of October 2024. At this time, abatement activities and demolition for the Phase 2 scope of work will begin.

Phase 2 renovations, which include the 2nd and 3rd-floor Community Rooms, the first-floor public restrooms, the East Gymnasium, and the Elevator, are set to begin in October 2024. Construction completion of all work is anticipated by Summer 2025. Also, the City applied for a Parks Grant and will be reimbursed \$575,000 once the project is completed.



With additional demolition and abatement work quickly approaching, City Staff and Navigate are requesting the City Council's approval of the project balance of \$275,000 to be made available for use under the contracts for United Construction and Environmental Operations. This contingency is currently approved in the project budget and would not require an appropriation. Approval of this request would allow City Staff to allocate these funds for unforeseen conditions and scope coordination of trades for the remaining project scope of work as we approach the next phase of demolition and abatement.

Some discussion took place as follows:

- Questions were raised about the cost of Phase 1 compared to Phase 2.
- A suggestion was made to see the budget cost vs the actual cost.
- A question was raised about the amount of the original project budget.
 - The original project budget was around \$8 million.
- Concerns with the change order hitting contingency.
- A question was raised requesting a list of what the contingency has been spent on.
- A question was raised about how much the project is paid from the ½ cent sales tax fund.
- The council would like to know how much is being spent from which account/fund for this project.
- A question was raised about whether there will be an open house at the community center once the project is complete.

ICE RINK RECREATION FEE INCREASE

Director of Parks and Recreation Kyle Henke presented proposed Ice Rink Fee increases. Staff has been reviewing fees associated with using the Ice Rink. These fees are represented in the City's Fee Schedule under Parks and Recreation Facilities. The recreation staff proposes an increased cost and a new dynamic pricing structure that will adjust fees according to demand for specific times and days between a minimum and maximum. The City of Kirkwood will stay competitive with other local municipal rinks while offering fair market value.

Staff utilizes prime and non-prime rates, but there is a request to enhance flexibility in pricing. This flexibility will help maximize utilization and revenue, ensuring the ice rink remains competitively priced and well-maintained while supporting adequate staffing. The previous fee increase was in 2022. The lowest amount currently charged is \$180/hr. for non-prime, the highest presently charged for prime time is \$240/hr. This request will help offset the increases due to electric and other utility increases, equipment costs, facility maintenance, and minimum wage increases. Based on FY-2024 usage, the anticipated rate changes will increase revenue by an estimated \$50,000.00. Rink fee increases would go into effect beginning September 6, 2024. This increase was planned for and is included in the FY24 Operating Revenue Budget.

Staff is proposing two fee changes. The first fee increase is associated with the facility's hourly rental rates, with a proposed minimum fee of \$200/hr. and a maximum fee of \$270/hr., with the ability to adjust the fee lower based on time and day. The second change is to increase skate rental rates from \$2.00 to \$3.00.



WHERE COMMUNITY AND SPIRIT MEET®

There being no further matters to come before the council, the meeting was adjourned.

Laurie Asche
City Clerk

Unite to protect the night at the Under One Sky global virtual event, Nov 8–9.
Learn more.



Resources > Guides and how-tos

Five Principles for Responsible Outdoor Lighting

Five Lighting Principles for Responsible Outdoor Lighting



Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



Rev. 09-2023

Too often, outdoor electric lighting installations at night are overlit, left on when not needed, and harmful to the environment. As a result, light pollution is a growing global issue that can negatively affect our environment and impact our quality of life. DarkSky and the **Illuminating Engineering Society** jointly published the **Five Principles for Responsible Outdoor Lighting** to prevent and reduce light pollution through the proper application of quality outdoor electric lighting.

Unite to protect the night at the Under One Sky global virtual event, Nov 8–9.
Learn more.

wildlife disruption.

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REV. 09-2022

Five Principles for Responsible Outdoor Lighting

Light where you need it, when you need it, in the amount needed, and no more. If light is deemed useful and necessary, follow these guidelines to prevent, or when that's not possible, minimize light pollution.

Responsible outdoor lighting is:

1. Useful

Unite to protect the night at the Under One Sky global virtual event, Nov 8–9.
Learn more.

impact the area, including wildlife and their habitats.

2. Targeted

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More

Unite to protect the night at the Under One Sky global virtual event, Nov 8–9.
Learn more.



[Resources](#) > [What is light pollution?](#) > [Solutions to light pollution](#)

Responsible outdoor lighting



Harmony, Florida uses street lighting with full cutoff fixtures so light remains low and environmentally friendly. They advertise their dark skies as part of their appeal and even don't allow night tennis courts that would mar the night sky.

Five Principles for Responsible Outdoor Lighting

Too often, outdoor electric lighting installations at night are over lit, are left on when not needed, and are harmful to the environment. As a result, light pollution is a growing global issue that can negatively affect our environment as well as our quality of life. By joining forces, our shared goal is to prevent and reduce light pollution through the proper application of quality outdoor electric lighting

Values-Centered Outdoor Lighting

Unite to protect the night at the Under One Sky global virtual event, Nov 8–9.
Learn more.

best meet their needs while reducing light pollution.

Outdoor lighting basics

Everything you wanted to know about the basic of outdoor lighting, including the different types of light and correlated color temperature (CCT).

Find Dark Sky Approved lighting

DarkSky maintains a **searchable database** of lighting products certified to minimize glare, reduce light trespass, and help protect the night sky. Search our database or look for the **DarkSky Approved logo** on outdoor lighting at your local retailer.

Lighting ordinances

Find out if your town has an outdoor lighting law and how to get it enforced. No outdoor lighting law in your area? Learn how to advocate for one!

Lighting for policy makers

Outdoor lighting laws are important for protecting the night sky and wildlife, enhancing safety, and saving money. Learn what your municipality needs to consider when implementing an outdoor lighting plan.

Model lighting laws and policy

To help municipalities create environmentally friendly outdoor lighting plans, DarkSky has created useful model lighting laws and guidelines.

Assess your home's lighting

One of the first things you can do to help reduce light pollution and light trespass is inspecting the outdoor lighting at your home to make sure it's

Unite to protect the night at the Under One Sky global virtual event, Nov 8–9.
Learn more.

Are your neighbor's lights shining on your property and home? Learn how to talk to your neighbor to resolve this problem.

Bad streetlights

Do you have a problem with outdoor municipal streetlights lighting up your property? Here are some tips for working with public officials to get the lights shielded.

DarkSky guidance for electronic messaging centers (EMCs)

When installed and operated in accordance with DarkSky's Guidance for Electronic Messaging Centers, EMCs that replace traditional billboards can actually create a net reduction in sky brightness.

AUTHOR



Staff

PUBLISHED

March 5, 2015

Updated August 11, 2023

TAGGED

SHARE

City of Kirkwood
Work Session
September 4, 2024
OMCI District Tax Continuance Determination

As you are aware, MSD is asking municipalities with at least one OMCI taxing district to consider whether they support continuation of the property tax at one-quarter the current rate. MSD representatives presented at the July 18 work session to inform City Council as it makes a determination on whether to recommend continuance OMCI tax in Kirkwood. For example, in the Sugar Creek district Kirkwood would receive an annual distribution of over \$53,000 for storm water projects in the Sugar Creek watershed if the tax is continued at one-quarter the rate. This is above and beyond the \$300,000 Prop S distribution of impervious surface fees to start next year.

MSD made clear that they need an affirmative recommendation from jurisdictions that comprise the bulk of the land area in any given OMCI district in order to continue the tax at the lesser rate. Sugar Creek is the only district in Kirkwood where Kirkwood comprises most of its area (Kirkwood 74%, Des Peres 26%). The effect of this is that Kirkwood's recommendation may determine the taxing status for the entire district. Des Peres has acted to recommend continuance at the lesser rate for both the Sugar Creek and Deer Creek districts. A survey of neighboring cities indicates that most are recommending continuance at the reduced rate.

MSD requires that each municipality that supports having MSD's Board of Trustees consider implementing the reduced OMCI tax going forward notify them no later than September 13, 2024. Support or lack thereof would be indicated by vote of Council at the work session.

OMCI Tax Continuance at One Quarter Rate

<u>Municipality</u>	<u>Yes</u>	<u>No</u>
Des Peres	Sugar Creek, Deer Creek	
Glendale	Deer Creek	
Crestwood	Gravois Creek	
Maplewood		Deer Creek
Richmond Heights	Deer Creek	
Brentwood	Deer Creek	
Creve Coeur	Deer Creek	
Hazelwood	Other Watershed	
Berkeley	Other Watershed	
St. Ann	Other Watershed	

City of Kirkwood
Work Session
July 18, 2024
OMCI Review by MSD

City of Kirkwood staff were informed of a request by MSD for municipalities with at least one OMCI taxing district to consider whether they support continuation of the property tax at one-quarter the current rate. We've scheduled MSD representatives to present at the July 18 work session to ensure City Council has the information it needs to make such a decision on the future of the OMCI tax in Kirkwood. We've attached rate letters for all the districts from which Kirkwood receives direct funding for reference. For example, in the Sugar Creek district Kirkwood would receive an annual distribution of over \$53,000 for storm water projects in the Sugar Creek watershed if the tax is continued at one-quarter the rate. This is above and beyond the \$300,000 Prop S distribution of impervious surface fees to start next year.

MSD has informed us that they need an affirmative recommendation from jurisdictions that comprise more than 50% of the land area in any given OMCI district in order to continue the tax at the lesser rate. Sugar Creek is the only district in Kirkwood where Kirkwood comprises more than 50% of its area (Kirkwood 74%, Des Peres 26%). The effect of this is that Kirkwood will determine the taxing status for the entire district. Des Peres is in the process of making a decision that may serve to inform Kirkwood's decision on this matter. Des Peres expects to have its decision by end of August.

MSD requires that each municipality that supports having MSD's Board of Trustees consider implementing a reduced OMCI tax going forward notify them no later than October 2024. Support would be indicated by City Council resolution. Municipalities who do not support this action can either respond as such or not respond at all.

The following document provides information to help each community decide whether or not they wish to formally and publicly support having MSD staff making a recommendation to MSD's Board of Trustees to continue a portion of the current OMCI (Operation, Maintenance, Construction, and Improvement) property tax within the Deer Creek OMCI sub-district starting in tax year 2025 for the purpose of making available additional stormwater municipal grants beyond those provided for in the recently passed Proposition S Stormwater Proposal.

The current status for each community or portion of a community located in this sub-district is listed in the chart on the next page.

- (1) Current annual grant amount ending with collections in tax year 2024 (MSD FY 2025)
- (2) Future Prop S annual grant amount starting with tax year 2025 (MSD FY 2026)
- (3) Proposed additional OMCI grant amount starting with tax year 2025 (MSD FY 2026); See below for proposal.

The proposal being considered is to put in place an annual municipal stormwater grant to supplement the Proposition S municipal stormwater grants starting in tax year 2025. The amount of the OMCI property tax would be \$0.016/\$100 assessed valuation (or $\frac{1}{4}$ of the current tax rate) to produce the approximate additional grant amounts shown on the chart above.

MSD staff is requesting that these municipalities let MSD staff know if they support having MSD's Board of Trustees consider implementing this tax starting in tax year 2026. Support would need to be in the form of a communication (letter, e-mail, etc.) to MSD staff, sent by an appropriate representative of each municipality, following whatever procedures each municipality finds appropriate. Municipalities may also notify MSD staff if they do not support this proposal by either notifying us or by not providing any response. **Note that the positive responses will be publicly available and presented in a public format by MSD staff to MSD's Board of Trustees as part of the consideration process.**

Please feel free to contact MSD staff if you have any questions.

City	FY25 OMCI Grant (1)	Proposition S Grant (2)	Proposed OMCI Grant (3)
Brentwood	\$139,357.00	\$75,000.00	\$69,678.50
Clayton	\$401,595.00	\$125,000.00	\$200,797.50
Country Life Acres	\$3,578.00	\$30,000.00	\$1,789.00
Creve Coeur	\$249,571.00	\$125,000.00	\$124,785.50
Crystal Lake Park	\$7,995.00	\$30,000.00	\$3,997.50
Des Peres	\$77,432.00	\$75,000.00	\$38,716.00
Frontenac	\$134,174.00	\$50,000.00	\$67,087.00
Glendale	\$73,552.00	\$75,000.00	\$36,776.00
Huntleigh	\$27,352.00	\$30,000.00	\$13,676.00
Kirkwood	\$86,061.00	\$300,000.00	\$43,030.50
Ladue	\$339,717.00	\$75,000.00	\$169,858.50
Maplewood	\$53,508.00	\$75,000.00	\$26,754.00
Olivette	\$42,610.00	\$75,000.00	\$21,305.00
Richmond Heights	\$140,487.00	\$75,000.00	\$70,243.50
Rock Hill	\$53,062.00	\$50,000.00	\$26,531.00
Shrewsbury	\$4,647.00	\$75,000.00	\$2,323.50
Town & Country	\$62,588.00	\$125,000.00	\$31,294.00
University City	\$36,724.00	\$300,000.00	\$18,362.00
Warson Woods	\$33,513.00	\$40,000.00	\$16,756.50
Webster Groves	\$165,783.00	\$300,000.00	\$82,891.50
Westwood	\$11,143.00	\$30,000.00	\$5,571.50

The following document provides information to help each community decide whether or not they wish to formally and publicly support having MSD staff making a recommendation to MSD's Board of Trustees to continue a portion of the current OMCI (Operation, Maintenance, Construction, and Improvement) property tax within the Gravois Creek OMCI sub-district starting in tax year 2025 for the purpose of making available additional stormwater municipal grants beyond those provided for in the recently passed Proposition S Stormwater Proposal.

The current status for each community or portion of a community located in this sub-district is listed in the chart on the next page.

- (1) Current annual grant amount ending with collections in tax year 2024 (MSD FY 2025)
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- (3) Proposed additional OMCI grant amount starting with tax year 2025 (MSD FY 2026); See below for proposal.

The proposal being considered is to put in place an annual municipal stormwater grant to supplement the Proposition S municipal stormwater grants starting in tax year 2025. The amount of the OMCI property tax would be \$0.014/\$100 assessed valuation (or ¼ of the current tax rate) to produce the approximate additional grant amounts shown on the chart above.

MSD staff is requesting that these municipalities let MSD staff know if they support having MSD's Board of Trustees consider implementing this tax starting in tax year 2026. Support would need to be in the form of a communication (letter, e-mail, etc.) to MSD staff, sent by an appropriate representative of each municipality, following whatever procedures each municipality finds appropriate. Municipalities may also notify MSD staff if they do not support this proposal by either notifying us or by not providing any response. **Note that the positive responses will be publicly available and presented in a public format by MSD staff to MSD's Board of Trustees as part of the consideration process.**

Please feel free to contact MSD staff if you have any questions.

City	FY25 OMCI Grant (1)	Proposition S Grant (2)	Proposed OMCI Grant (3)
Bella Villa	\$3,015.00	\$30,000.00	\$1,507.50
Crestwood	\$125,768.00	\$125,000.00	\$62,884.00
Grantwood Village	\$10,863.00	\$30,000.00	\$5,431.50
Green Park	\$47,988.00	\$40,000.00	\$23,994.00
Kirkwood	\$144,476.00	\$300,000.00	\$72,238.00
Lakeshire	\$6,414.00	\$40,000.00	\$3,207.00
Oakland	\$18,154.00	\$40,000.00	\$9,077.00
St. Louis County	\$370,110.00	\$1,550,000.00	\$185,055.00
Sunset Hills	\$74,689.00	\$75,000.00	\$37,344.50
Webster Groves	\$32,625.00	\$300,000.00	\$16,312.50

The following document provides information to help each community decide whether or not they wish to formally and publicly support having MSD staff making a recommendation to MSD's Board of Trustees to continue a portion of the current OMCI (Operation, Maintenance, Construction, and Improvement) property tax within the Sugar Creek OMCI sub-district starting in tax year 2025 for the purpose of making available additional stormwater municipal grants beyond those provided for in the recently passed Proposition S Stormwater Proposal.

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City	FY25 OMCI Grant (1)	Proposition S Grant (2)	Proposed OMCI Grant (3)
Des Peres	\$54,745.00	\$75,000.00	\$27,372.50
Kirkwood	\$107,144.00	\$300,000.00	\$53,572.00
St. Louis County	\$1,175.00	\$1,550,000.00	\$587.50




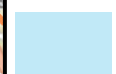

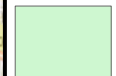
The Metropolitan St. Louis Sewer District

Kirkwood OMCI Boundaries

July 12, 2024



Legend

-  Kirkwood Boundary
-  Deer Creek OMCI
-  Gravois Creek OMCI
-  Sugar Creek OMCI

