

MEMO *from the City Clerk's Office*

TO: Mayor and City Council
Russ Hawes

FROM: Laurie Asche, CMC/MRCC

DATE: April 12, 2019

SUBJECT: Substitute Bill 10742

UNFINISHED BUSINESS – ITEM 1 – BILL 10742

Director of Parks and Recreation Murray Pounds is requesting additional funds be added to Bill 10742, regarding the Performing Arts Center Geotechnical Services, due to additional work that will be required to complete the work. The additional work is related to the need to monitor and record the transport of additional unsuitable soils beyond what was previously anticipated when the previous increase was calculated as well as additional testing for imported fill materials. A substitute bill has been drafted.

The following motion will be required to bring the Substitute Bill on the floor for consideration.

Motion:

"I move to bring Substitute Bill 10742 on the floor for consideration."

If you have questions, please let me know.

Cc: Georgia Ragland
John Hessel

<p style="text-align: center;">Laurie Asche, CMC/MRCC City Clerk City of Kirkwood • 139 S. Kirkwood Road • Kirkwood, MO 63122 Phone: (314) 822-5802 • Fax: (314) 822-5863 Email: aschelb@kirkwoodmo.org</p>
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WHERE COMMUNITY AND SPIRIT MEET*

KIRKWOOD CITY COUNCIL AGENDA

Kirkwood City Hall
April 18, 2019 – 7:00 p.m.
Posted on April 12, 2019

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS

IV. PRESENTATIONS

1. Certificate of Acknowledgement – Golterman Family
2. Arbor Day Proclamation
3. Urban Forestry Commission Advocate of the Year Award

V. PUBLIC HEARINGS

1. A request for a Special Use Permit for Rush Bowls to operate a restaurant at 343 South Kirkwood Road, Suite 103

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 April 4, 2019 City Council Meeting Minutes
- b) Resolution 58-2019, authorizing the Mayor to enter into an Amended Cooperation Agreement with the cities of Glendale and Oakland for the Kirkwood Aquatic Center through March 31, 2020
- c) Resolution 60-2019, authorizing the purchase of Wholesale Summertime Block Power for the summers of 2021 and 2022 (not to exceed \$2,099,520)
- d) Resolution 61-2019, accepting the bid of N.B. West Contracting, Co. for 2019 Ultra-Thin Bonded Asphalt Wearing Surface and authorizing and directing the Mayor to enter into a contract (not to exceed amount of \$336,674.80)
- e) Resolution 62-2019, accepting the bid of Don Brown Chevrolet for the purchase of two 2019 Chevrolet Bolt Vehicles for the Electric Department and authorizing the issuance of a Purchase Order (\$65,938)
- f) Resolution 63-2019, accepting the proposal of Starfire Corporation for the City of Kirkwood 4th of July Fireworks Displays and authorizing and directing the Mayor to enter into a contract (not to exceed of \$22,000)



WHERE COMMUNITY AND SPIRIT MEET™

VIII. UNFINISHED BUSINESS

1. Bill 10742, appropriating funds from the Parks & Storm Water Fund Reserves to the Building & Site Improvements Account, Project #PR1912, amending the contract with Geotechnology Inc. for additional Kirkwood Performing Arts Center Geotechnical Services and authorizing and directing the Mayor to enter into an amended contract (in the amount of \$32,004 not to exceed \$108,309)

IX. NEW BUSINESS

1. Bill 10743, granting a Special Use Permit Amendment for a restaurant (Nathaniel Reid Bakery) on the property known as 11235, 11243 & 11245 Manchester Road subject to certain conditions
2. Bill 10744, appropriating donations for the Urban Forestry Commission from the Twenty-Five Gardeners of Kirkwood Club from the Donation Account to the Urban Forestry Account (\$350.00)
3. Bill 10745, amending the Kirkwood Code of Ordinances, Chapter 14. "Motor Vehicles and Traffic", Article II. "Administration and Enforcement", Division 4. "Abandoned Vehicles", Section 14-117. "Abandoned Vehicles or Trailers Prohibited"
4. Bill 10746, amending the Kirkwood Code of Ordinances, Chapter 17. "Offenses, Miscellaneous", Article V. "Offenses Concerning Public Peace", by adding a new Section 17-81. "Obedience to police officers and Fire Department officials"
5. Bill 10747, approving the Final Subdivision Plat of a two-lot subdivision known as Kirkwood U.C.C., in the City of Kirkwood, St. Louis County, Missouri
6. Resolution 57-2019, approving a one year extension to the approval of Ordinance 10476 (Special Use Permit Amendment and Site Plan Amendment for a convenience/gas store) for BP Gas on the property known as 10901 Manchester Road
7. Resolution 59-2019, approving the Preliminary Subdivision Plat of a two-lot subdivision known as Kirkwood U.C.C., in the City of Kirkwood, St. Louis County, Missouri

X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)

XI. CITY COUNCIL REPORTS

XII. CHIEF ADMINISTRATIVE OFFICER REPORTS

**Other Items may be added after the publication of the agenda. Please contact the City Clerk's Office at 822-5802 for any additional information that may have been added after the publication of the agenda.*

XIII. CITY ATTORNEY REPORTS

XIV. CITY CLERK REPORTS

1. Destruction of Records form from the Fleet Division, Procurement Department, and Fire Department



WHERE COMMUNITY AND SPIRIT MEET

**Other Items may be added after the publication of the agenda. Please contact the City Clerk's Office at 822-5802 for any additional information that may have been added after the publication of the agenda.*

XV. MEETING ADJOURNMENT

PLEASE NOTE: The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on May 2, 2019.

UPCOMING PUBLIC HEARINGS

May 16, 2019

Allocation of \$46,800 in Community Development Block Grant funds which will become available after January 1, 2020

CONTINUED ITEMS

NONE

TABLED ITEMS

1. Bill 10645, amending the provisions of the Municipal Code, Appendix A – Zoning, regarding Side Yard Setbacks in the R-3 Single Family Residential District
2. Bill 10690, amending the provisions of the Municipal Code, Appendix A – Zoning, regarding Height Requirement in the B-2 Business District

THE CITY OF KIRKWOOD IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS. PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 314-822-5802 AT LEAST 48 HOURS BEFORE THE MEETING. WITH ADVANCE NOTICE OF SEVEN CALENDAR DAYS, THE CITY OF KIRKWOOD WILL PROVIDE INTERPRETER SERVICES AT PUBLIC MEETINGS FOR LANGUAGES OTHER THAN ENGLISH AND FOR THE HEARING IMPAIRED. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT, SUCH AS CD BY CALLING 314-822-5802.

PROCEDURE FOR PUBLIC HEARING

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

A request for a Special Use Permit for Rush Bowls to operate a restaurant at 343 South Kirkwood Road, Suite 103

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

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

City Planner Jonathan Raiche

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

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

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



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **March 26, 2019** edition and ending with the **March 26, 2019** edition, for a total of 1 publications:

03/26/2019

CITY OF KIRKWOOD NOTICE OF PUBLIC HEARING

Before the City Council of
Kirkwood, Missouri

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, April 18, 2019 to consider the following:

A request for a Special Use Permit for Rush Bowls to operate a restaurant at 343 South Kirkwood Road, Suite 103.

Laurie Asche, CMC/MRCC
City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.
11720324 County Mar. 26, 2019

Karie Clark

Karie Clark

Subscribed & sworn before me this 26th day of Mar, 2019
(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721



AFFIDAVIT OF PUBLICATION

City of Kirkwood

Attn: Laurie Asche
City Clerk
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Terry Cassidy, verify that the attached Public Hearing
Notice was published in the Webster-Kirkwood Times on
March 29, 2019

Terry Cassidy
Advertising Consultant

1/32 pg - permit Rush Bowls



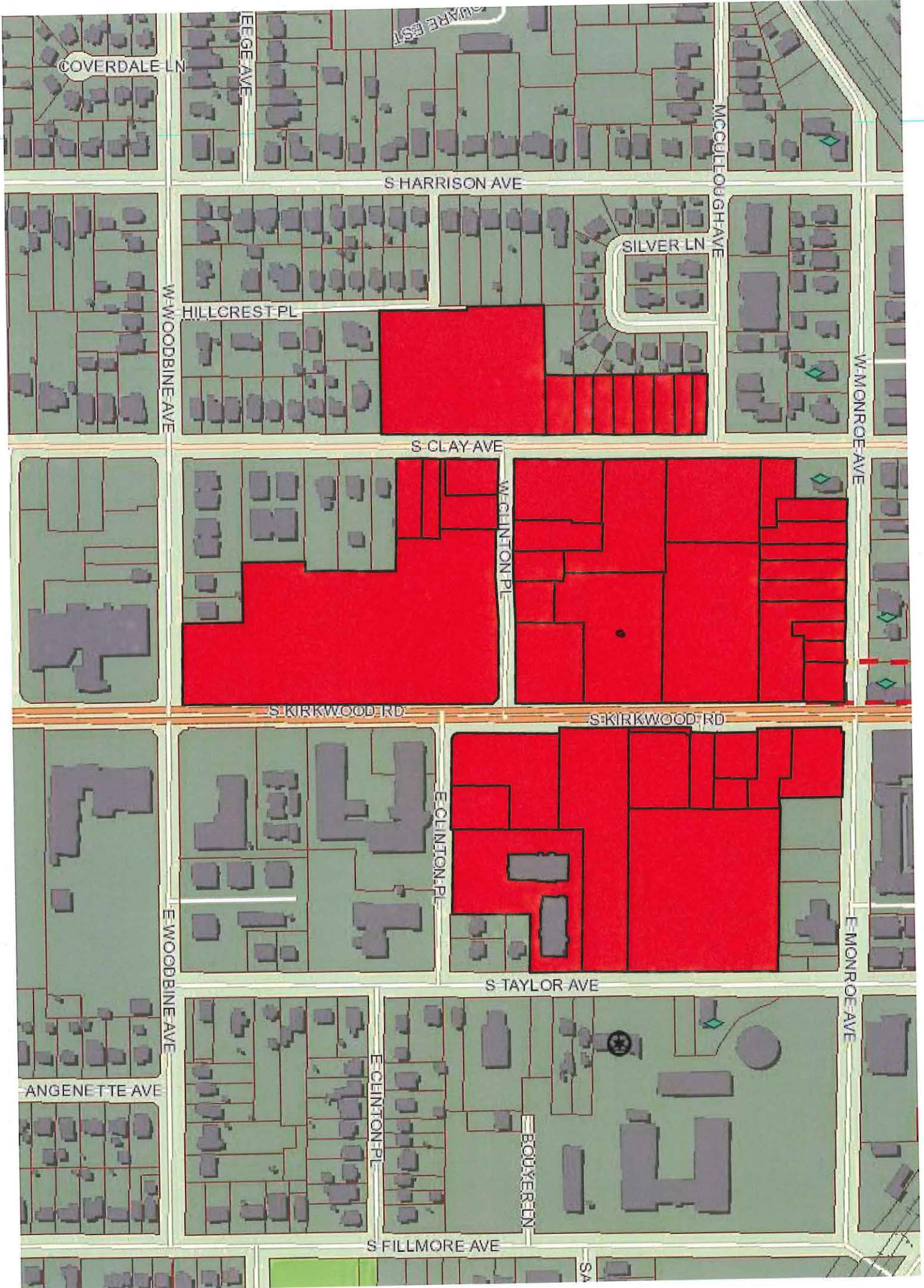
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before the City Council
of Kirkwood, MO

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COVERDALE LN

EDGE AVE

S HARRISON AVE

MCCULLOUGH AVE

S HARRISON AVE

SILVER LN

HILLCREST PL

W WOODBINE AVE

W MONROE AVE

S CLAY AVE

W CLINTON PL

S KIRKWOOD RD

S KIRKWOOD RD

E CLINTON PL

E MONROE AVE

S TAYLOR AVE

ANGENETTE AVE

E WOODBINE AVE

E CLINTON PL

BODKEREN

S FILLMORE AVE

SA

PROPERTY OWNER
437 S CLAY AVE, UNIT 1
SAINT LOUIS, MO 63122

PROPERTY OWNER
117 E CLINTON PL, UNIT 1
SAINT LOUIS, MO 63122

PROPERTY OWNER
1216 PASEO JUANITA ST
SIERRA VISTA, AZ 85635

PROPERTY OWNER
117 E CLINTON PL, UNIT 3
SAINT LOUIS, MO 63122

PROPERTY OWNER
5513 CARIBBEAN PL
JONESBOROR, AR 72404

PROPERTY OWNER
9942 WATSON RD
SAINT LOUIS, MO 63126

PROPERTY OWNER
417 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
132 E MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
6389 N QUAIL HOLLOW RD, STE 101
MEMPHIS, TN 38120

PROPERTY OWNER
117 E CLINTON PL, UNIT 7
SAINT LOUIS, MO 63122

PROPERTY OWNER
2201 3RD AVE, #1501
SEATTLE, WA 98121

PROPERTY OWNER
138 W CLINTON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
404 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, UNIT 5
SAINT LOUIS, MO 63122

PROPERTY OWNER
338 S KIRKWOOD RD, #103
SAINT LOUIS, MO 63122

PROPERTY OWNER
P.O. BOX 220881
SAINT LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, UNIT 3
SAINT LOUIS, MO 63122

PROPERTY OWNER
461 S CLAY AVE, UNIT D
SAINT LOUIS, MO 63122

PROPERTY OWNER
120 S CENTRAL AVE, STE 500
SAINT LOUIS, MO 63105

PROPERTY OWNER
1530 S 2ND ST
SAINT LOUIS, MO 63104

PROPERTY OWNER
350 S KIRKWOOD RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
132 E MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, UNIT 3
SAINT LOUIS, MO 63122

PROPERTY OWNER
1000 OAK GLEN CIR
BALLWIN, MO 63021

PROPERTY OWNER
1135 FRANCISCO ST, UNIT 8
SAN FRANCISCO, CA 94109

PROPERTY OWNER
27 SAPINGTON VILLA CT
SAINT LOUIS, MO 63126

PROPERTY OWNER
433 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
430 W JEFFERSON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
20 ALLEN AVE, STE 341
SAINT LOUIS, MO 63119

PROPERTY OWNER
123 W CLINTON PL, #2737
SAINT LOUIS, MO 63122

PROPERTY OWNER
20 ALLEN AVE, STE 400
SAINT LOUIS, MO 63119

PROPERTY OWNER
335 S KIRKWOOD RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
10406 ARTHUR PL
SAINT LOUIS, MO 63131

PROPERTY OWNER
451 S CLAY AVE, UNIT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
133 W CLINTON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
453 S CLAY AVE, UNIT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
453 S CLAY AVE, UNIT B
SAINT LOUIS, MO 63122

PROPERTY OWNER
455 S CLAY AVE, UNIT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
451 S CLAY AVE, UNIT B
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 3C
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 2D
SAINT LOUIS, MO 63122

PROPERTY OWNER
9942 WATSON RD
SAINT LOUIS, MO 63126

PROPERTY OWNER
441 S CLAY AVE, UNIT B
SAINT LOUIS, MO 63122

PROPERTY OWNER
2026 DOUGHERTY FERRY RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
441 S CLAY AVE, UNIT D
SAINT LOUIS, MO 63122

PROPERTY OWNER
443 S CLAY AVE, UNIT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
9395 SE 12TH ST
SUMMERFIELD, FL 34491

PROPERTY OWNER
1034 S BRENTWOOD BLVD #1492
SAINT LOUIS, MO 63117

PROPERTY OWNER
555 12TH ST, STE 1250
OAKLAND, CA 94607

PROPERTY OWNER
443 S CLAY AVE, UNIT C
SAINT LOUIS, MO 63122

PROPERTY OWNER
8767 D RD
WATERLOO, IL 62298

PROPERTY OWNER
459 S CLAY AVE, UNIT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
364 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
4922 BRUNSTON DR
SAINT LOUIS, MO 63129

PROPERTY OWNER
205 BEACON POINT LN
GROVER, MO 63040

PROPERTY OWNER
P.O. BOX 220526
SAINT LOUIS, MO 63122

PROPERTY OWNER
484 N TAYLOR ST
SAINT LOUIS, MO 63122

PROPERTY OWNER
419 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, UNIT 2
SAINT LOUIS, MO 63122

PROPERTY OWNER
431 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
133 W CLINTON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
143 W CLINTON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
P.O. BOX 220399
SAINT LOUIS, MO 63122

PROPERTY OWNER
338 S KIRKWOOD RD, UNIT 105
SAINT LOUIS, MO 63122

PROPERTY OWNER
305 S KIRKWOOD RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
309 S KIRKWOOD RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
106 W MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
124 W MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
128 W MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
130 W MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
41 BOPP LN
SAINT LOUIS, MO 63132

PROPERTY OWNER
1490 SCHOETTLER RD
CHESTERFIELD, MO 63017

PROPERTY OWNER
427 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
455 S CLAY AVE, UNIT B
SAINT LOUIS, MO 63122

PROPERTY OWNER
457 S CLAY AVE, UNIT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
338 S KIRKWOOD RD, UNIT 105/107
SAINT LOUIS, MO 63122

PROPERTY OWNER
435 S CLAY AVE, UNIT 6
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 3A
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 2B
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 3B
SAINT LOUIS, MO 63122

PROPERTY OWNER
425 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
117 E CLINTON PL, UNIT 4
SAINT LOUIS, MO 63122

PROPERTY OWNER
418 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
117 E CLINTON PL, UNIT 5
SAINT LOUIS, MO 63122

PROPERTY OWNER
338 S 117 E CLINTON PL, UNIT 6
SAINT LOUIS, MO 63122

PROPERTY OWNER
429 S CLAY AVE, UNIT 1
SAINT LOUIS, MO 63122

PROPERTY OWNER
340 W JEFFERSON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
412 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 1B
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 E CLINTON PL, UNIT 1C
SAINT LOUIS, MO 63122

PROPERTY OWNER
459 S CLAY AVE, UNIT D
SAINT LOUIS, MO 63122

PROPERTY OWNER
461 S CLAY AVE, UNIT B
SAINT LOUIS, MO 63122

PROPERTY OWNER
120 S CENTRAL AVE, STE 250
SAINT LOUIS, MO 63105

338
PROPERTY OWNER
437 S CLAY AVE, UNIT 8
SAINT LOUIS, MO 63122

PROPERTY OWNER
715 HAVENWOOD CIRCLE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1127 COUNTRY STONE DR
VALLEY PARK, MO 63088

PROPERTY OWNER
338 S KIRKWOOD RD, #101
SAINT LOUIS, MO 63122

PROPERTY OWNER
439 S CLAY AVE, UNIT 6
SAINT LOUIS, MO 63122

PROPERTY OWNER
9942 WATSON RD
SAINT LOUIS, MO 63126

PROPERTY OWNER
5412 LANGSWORTH DR
SAINT LOUIS, MO 63129

PROPERTY OWNER
2912 GREENLEAF DR
SAINT CHARLES, MO 63303

PROPERTY OWNER
806 ST ALBANS DR
FARMINGTON, MO 63640

338
PROPERTY OWNER
421 S CLAY AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
457 S CLAY AVE, UNIT B
SAINT LOUIS, MO 63122

PROPERTY OWNER
602 E DANIEL ST
ALBANY, MO 64402

PROPERTY OWNER
968 W HIGHWAY C
CHARLESTON, MO 63834

PROPERTY OWNER
950 HWY 98 E 7122
DESTIN, FL 32541

PROPERTY OWNER
433 S CLAY AVE, UNIT 5
SAINT LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE, UNIT 2
SAINT LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE, UNIT 3
SAINT LOUIS, MO 63122

PROPERTY OWNER
433 S CLAY AVE, UNIT 4
SAINT LOUIS, MO 63122

338
PROPERTY OWNER
437 S CLAY AVE, UNIT 3
SAINT LOUIS, MO 63122

PROPERTY OWNER
437 S CLAY AVE, UNIT 4
SAINT LOUIS, MO 63122



WHERE COMMUNITY AND SPIRIT MEET

March 21, 2019

Russell B. Hawes
Chief Administrative Officer

At the March 20, 2019, meeting of the Planning and Zoning Commission, the following action was taken:

1. After a presentation to subdivide the Kirkwood United Church of Christ property at 1525 and 1603 Dougherty Ferry Road into two lots, the Commission recommended approval.
2. After a presentation for Rush Bowls to operate a restaurant in Suite 103 of 343 South Kirkwood Road, the Commission recommended approval.
3. Staff provided updates on development projects recently reviewed by the City Council.
4. Staff provided an update on the upcoming Comprehensive Zoning & Subdivision Code Review project. A Subcommittee consisting of Commissioners Drewel, Mallinckrodt, and Eagleton was appointed to serve on the Steering Committee.
5. Staff provided information to the Commission on the various application processes that involve review by the Commission.

The next meeting will be held on April 3, 2019, at 7 p.m.

Respectfully submitted,

Allen Klippel, Chair
Planning and Zoning Commission

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-23-19; 343 S. KIRKWOOD ROAD, SUITE 103 – RUSH BOWLS (SUP – RESTAURANT)
DATE: MARCH 19, 2019
CC: BILL BENSING, PUBLIC SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET®

PROJECT DESCRIPTION:

The new restaurant, Rush Bowls, is proposed for suite 103 in the Pioneer Place Development at 343 S. Kirkwood Road. This space is approximately 1,000 gross square feet with seating for approximately 12 patrons. The majority of their business is anticipated to be for carry-out orders. The applicant expects a maximum of 4 employees on a shift during peak hours and hours of operation are proposed as Monday – Friday, 7am – 8pm; Saturday 8am – 9pm; and Sunday 8am – 7pm. The applicant may choose to provide accessory outdoor seating subject to certain conditions included in the Zoning Code. If provided, this seating would be for no more than 12 customers and would need to provide adequate clearance for the adjacent pedestrian walkway.

In 1998, suite 103 was approved for a restaurant as part of the Blue Water Grill which occupied suites 101-103. In March of 2018, suite 103 was once again approved to host the expansion of the adjacent restaurant at that time (Sushi Bistro). Since the March 2018 approval, Sushi Bistro has been replaced by My Greek Kitchen, but neither restaurant ever expanded into suite 103. This proposal would result in two separate restaurants operating in the same three tenant spaces that have been previously approved for restaurants by the City.

DISCUSSION:

Zoning Matters signs were posted on the property on March 15, 2019. Section A-1000: Parking Regulations of the Zoning Code states that the change of use of any premises within the downtown area shall be exempt from additional parking and loading requirements. In addition to this exemption, Staff would like to draw attention to a couple pieces of information related to parking. In 2018, there was a 16 space parking lot that was constructed by the property owners and said parking lot is used by the larger Pioneer Place Development. These 16 parking spaces are additional to what was provided in 1998 when the property was approved for a restaurant, Blue Water Grill, to occupy all three tenant spaces. The newly adopted Downtown parking rates would require 10 spaces per 1,000 square feet of gross floor area. This would result in a requirement of 10 parking spaces which are off-set by the 16 spaces recently installed for the entire development.

RECOMMENDATION:

Staff recommends this petition be **approved** with the following conditions:

1. A Special Use Permit shall be granted to allow for the operation of a restaurant on the property known as 343 South Kirkwood Road, Suite 103.
2. The project shall be constructed and maintained in accordance with the floor plan stamped "Received March 8, 2019, City of Kirkwood Public Services Department".

Attachments:

Planning & Zoning Application

Applicant Cover Letter

Proposed Floor Plan (Received 3/8/2019)

BILL

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A RESTAURANT AT 343 SOUTH KIRKWOOD ROAD SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Ken Moroney made application (PZ-23-19) for a Special Use Permit to operate a restaurant at 343 South Kirkwood Road, Suite 103; and

WHEREAS, the Planning and Zoning Commission did on the 20th day of March, 2019, recommend the granting of said Special Use Permit subject to certain conditions and did find that granting of said permit would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities, and that granting such permit would be consistent with the zoning laws; and

WHEREAS, the Council did on the 18th day of April, 2019, hold a public hearing with respect to such application after duly advertising and giving proper notice of such hearing and does find that the granting of such permit, subject to certain conditions, would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities; and

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

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

SECTION 1. A Special Use Permit is hereby granted for a restaurant on the property known as 343 South Kirkwood Road, Suite 103 subject to the following conditions:

1. The project shall be constructed and maintained in accordance with the floor plan stamped "Received March 8, 2019, City of Kirkwood Public Services Department".

SECTION 2. The approval of this special use permit shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 3. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.

SECTION 4. The applicant by accepting and acting under the Special Use Permit herein granted accepts the permit subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Ordinance and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this permit in the event such provisions are not complied with.

SECTION 5. The applicant and his successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

SECTION 6. The applicant further agrees by accepting and acting under this Special Use Permit herein granted that this Ordinance does not grant applicant any special rights, privileges, or immunities.

SECTION 7. This ordinance shall become null and void in the event the petitioner does not obtain a building permit for the construction approved by this ordinance within one year of the passage of this ordinance.

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 _____, 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Introduced:

1st Reading:

2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The applicant is requesting a Special Use Permit to operate a restaurant in the Pioneer Place development located at 343 S. Kirkwood, Suite 103. The space was most recently approved for an expansion of the adjacent restaurant in March of 2018. The adjacent restaurant never expanded and has since been replaced. A new and separate restaurant is now requesting the ability to operate in this same space. Additional information about the proposal and history of the location can be found in the attached Staff Memo.

Recommendations and Action Requested:

The Planning & Zoning Commission recommended approval unanimously at their meeting on March 20th. A public hearing is requested for the April 18th, 2019 City Council meeting. Following the public hearing, consideration by the City Council of the attached ordinance is requested.

Alternatives Available:

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES
If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche Date: 4/9/2019 Authenticated: raichejd

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



2019-04-18 PZ-23-19
Ordinance.doc
Microsoft Word 97 - 2003
Document
38.0 KB



2019-03-19 PZ-23-19
Memo.pdf
Adobe Acrobat Document
5.81 MB

 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

Diasapprove

Chief Administrative Officer's Comments:

BY:

George R. [Signature]

Date:

4/12/2019

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-23-19; 343 S. KIRKWOOD ROAD, SUITE 103 – RUSH BOWLS (SUP – RESTAURANT)
DATE: MARCH 19, 2019
CC: BILL BENSING, PUBLIC SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET[®]

PROJECT DESCRIPTION:

The new restaurant, Rush Bowls, is proposed for suite 103 in the Pioneer Place Development at 343 S. Kirkwood Road. This space is approximately 1,000 gross square feet with seating for approximately 12 patrons. The majority of their business is anticipated to be for carry-out orders. The applicant expects a maximum of 4 employees on a shift during peak hours and hours of operation are proposed as Monday – Friday, 7am – 8pm; Saturday 8am – 9pm; and Sunday 8am – 7pm. The applicant may choose to provide accessory outdoor seating subject to certain conditions included in the Zoning Code. If provided, this seating would be for no more than 12 customers and would need to provide adequate clearance for the adjacent pedestrian walkway.

In 1998, suite 103 was approved for a restaurant as part of the Blue Water Grill which occupied suites 101-103. In March of 2018, suite 103 was once again approved to host the expansion of the adjacent restaurant at that time (Sushi Bistro). Since the March 2018 approval, Sushi Bistro has been replaced by My Greek Kitchen, but neither restaurant ever expanded into suite 103. This proposal would result in two separate restaurants operating in the same three tenant spaces that have been previously approved for restaurants by the City.

DISCUSSION:

Zoning Matters signs were posted on the property on March 15, 2019. Section A-1000: Parking Regulations of the Zoning Code states that the change of use of any premises within the downtown area shall be exempt from additional parking and loading requirements. In addition to this exemption, Staff would like to draw attention to a couple pieces of information related to parking. In 2018, there was a 16 space parking lot that was constructed by the property owners and said parking lot is used by the larger Pioneer Place Development. These 16 parking spaces are additional to what was provided in 1998 when the property was approved for a restaurant, Blue Water Grill, to occupy all three tenant spaces. The newly adopted Downtown parking rates would require 10 spaces per 1,000 square feet of gross floor area. This would result in a requirement of 10 parking spaces which are off-set by the 16 spaces recently installed for the entire development.

RECOMMENDATION:

Staff recommends this petition be **approved** with the following conditions:

1. A Special Use Permit shall be granted to allow for the operation of a restaurant on the property known as 343 South Kirkwood Road, Suite 103.
2. The project shall be constructed and maintained in accordance with the floor plan stamped "Received March 8, 2019, City of Kirkwood Public Services Department".

Attachments:

Planning & Zoning Application

Applicant Cover Letter

Proposed Floor Plan (Received 3/8/2019)

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

CASE NUMBER: P2-23-19

DATE: 3/8/19

PROJECT ADDRESS: 343 S. KIRKWOOD RD
ZONING DISTRICT: B2 LOT SIZE: _____
LOCATOR NUMBER: _____

ACTION REQUESTED

- | | |
|---|---|
| <input type="checkbox"/> Zoning Change From _____ to _____ | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Community Unit Plan, Type: _____ | <input type="checkbox"/> Right-of-Way/Easement Vacation |
| <input checked="" type="checkbox"/> Special Use Permit, Category: <u>Restaurant</u> | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Subdivision Development, Number of Lots: _____ | Comments: <u>RUSH BOWLS</u> |
| <input type="checkbox"/> B4 Development Plan | _____ |
| <input type="checkbox"/> B5 Development Plan | _____ |

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): KEN MORONEY Signature: [Signature] Phone No.: 314 650 3028

Mailing Address: 8 WILSON RIDGE CT City: CHESTER FIELD State: MO Zip: 63005

E-mail Address: KEN.MORONEY@GMAIL.COM

Petitioner's Status: Corporation Partnership Individual

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

AGENT INFORMATION

Agent's Name: _____ Signature: _____ Phone No.: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

E-mail Address: _____

(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: Jonathan Brown, c/o Pioneer Place, LLC Name: _____

Signature: [Signature] Signature: _____

Address: 20 Allen Ave, # 400 Address: _____

City/State/Zip: Webster Groves, MO 63119 City/State/Zip _____

Phone: 314-968-0872 Phone: _____

FOR CITY USE ONLY

Date Received: 3/8/19 Total Received: \$ 1,000.00 Agenda Date: 3-20-19

- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
- CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____
- CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
- Letter of Credit Extension: \$100
- Rezoning: \$1,000
- Site Plan Review: \$1,000
- Site Plan Review Amendment \$600 or Extension: \$300
- Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
- Special Use Permit and Special Use Permit Amendments: \$1,000
- Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
- Vacation, Easement: \$75
- Vacation, Right-of-way: \$100
- Zoning Code Amendment: \$1,000

Final Subdivision Plat/Community Unit Plan/B-4or B-5 Development Plan

Date Received: _____ Total Received: \$ _____ Agenda Date: _____

- B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
- B-5 Development Plan Amendment (when public hearing is not required): \$500
- CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
- CUP Type C (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
- CUP Type A or C Time Extension on Final: \$300
- Sidewalk Waiver on _____ feet @ \$30/Foot = \$ _____ = \$ _____
- Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
- Site Plan, Mixed use in B2 Zoning District Amendment: \$300
- Subdivision Plat or CUP Type A (Final): _____ Lots @ \$100/Lot = \$ _____ + 1-1/4% of \$ _____ = \$ _____
- Subdivision Plat Development Plan Amendment: \$200

To Whom It May Concern:

3/8/2019

Hi, my wife Kim and I are trying to bring a healthy eating option to the city of Kirkwood. Rush Bowls is a franchise that serves fresh fruit blended meal-in-a-bowl options to healthy minded consumers. The typical ordering experience (in and out) takes less than 3 minutes and our patrons generally eat on the go.

Franchise History

Rush Bowls was launched in 2004, when founder, Andrew Pudalov, decided to leave the hustle and bustle of New York's financial scene to pursue his dream of creating a healthy, fast-dining restaurant that fueled people's lives with honest ingredients and delicious recipes. As a result, Rush Bowls was born in Boulder, Colorado, offering meals crafted from the finest fruit, topped with granola & honey, and blended with protein, vitamins and other nutritious ingredients that taste delicious while promoting a healthy lifestyle.

Rush Bowls started franchising nationwide in 2016. <http://www.rushbowls.com>

What's a Rush Bowl?

A Rush Bowl starts out with the finest all-natural fruit blended extra thick and creamy, to which we add nutrients, protein, juice or milk and an assortment of decadent yet wholesome ingredients. We top things off with crumbles of crunchy granola & a drizzle of the most delicious honey you've ever tasted. It is a complete meal-in-a-bowl designed to satisfy your hunger and fuel your life ...whatever your RUSH might be!

Operations

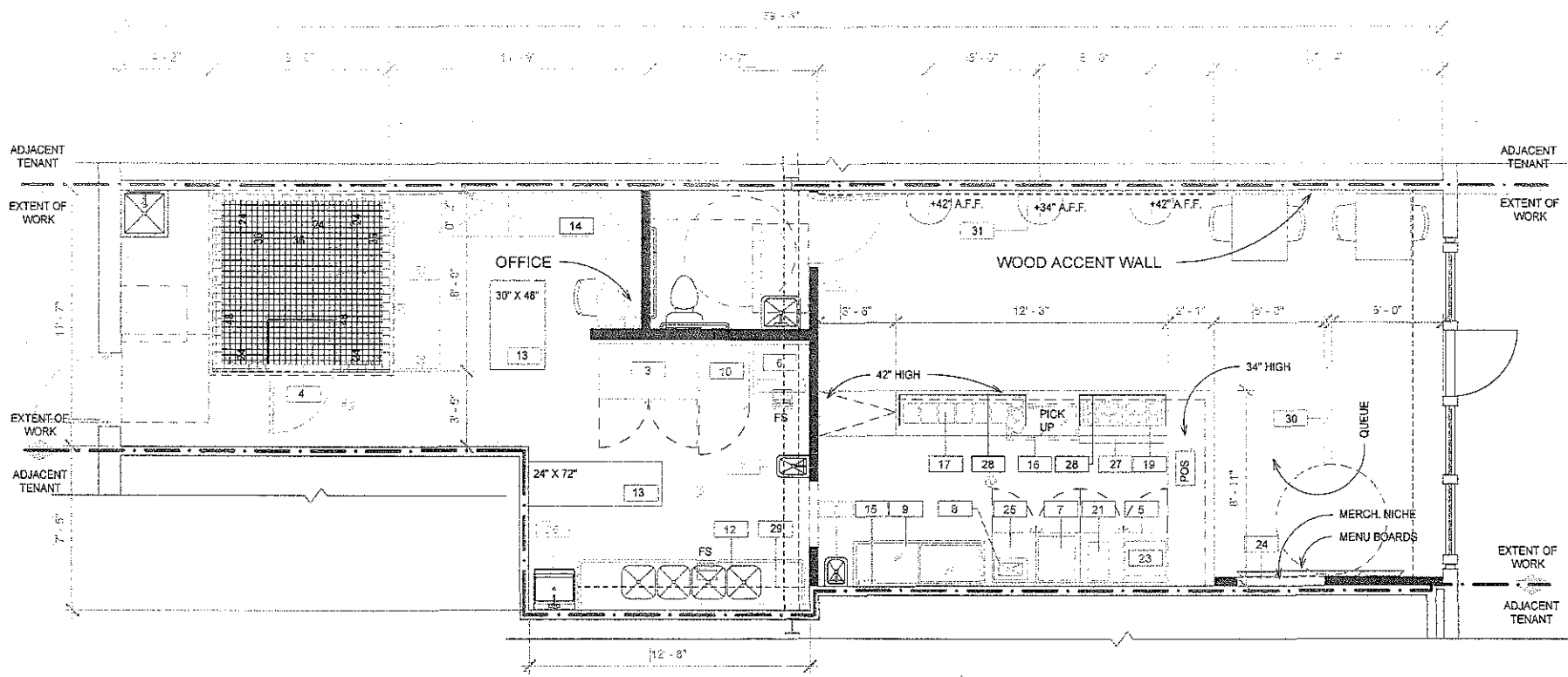
We currently have a single store in Central West End. The operations for this Kirkwood location are expected to be comparable in all ways

- Opened late March 2018
- Current Staff: 1 Manager, 5 part time employees. We have expanded up to 10 employees at times depending on volume.
- Daily Staffing: We generally can meet our intended volume with 1-2 employee during our open hours. 1-2 additional staff might be brought on during peak hours (lunch / dinner).
- Current Hours: M-F 7am – 8pm, Sat 8am – 9pm, Sun 8am – 7pm
- Seating: We are a quick service restaurant. Most of our customers leave with their product for on-the-go eating. However, for those that wish to stay and eat, we have 2 window bench counters (8 seats total) and a single 32" bar table (4 seats total).
- Floor Space – 1000 sq. ft.
- We also deliver meals via delivery partners: Door Dash, Uber Eats, Postmates
- Outdoor seating: We have 2 small tables with 4 seats each. These outdoor seats are optional and are subject to local availability and codes.

Sincerely,

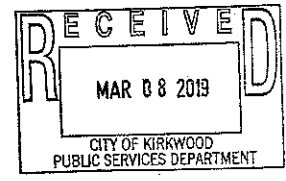


Ken Moroney



FLOOR PLAN - 1/4" = 1'-0"

TOTAL AREA: 1,016 SQ. FT.



SK 1



1309 - C Yellow Pine Ave | Boulder CO 80304 | T.303.444.1598 | E jrm@brayarchitecture.com

Projed No. 2016xx | December 18, 2016 | RUSH BOWLS : St Louis- Kirkwood

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the April 4, 2019 City Council Meeting Minutes
- b) Resolution 58-2019, authorizing the Mayor to enter into an Amended Cooperation Agreement with the cities of Glendale and Oakland for the Kirkwood Aquatic Center through March 31, 2020
- c) Resolution 60-2019, authorizing the purchase of Wholesale Summertime Block Power for the summers of 2021 and 2022 (not to exceed \$2,099,520)
- d) Resolution 61-2019, accepting the bid of N.B. West Contracting, Co. for 2019 Ultra-Thin Bonded Asphalt Wearing Surface and authorizing and directing the Mayor to enter into a contract (not to exceed amount of \$336,674.80)
- e) Resolution 62-2019, accepting the bid of Don Brown Chevrolet for the purchase of two 2019 Chevrolet Bolt Vehicles for the Electric Department and authorizing the issuance of a Purchase Order (\$65,938)
- f) Resolution 63-2019, accepting the proposal of Starfire Corporation for the City of Kirkwood 4th of July Fireworks Displays and authorizing and directing the Mayor to enter into a contract (not to exceed of \$22,000)



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

**KIRKWOOD CITY COUNCIL
KIRKWOOD CITY HALL
APRIL 4, 2019
7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, April 4, 2019, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Ward, Wurtz, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Laurie Asche, and City Attorney John Hessel.

AMENDING THE AGENDA

Motion was made by Council Member Ward and seconded by Council Member Zimmer to bring Bill 10690 on the floor for consideration. The motion was unanimously approved.

Bill 10690, amending the provisions of the Municipal Code, Appendix A – Zoning, regarding Building Height Requirements, was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Edman to table the bill. The motion was unanimously approved.

The bill was tabled.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for an amendment to the Special Use Permit to allow Nathaniel Reid Bakery at 11243 and 11245 Manchester Road to expand into the space at 11235 Manchester Road. Mr. Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on March 12, 2019, as Exhibit 1; an Affidavit of Publication in the Webster Kirkwood Times on March 15, 2019, as Exhibit 2; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 3; a list of property owners who were sent notice of the public hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated March 7, 2019, as Exhibit 5; a memo from City Planner Jonathan Raiche dated February 27, 2019, as Exhibit 6; and the Kirkwood Code of Ordinances as Exhibit 7.



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

City Planner Jonathan Raiche presented information pertaining to the request:

- The existing restaurant/bakery tenant, Nathaniel Reid Bakery, is requesting a Special Use Permit amendment to allow an expansion of their restaurant operations into an existing tenant space on the lower level of the same building.
- The gross square footage of the existing tenant space is approximately 2,000 square feet and the expansion is proposed for an additional 784 square feet.
- The expansion will allow for additional bread dough prep area and storage area for the existing bakery.
- No cooking activity or equipment is proposed for the additional area.
- The current bakery has hours of operation on Monday through Friday from 7:00 a.m. to 6:00 p.m. and on Saturday from 7:00 a.m. to 5:00 p.m.
- The applicant is not proposing any change to the hours of operation or to the number of employees.

The bill will be placed on the April 18, 2019 agenda for first reading consideration.

PUBLIC COMMENTS

1. Ed Golterman, 542 Wooddell Ct., spoke in regards to the Better Together City/County Merger plan.

CONSENT AGENDA

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

- a) Approval of the March 21, 2019 City Council Meeting Minutes
- b) Resolution 47-2019, transferring funds from the Water Distribution System Improvements Account, Project #WA1901, to the Purchased Water account for the purchase of potable water for the Water Department (\$27,000)
- c) Resolution 48-2019, transferring funds from the Pension Account to the Overtime Account for the Street Department (\$4,850)
- d) Resolution 49-2019, accepting the bid of Ford Asphalt Co., for the 2019 Asphalt Street Repairs and authorizing and directing the Mayor to enter into a contract (not to exceed amount of \$65,000)
- e) Resolution 50-2019, accepting the bid of Clark Equipment Co., d/b/a Bobcat Company (pursuant to MoDOT Cooperative Contract) for the purchase of a T595 T4 Bobcat Compact Track Loader for the Street Department and authorizing and directing the Director of Procurement to issue a Purchase Order (\$49,274.36)



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

- f) Resolution 51-2019, accepting the bid of Key Equipment & Supply Co., (pursuant to MoDOT Cooperative Contract) for the purchase of a Elgin
- g) Pelican Street Sweeper for the Street Department and authorizing and directing the Director of Procurement to issue a Purchase Order (\$225,205)
- h) Resolution 52-2019, accepting the bid of Joe Machens Ford (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2019 Ford Escape for the Building Commissioner and authorizing and directing the Director of Procurement to issue a Purchase Order (\$19,092)
- i) Resolution 53-2019, accepting the bid of Corrective Asphalt Materials for 2019 Emulsified Maltene Based Rejuvenator and authorizing and directing the Mayor to enter into a contract (not to exceed amount of \$22,468.44)
- j) Resolution 54-2019, accepting the bid of Lou Fusz Ford (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2019 Ford F-150 Responder AWD for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order (\$35,554.50)
- k) Resolution 55-2019, accepting the bid of Lou Fusz (pursuant to MoDOT Cooperative Contract) for the purchase of a 2019 Jeep Cherokee 4WD/AWD for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order (\$24,001)
- l) Resolution 56-2019, accepting the bid of Lou Fusz Ford (pursuant to MoDOT Cooperative Contract) for the purchase of a 2020 Ford Explorer AWD for Facilities Operations and authorizing and directing the Director of Procurement to issue a Purchase Order (\$30,369)

UNFINISHED BUSINESS

Motion was made by Council Member Duwe and seconded by Council Member Zimmer to bring Substitute Bill 10726 on the floor for consideration. The motion was unanimously approved.

Substitute Bill 10726, amending the provisions of the Municipal Code, Appendix A – Zoning, regarding the addition of a new Permitted Use Category (Multiple-Family Dwellings) in the B-2 General Business District, was brought before the council. A discussion took place.

Motion was made by Council Member Luetzow and seconded by Council Member Duwe to amend the bill by changing “Permitted Use” to “Special Use” wherever it reads in the bill. A discussion took place. The motion failed with Council Members Edman, Ward, Wurtz, Zimmer, and Mayor Griffin opposed.

Roll Call:

Mayor Griffin

“Yes”

City of Kirkwood – Council Meeting Minutes

April 4, 2019



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10575.

Bill 10733, adopting the 2015 International Mechanical Code, with modifications, as the Mechanical Code of the City of Kirkwood, regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use or maintenance of mechanical systems in the City of Kirkwood; providing for the issuance of permits and collection of fees therefore; and repealing the existing Mechanical Code, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10576.

Bill 10734, adopting the 2015 International Fuel Gas Code, with modifications, as the Fuel Gas Code of the City of Kirkwood, regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use or maintenance of fuel gas systems in the City of Kirkwood; providing for the issuance of permits and collection of fees, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10577.

Bill 10735, adopting the 2015 International Energy Conservation Code, with modifications, as the Energy Conservation Code of the City of Kirkwood, regulating and governing energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems in the City of Kirkwood; providing for the issuance of permits and collection of fees, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10578.

Bill 10736, adopting the 2015 International Plumbing Code, with modifications, as the Plumbing Code of the City of Kirkwood, regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use or maintenance of plumbing systems in the City of Kirkwood; providing for the issuance of permits and collection of fees; and repealing the existing Plumbing Code, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

The bill, having received majority approval of the council, was adopted and became Ordinance 10579.

Bill 10737, adopting the 2015 International Private Sewage Disposal Code, with modifications, as the Private Sewage Disposal Code of the City of Kirkwood, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of individual sewage systems in the City of Kirkwood; providing for the issuance of permits and collection of fees, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10580.

Bill 10738, adopting the 2015 International Swimming Pool and Spa Code, with modifications, as the Swimming Pool and Spa Code of the City of Kirkwood, regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use or maintenance of swimming pools and spas in the City of Kirkwood; providing for the issuance of permits and collection of fees, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10581.



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

Bill 10739, adopting the 2015 International Building Code, with modifications, as the City of Kirkwood Building Code, establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, quality of materials, erection, location, relocation, replacement, maintenance and use of all buildings and structures; providing for the issuance of permits and collection of fees; and repealing the existing Building Code, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10582.

Bill 10740, adopting the 2015 International Residential Code for one- and two-family dwellings, including Appendix A – "Sizing and Capacity of Gas Piping"; Appendix B – "Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances Listed for Use with Type B Vents"; Appendix C – "Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems"; Appendix E – "Manufactured Housing Used as Dwellings"; Appendix F – "Radon Control Methods"; Appendix G – "Piping Standards for Various Applications"; Appendix H – "Patio Covers"; Appendix I – "Private Sewage Disposal"; Appendix J – "Existing Buildings and Structures"; Appendix K – "Sound Transmission"; Appendix M – Home Day Care – R-3 Occupancy"; Appendix P – "Sizing of Water Pipe"; as published by the International Code Council, with modifications, as the Residential Code of the City of Kirkwood establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, quality of materials, erection, location, relocation, replacement, maintenance and use of all buildings and structures; providing for the issuance of permits and collection of fees; and repealing the existing Residential Code, was brought before the council. A discussion took place.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"

City of Kirkwood – Council Meeting Minutes

April 4, 2019



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10583.

Bill 10741, adopting the 2015 International Existing Building Code, with modifications, as the Existing Building Code of the City of Kirkwood, regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided in the City of Kirkwood; providing for the issuance of permits and collection of fees therefore, was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Luetzow	"Yes"
Council Member Duwe	"Yes"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

The bill, having received majority approval of the council, was adopted and became Ordinance 10584.

NEW BUSINESS

Bill 10742, appropriating \$32,004 from the Parks & Storm Water Fund Reserves to the Building & Site Improvements Account, Project #PR1912, amending the contract with Geotechnology Inc. in the amount of \$32,004 for a not to exceed amount of \$108,309 for additional Kirkwood Performing Arts Center Geotechnical Services and authorizing and directing the Mayor to enter into an amended contract, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Wurtz to accept the bill for first reading approval.

The bill received first reading approval and was held over.

Resolution 29-2019, approving the Site Plan for the property known as 204 S. Clay Avenue subject to certain conditions, was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Ward to accept the Resolution as read. A discussion took place.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"No"
Council Member Luetzow	"No"
Council Member Duwe	"No"
Council Member Edman	"Yes"
Council Member Zimmer	"Yes"

CONSENT AGENDA ITEMS FOR DISCUSSION NONE

CITY COUNCIL REPORTS

Council Member Duwe reported that the School Board of Education Acknowledged Teachers of the Year for 2019/2020.

Council Member Duwe reported that the Police Department will hold a "Risky Behavior" class at the Greentree Community Church on April 23, 2019 at 6:30 p.m.

Council Member Zimmer reported that 51 years ago today Dr. Martin Luther King Jr. passed away, and stated that it is important to take a public stand against violence.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes had nothing to report.

CITY ATTORNEY REPORT

Mr. Hessel applauded the City Council for exercising restraint at the public information meeting regarding the proposed City/County Merger and continues to caution elected officials to not use any public resources to speak on the topic.

CITY CLERK REPORT

Ms. Asche read the report of the April 3, 2019 Planning and Zoning Commission meeting. The following action took place:

1. After a presentation for Special Use Permits for Camp Bow Wow at 902 South Kirkwood Road, Commissioners Eagleton and Evens were appointed to the subcommittee. A meeting will be held at the site on April 8 at 1 p.m.
2. After a presentation to extend the Special Use Permit for BP at 10901 Manchester Road, a 12-month extension was recommended.
3. Staff provided updates on development projects recently reviewed by the City Council.



WHERE COMMUNITY AND SPORT MEET

DRAFT

Ms. Asche reported that there will be a Community Day in the Park on Saturday, April 27, 2019 from 10:00 a.m. to 12:00 p.m. at the Kirkwood Park, Lion's Pavilion.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 8:20 p.m. The next regular council meeting is scheduled for April 18, 2019, at 7:00 p.m.

Laurie Asche, CMC/MRCC
City Clerk

Approved:

RESOLUTION 58-2019

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED COOPERATION AGREEMENT (A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN) WITH THE CITIES OF GLENDALE AND OAKLAND FOR THE KIRKWOOD AQUATIC CENTER THROUGH MARCH 31, 2020.

WHEREAS, the City of Kirkwood passed Ordinance 8762 on September 17, 1998 and entered into a Cooperative Agreement with the Cities of Glendale and Oakland for the creation and operation of the Kirkwood Aquatic Center, and

WHEREAS, the Cooperative Agreement has expired and staff is recommending that the City of Kirkwood enter into an Amended Cooperation Agreement (a copy of which is attached hereto and incorporated by reference herein) with the Cities of Glendale and Oakland through March 31, 2020.

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

SECTION 1. The Mayor is hereby authorized to enter into an Amended Cooperation Agreement (a copy of which is attached hereto and incorporated by reference herein) with the Cities of Glendale and Oakland for the Kirkwood Aquatic Center through March 31, 2020.

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

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The original agreement between the Cities of Kirkwood, Glendale and Oakland that created and operated the Aquatic Center has reached the end of its twenty year original term. Both Glendale and Oakland have expressed an interest in continuing the partnership under the basic terms of the original agreement.

Recommendations and Action Requested:

This is a request to enter into an agreement with the Cities of Glendale and Oakland extending the original agreement for operating the Kirkwood Aquatic Center for one additional year as outlined in the "Amended Cooperation Agreement."

Alternatives Available:

Cost: \$0.00 Account #: 10120044511101 Project #: Budgeted: YES

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

Department Head Comments:

See attached.

BY: Murray Pounds

Date: 4/10/2019

Authenticated: poundsm

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



Glendale-Oakland 2019
Extension Memo.docx
Microsoft Word Document
137 KB



SLDOCS01-#2320293-v3-
Amendment_to_Kirkwood_Gle
ndale_Oakland_Cooperation_A
greement.DOCX
Microsoft Word Document
28.2 KB

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

Diasapprove

Chief Administrative Officer's Comments:

BY:

George R. Ogden

Date:

4/12/2019

From the desk of:
Murray Pounds, Director of Parks and Recreation
111 S. Geyer Road, Kirkwood, MO 63122
Phone: 314-822-5857 Fax: 314-984-5931
E-mail: poundsm@kirkwoodmo.org



Memo

To: Kirkwood City Council
From: Murray Pounds
CC: Russ Hawes
Date: April 9, 2019
Re: Glendale/Oakland Aquatic Agreement Extension

Twenty years have passed since the opening of the Kirkwood Aquatic Center on June 26, 1999. The unique agreement that brought together the Cities of Kirkwood, Glendale and Oakland to create the center has reached the end of its term. All three communities are interested in extending the agreement. This legislative request is prepared in support of extending the existing agreement for one additional year, even as discussions are being held to see how all three communities can share in providing parks and recreation services in the future.

The proposed agreement (attached) calls for previous arrangements to remain in place for the most part. This includes eligibility for access to programs and the aquatic center facility on the part of Glendale and Oakland residents. The three communities would continue to share in the costs for operations and capital repairs on the same basis as in the past. This means Glendale would contribute 16.94% and Oakland 3.94% of such costs. Payments for the 2019 pool season would be due in Kirkwood's FY 2021-22. Glendale's contribution would be capped at \$54,761, and Oakland's contribution would not exceed \$14,665. Both figures represent 10% more than budgeted amounts for operational costs and capital repairs. Any changes to these amounts would need to be approved in advance by Glendale and Oakland.

AMENDED COOPERATION AGREEMENT

A Cooperation Agreement (the "Agreement") was originally made and entered into as of the 24th day of September, 1998 by and among the City of Kirkwood, a municipal corporation of the State of Missouri ("Kirkwood"), the City of Glendale, a municipal corporation of the State of Missouri ("Glendale") and the City of Oakland, a municipal corporation of the State of Missouri ("Oakland", and collectively with Kirkwood and Glendale, the "Cities") to set forth the terms and conditions with respect to the financing, construction, ownership, operation and maintenance of an aquatic center facility located in Kirkwood, Missouri (the "Facility"). The Agreement is hereby amended by the Cities as of the ___ day of _____, 2019, as follows (the "Amendment") so that the Cities can extend the term of the Agreement by one year in order to provide the Cities with additional time to address the ongoing operation of the Facility and the ongoing payments needed to address the costs and expenses for the operation, maintenance, repairs, additions, improvements and modifications to the Facility.

The City Council of Kirkwood authorized the execution of this Amendment by Resolution 58-2019 adopted on April 18, 2019; the Board of Aldermen of Glendale authorized the execution of this Amendment by Ordinance 02-19 adopted on February 19, 2019; and the Board of Aldermen of Oakland authorized the execution of this Amendment by Ordinance 874 adopted on April 8, 2019.

1. Term of the Amended Agreement. The Term of the Agreement commenced on the original Commencement Date of the original Agreement and continued for a period of twenty (20) years following the Bond Closing Date. The Parties as of the date of this Amendment agree that the Agreement shall continue for an additional one (1) year. The Parties acknowledge Ongoing Contribution Payments represent Glendale's and Oakland's expectations for their respective continued use of the Facility.

2. 2017 and 2018 Swim Season Payments. For the 2017 and 2018 swim seasons, each City will pay its respective percentage of the deficit in operating costs together with its respective percentage of the capital expenditures actually incurred in substantially the amounts set forth in the estimates attached hereto as Exhibit A, with a variance not greater than 10 percent of such estimates for both operating expenses and capital expenditures for the 2018 swim year. The payments by Glendale and Oakland for the 2017 and 2018 swim years will be made in arrears after invoices are received from Kirkwood as set forth in the Agreement.

3. 2019 Swim Season and Payments. Pursuant to this Amendment, the rights and responsibilities of the Cities and their residents for the 2019 swim season shall remain as established in the Agreement with the Cities remaining responsible for contributing their respective portions (4.44% for Oakland, 16.58% for Glendale and 78.98% for Kirkwood) of the actual deficit in operating costs and expected capital expenditures substantially in the amounts shown in the estimates for 2019 attached hereto as Exhibit A, with a variance not greater than 10 percent of the combined estimates for operating expenses and capital expenditures. Thus, Glendale's contribution would not exceed \$54,761 (\$49,783 x 110%) and Oakland's contribution would not exceed \$14,665 (\$13,332 x 110%).

4. Unexpected Necessary Expenditures in 2019. In the event of any unexpected, necessary expenditure during the 2019 swim year resulting in payments being needed in amounts greater than set forth in Exhibit A, the legislative bodies of each City would need to approve such additional expenditures in advance, subject to Kirkwood's right to make any expenditure its City Council approves with or without assistance from Oakland and/or Glendale.

Except as expressly amended herein, the Agreement remains in full force and effect as originally written.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first above written.

CITY OF KIRKWOOD

Attest:

By: _____
Timothy E. Griffin, Mayor

CITY OF GLENDALE

Attest:

By: _____
Richard Magee, Mayor

CITY OF OAKLAND

Attest:

By: _____
Andrew M. Stewart, Mayor

RESOLUTION 60-2019

A RESOLUTION AUTHORIZING THE PURCHASE OF WHOLESAL
SUMMERTIME BLOCK POWER FOR THE SUMMERS OF 2021 AND 2022 IN THE
AMOUNT OF NOT TO EXCEED \$2,099,520.

WHEREAS, the Electric Department recommends purchasing wholesale summertime
block power for the summers of 2021 and 2022, and

WHEREAS, Summertime block power can be purchased from the Midwest Independent
System Operator market versus obtaining a contract for power via a solicitation, and

WHEREAS, the Electric Director recommends the authorization to purchase wholesale
summertime block power for the summers of 2021 and 2022 in the amount not to exceed
\$2,099,520, and

WHEREAS, funds are to be available in Account #501-2111-480.62.01.

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

SECTION 1. The City is hereby authorized and directed to purchase wholesale
summertime block power for the summers of 2021 and 2022 in the amount not to exceed
\$2,099,520.

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

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan YES

Goal # & Title Goal #1 - Enhance the Quality of Life of Citizens

Background To Issue:

The Electric Department has determined that summertime wholesale market prices for the summers of 2021-2022 are significantly lower than its current purchase price for power.

Recommendations and Action Requested:

The department recommends approval of a resolution to purchase summertime block power for the summer of 2021 and 2022 for an amount not to exceed \$699,840 annually or a total amount of \$2,099,520.

Alternatives Available:

Summertime block power could be purchased from the MISO market versus obtaining a contract for power via a solicitation. A purchase now will assure a savings over current purchases. Waiting for market conditions in 2021 and beyond would be risking those savings and speculating on market conditions in the future.

Cost: \$2,099,520.00 Account #: 50121114806201 Project #: Budgeted: YES

If YES, Budgeted Amount: \$2,965,248.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

The department recommends approval of the resolution in order to lock in future savings.

BY: Mark Petty

Date: 4/8/2019

Authenticated: pettyma

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: David Weidler

Date: 4/8/2019

Authenticated: weidledc

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

 File Attachment

 File Attachment

 File Attachment

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

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: John Adams

Date: 4/11/2019

Authenticated: aschelb

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY: 

Date: 4/12/2019

RESOLUTION 61-2019

A RESOLUTION ACCEPTING THE BID OF N.B. WEST CONTRACTING, CO. IN THE NOT TO EXCEED AMOUNT OF \$336,674.80 (WHICH INCLUDES A CONTINGENCY OF \$25,000) FOR 2019 ULTRA-THIN BONDED ASPHALT WEARING SURFACE AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, pursuant to law, the City obtained bids for 2019 Ultra-Thin Bonded Asphalt Wearing Surface, and

WHEREAS, the most responsible bid received was that of N.B. West Contracting, Co. in the not to exceed amount of \$336,674.80 (which includes a contingency of \$25,000) and which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Public Services, and

WHEREAS, funds are available in Account #301-1401-600.75.14, Project #PW2001.

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

SECTION 1. The bid of N.B. West Contracting, Co. in the not to exceed amount of \$336,674.80 (which includes a contingency of \$25,000) for 2019 Ultra-Thin Bonded Asphalt Wearing Surface is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with N.B. West Contracting, Co. in the not to exceed amount of \$336,674.80 (which includes a contingency of \$25,000) for 2019 Ultra-Thin Bonded Asphalt Wearing Surface.

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

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan YES

Goal # & Title: Goal #4 Improve Public Infrastructure; Objective A

Background To Issue:

The Engineering Department has selected asphalt streets to receive ultra thin bonded asphalt wearing surface. The project includes selective edge milling, asphalt wedging and application of the wearing surface to streets prepped the previous fiscal year. Bid advertisements for construction of the project were sent to contractor's through the Purchasing Department. N.B. West Contracting, Co. submitted a low bid of \$311,674.8.

Recommendations and Action Requested:

It is recommended the City Council accept the bid submitted by N.B. West Contracting, Co. for construction services and \$25,000 contingency for a total contract amount of \$336,674.80.

Alternatives Available:

Cost: \$336,674.80 Account #: 30114016007514 Project #: PW2001 Budgeted: YES

If YES, Budgeted Amount: \$2,200,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Ted Dunkmann

Date: 4/9/2019

Authenticated: dunkmatj

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: David Weidler


Date: 4/11/2019

Authenticated: weidledc

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


13006 Resolution Letter.pdf
Adobe Acrobat Document
170 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:

BY: John Adams

Date: 4/11/2019

Authenticated: aschelb

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

Approve

Diasapprove

Chief Administrative Officer's Comments:

BY:

George Lee Boyd

Date:

4/12/2019

April 11, 2019

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: 2019 Ultra-Thin Bonded Asphalt Wearing Surface, Bid # 13006

Sealed bids were publicly opened on April 5, 2019. The bid tabulation is as follows:

<u>Vendor</u>	<u>Total Base Bid</u>
N.B. West Contracting, Co	\$311,674.80


Bid requests were also sent to Pace Construction; however they did not submit a bid.

The bid was provided to Ted Dunkmann, City Engineer, for review. It is recommended that the bid be awarded to N.B. West Contracting, Co., as their bid of \$311,674.80 is the lowest responsible bid meeting specifications.

Funding is available in the amount of \$2,200,000 in account number 301-1401-600.75-14, the project number is PW2001.

Attached is a request from Ted Dunkmann, City Engineer, for a resolution authorizing a contract to be issued to N.B. West Contracting, Co in the amount of \$311,674.80 with a contingency of \$25,000.00 for a total not to exceed value of \$336,674.80 for 2019 Ultra-Thin Bonded Asphalt Wearing Surface.

Respectfully,



David Weidler, CPPO, CPPB
Procurement Director

RESOLUTION 62-2019

A RESOLUTION ACCEPTING THE BID OF DON BROWN CHEVROLET IN THE AMOUNT OF \$65,938 FOR THE PURCHASE OF TWO 2019 CHEVROLET BOLT VEHICLES FOR THE ELECTRIC DEPARTMENT AND AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER.

WHEREAS, pursuant to law, the City obtained bids for the purchase of two 2019 Chevrolet Bolt Vehicles for the Electric Department, and

WHEREAS, the most responsible bid received was that of Don Brown Chevrolet in the amount of \$65,938 and which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Electric, and

WHEREAS, funds are available in Account #501-2115-480.75.06, Project #EL2005.

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

SECTION 1. The bid of Don Brown Chevrolet in the amount of \$65,938 for the purchase of two 2019 Chevrolet Bolt Vehicles for the Electric Department is hereby accepted and approved.

SECTION 2. The Director of Procurement is hereby authorized and directed to issue a Purchase Order to Don Brown Chevrolet in the amount of \$65,938 for two 2019 Chevrolet Bolt Vehicles for the Electric Department.

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

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan YES

Goal # & Title Goal 1 - Enhance the Quality of Life for Kirkwood Citizens

Background To Issue:

The Electric, Fleet and Purchasing Departments solicited bids for the purchase of two Chevrolet Bolts to replace two vehicles at the Electric Department.

Recommendations and Action Requested:

Approval of a resolution not to exceed \$65,938 accepting the bid of Dan Brown Chevrolet Inc. for the purchase of two 2019 Chevrolet Bolts.

Alternatives Available:

This equipment is being purchased via a competitive bid process. This is a standard vehicle for electric line system investigator field work.

Cost: \$65,938.00 Account #: 50121154807506 Project #: EL2005 Budgeted: YES

If YES, Budgeted Amount: \$72,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

The purchase of this electric vehicle is outlined in the 5-year capital plan and is part of the department's ongoing effort promote energy efficiency. The department recommends approval of this purchase.

BY: Mark Petty

Date: 4/8/2019

Authenticated: pettyma

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: David Weidler

Date: 4/11/2019

Authenticated: weidledc

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



13062 Resolution Letter.pdf
Adobe Acrobat Document
55.4 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:

BY: John Adams

Date: 4/11/2019

Authenticated: aschelb

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY: George Lee Ogden

Date: 4/12/19

Vehicles being replaced are a 2001 Ford Taurus
and a 2000 Ford Crown Victoria. Both have exceeded
the replacement criteria set by the Fleet Department.

April 11, 2019

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: 2019 Chevrolet Bolt Vehicles (2), Bid # 13062

Sealed bids were publicly opened on April 3, 2019. The bid tabulation is as follows:

Vendor	Unit Cost	Total Cost
Don Brown Chevrolet	\$32,969.00	\$65,938.00
Lou Fusz Chevrolet	\$32,991.00	\$65,982.00

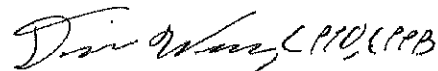
Bid requests were also sent to Chris Auffenberg Chevrolet, Crossroads Chevrolet, Paoge Chevrolet, Tesla, and West Brothers Chevrolet; however they did not submit bids.

The bids were provided to Mark Petty, Electric Director, for evaluation. It is recommended that the bid be awarded to Don Brown Chevrolet, as their bid of \$65,938.00 is the lowest responsive and responsible bid.

Funds are available in account number 501-2115-480-75.06; project number EL2005, in the amount of \$72,000.00.

Attached is a request from Mark Petty, Electric Director, requesting a purchase order be issued to Don Brown Chevrolet in the amount of \$65,938.00 for two 2019 Chevrolet Bolt Vehicles.

Respectfully,



David Weidler, CPPO, CPPB
Procurement Director

RESOLUTION 63-2019

A RESOLUTION ACCEPTING THE PROPOSAL OF STARFIRE CORPORATION IN THE AMOUNT NOT TO EXCEED OF \$22,000 (WHICH INCLUDES A CONTINGENCY OF \$500) FOR THE CITY OF KIRKWOOD 4TH OF JULY FIREWORKS DISPLAYS AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, a Request for Proposals was developed and proposals were received for the City of Kirkwood 4th of July Fireworks Displays, and

WHEREAS, a Selection Committee consisting of the Director of Procurement, Director of Parks and Recreation, Superintendent of Recreation, Fire Chief, Fire Captain, and Procurement Officer/Analyst reviewed the proposals, and

WHEREAS, the Selection Committee recommends Starfire Corporation as the most qualified to provide the City of Kirkwood 4th of July Fireworks Displays, and

WHEREAS, funds are available in Account #101-2009-451.31.10.

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

SECTION 1. The proposal of Starfire Corporation in the amount not to exceed of \$22,000 (which includes a contingency of \$500) for the City of Kirkwood 4th of July Fireworks Displays is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with Starfire Corporation in the amount not to exceed of \$22,000 (which includes a contingency of \$500) for the City of Kirkwood 4th of July Fireworks Displays.

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

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The most recent contract for the annual July 4 fireworks display has expired. It is time to select a contractor to provide this service. A total of \$22,000 is included in this year's budget for this service. This amount is an increase of \$2,000 over the maximum price in the previous contract.

Recommendations and Action Requested:

This request is to enter into a contract with Starfire Corporation to provide an annual July 4th fireworks display for July 4, 2019, with an option to renew for up to four additional years. The cost for the initial 2019 show is for \$21,500, plus an additional contingency of \$500 to cover the cost of any weather delays for a total, not to exceed cost, of \$22,000.00, to be charged to Account 101-2009-451-3210 (professional Services)

Alternatives Available:

Show could be canceled or a show for a lower cost could be bid.

Cost: \$22,000.00 Account #: 10120094513110 Project #: Budgeted: YES

If YES, Budgeted Amount: \$22,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Proposals were solicited for the annual July 4 fireworks display. Two responses were received, one from J & M Displays and the other from Starfire Corporation. J & M's proposal was priced at the maximum allowed of \$22,000, while Starfire's was priced at \$21,500. Review of the two proposals showed a higher number of shells in Starfire's proposed program. The combination of lower cost and higher number of shells resulted in the recommendation that the contract be awarded to Starfire.

BY: Murray Pounds

Date: 4/8/2019

Authenticated: poundsm

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: David Weidler

Date: 4/11/2019

Authenticated: weidledc

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



12795 Resolution Letter.pdf
Adobe Acrobat Document
254 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:

BY: John Adams

Date: 4/11/2019

Authenticated: aschelb

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY: George Lee Cagland

Date: 4/12/2019

April 9, 2019

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: City of Kirkwood 4th of July Fireworks Displays, RFP #12795.

Per Article VI., Procurement of the City of Kirkwood's Code of Ordinances, a selection committee was appointed by the Chief Administrative Officer and chaired by the Director of Procurement to review and recommend to Council a qualified company to provide City of Kirkwood 4th of July Fireworks Displays for the Parks and Recreation Department.

On February 8, 2019, Request for Proposal # 12795 was issued to Extreme Pyrotechnics, LLC, Gateway Fireworks Displays, J & M Displays, Inc., Fireworks-Lasers Inc, Premier Pyrotechnics, Inc., and Starfire Corporation.

Proposals were received from J & M Displays, Inc., and Starfire Corporation.

A Selection Committee consisting of David Weidler, Director of Procurement, Murray Pounds, Director of Parks & Recreation, Kyle Henke, Superintendent of Recreation, James Silvernail, Fire Chief, Dennis Fischer, Fire Captain, and Dan Gatti, Procurement Officer/Analyst, reviewed the proposals.

The general scope of services and display requirements requested is as follows:

The display is to be executed on the grounds of Kirkwood Park, located at 614 W. Adams Avenue, Kirkwood, Missouri at sunset on July 4, 2019. If the contract for these services is renewed on an annual basis, performances will be scheduled on the July 4th through 2023. A map depicting the area and safety zone for the fireworks display was included with this Request for Proposal, reference Attachment A. The City reserves the right to modify the safety zones & performance dates as it may deem necessary.

The successful company will be responsible for executing the fireworks display and furnishing a sufficient number of experienced pyrotechnic personnel to execute a safe display, as referenced in section VIII, Qualifications and Experience. The company shall ensure that they are familiar with the entire performance site for each display prior to submitting a proposal.

The Selection Committee reviewed and evaluated the proposals submitted based on the following criteria:

- Specialized experience and technical competence of Firm with respect to the type of services required.

- Capacity and capability of Firm to perform the work in question, including specialized services, within the time limitations fixed for the completion of the project.
- Past record of performance of Firm with respect to such factors as control of costs, quality of work, and ability to meet schedules.
- Firm's proximity to and familiarity with the area in which the projects are located.
- Proposed schedule of fees.

After review of the qualified company's proposals to perform these services, the Selection Committee is recommending Starfire Corporation to provide City of Kirkwood 4th of July Fireworks Display.

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

Funds in the amount of \$22,000.00 are available in account number, 101-2009-451-31-10.

Attached is a request from Murray Pounds, Director of Parks and Recreation, for a resolution authorizing a contract to be issued to Starfire Corporation in the not-to-exceed amount of \$22,000.00, which includes a \$500 contingency, for the City of Kirkwood 4th of July Fireworks Displays.

Respectfully,

A handwritten signature in black ink, appearing to read "David Weidler", with the initials "CPPO, CPPB" written to the right of the signature.

David Weidler, CPPO, CPPB.
Director of Procurement

BILL 10742

ORDINANCE

AN ORDINANCE APPROPRIATING \$32,004 FROM THE PARKS & STORM WATER FUND RESERVES TO THE BUILDING & SITE IMPROVEMENTS ACCOUNT, PROJECT #PR1912, AMENDING THE CONTRACT WITH GEOTECHNOLOGY INC. IN THE AMOUNT OF \$32,004 FOR A NOT TO EXCEED AMOUNT OF \$108,309 FOR ADDITIONAL KIRKWOOD PERFORMING ARTS CENTER GEOTECHNICAL SERVICES AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, a Request for Proposal was developed and awarded for Geotechnical Services for the Kirkwood Performing Arts Center to Geotechnology Inc. on March 1, 2018, and

WHEREAS, as construction has gotten underway the amount of testing, consulting, and engineering work related to a variety of soil and site conditions, additional work on the part of Geotechnology Inc. will be required to properly complete the project, and

WHEREAS, Geotechnology Inc. submitted a proposal for the work required, and

WHEREAS, staff recommends the City amend the contract with Geotechnology Inc. for additional Kirkwood Performing Arts Center Geotechnical Services in the amount of \$32,004 for a not to exceed of \$108,309, and

WHEREAS, funds in the amount of \$32,004 need to be appropriated from the Parks & Storm Water Fund Reserves to Account #302-2001-600.75.03 (Building & Site Improvements), Project #PR1912.

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

SECTION 1. Funds in the amount of \$32,004 are hereby appropriated from the Parks & Storm Water Fund Reserves to Account #302-2001-600.75.03 (Building & Site Improvements), Project #PR1912.

SECTION 2. The proposal of Geotechnology Inc. in the amount of \$32,004 for a not to exceed amount of \$108,309 for additional Kirkwood Performing Arts Center Geotechnical Services is hereby accepted and approved.

SECTION 3. The Mayor is authorized and directed to enter into an amended contract with Geotechnology Inc. in the amount of \$32,004 for a not to exceed amount of \$108,309 for additional Kirkwood Performing Arts Center Geotechnical Services.

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

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 4/4/2019

Step #1:

Strategic Plan YES

Goal # & Title #4 Nurture downtown Kirkwood

Background To Issue:

In March of 2018 Geotechnology was selected and placed under contract to provide a wide range of geotechnical services, including soils investigations, testing of various materials and engineering services as it relates to soil and other environmental conditions for the Performing Arts Center. As construction of the site has gotten underway the amount of testing, consulting and engineering work related to a variety of soil and site conditions additional work on the part of Geotechnology will be required to properly complete the project.

Recommendations and Action Requested:

The specific action requested is to increase the contract amount with Geotechnology Inc. by \$32,004.00 to a not to exceed figure of \$108,309.00, and further appropriating \$32,004.00 from reserves of the Parks and Storm Water Sales Tax Fund to Account 302-2001-600-7503 (Building & Site Improvements) Project PR1912, PAC Construction.

Alternatives Available:

An attempt could be made to limit the amount of services provided by Geotechnology, but at the risk to the integrity of the building.

Cost: \$32,004.00 Account #: 30220016007503 Project #: PR1912 Budgeted: NO

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

Department Head Comments:

Because of various and unknown soil conditions at the PAC site, the need for the services from Geotechnology Inc. has been expanded well beyond the origin scope and amount of services proposed by Geotechnology. Such services include materials testing, engineering work related to improvement of ground conditions and monitoring of use and transfer of unsuitable soils at the site.

BY: Murray Pounds

Date: 3/18/2019

Authenticated: poundsm

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:


[Empty text box for Purchasing Director's Comments]


BY: David Weidler

Date: 3/28/2019

Authenticated: weidledc

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

 File Attachment

 File Attachment

 File Attachment

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

Appropriation

From Account # or Fund Name: Park & Storm Water Fund reserves

To Account # or Fund Name: 302-2001-600-7503 PR1911

Finance Director's Comments:

Park & Storm Water Fund has adequate available fund balance to appropriate the above requested \$32,004 into account 302-2001-600-7503, Building and Site Improvement Project PR1911.

BY: John Adams

Date: 3/28/2019

Authenticated: stephesf

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

Approve Diasapprove

Chief Administrative Officer's Comments:

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

BY: 

Date: 3-29-19

RESOLUTION 28-2018

A RESOLUTION TRANSFERRING FUNDS IN THE AMOUNT OF \$19,000 FROM ACCOUNT #302-2001-491.10.10 TO ACCOUNT #302-2001-600.75.03, ACCEPTING THE PROPOSAL OF GEOTECHNOLOGY INC. IN THE AMOUNT NOT TO EXCEED OF \$19,000 FOR ADDITIONAL KIRKWOOD PERFORMING ARTS CENTER GEOTECHNICAL SERVICES AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, a Request for Proposals was developed and proposals were received for a additional Kirkwood Performing Arts Center Geotechnical Services, and

WHEREAS, a Selection Committee consisting of the Director of Procurement, Director of Parks and Recreation, Superintendent of Recreation, and City Engineer reviewed the proposals, and

WHEREAS, the Selection Committee recommends Geotechnology Inc. as the most qualified to provide additional Kirkwood Performing Arts Center Geotechnical Services, and

WHEREAS, funds in the amount of \$19,000 need to be transferred from Account #302-2001-491.10.10 to Account #302-2001-600.75.03, and

WHEREAS, these funds need to be reappropriated to Fiscal Year 2018/2019 budget since services may not be completed by the end of the 2017/2018 fiscal year.

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

SECTION 1. Funds in the amount of \$19,000 are hereby transferred from Account #302-2001-491.10.10 to Account #302-2001-600.75.03.

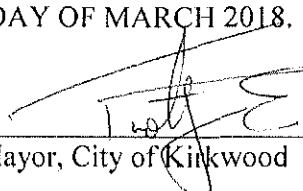
SECTION 2. The proposal of Geotechnology Inc. in the amount not to exceed of \$19,000 for additional Kirkwood Performing Arts Center Geotechnical Services is hereby accepted and approved.

SECTION 3. The Mayor is hereby authorized and directed to enter into a contract with Geotechnology Inc. in the amount not to exceed of \$19,000 for additional Kirkwood Performing Arts Center Geotechnical Services.

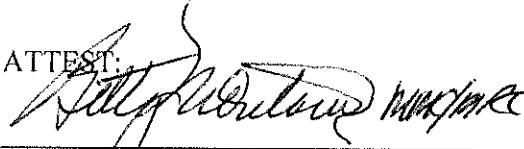
SECTION 4. Funds in the amount of \$19,000 shall be reappropriated to the Fiscal Year 2018/2019 budget.

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

PASSED AND APPROVED THIS 1ST DAY OF MARCH 2018.



Mayor, City of Kirkwood

ATTEST:


City Clerk

SUBSTITUTE BILL 10742

ORDINANCE

AN ORDINANCE APPROPRIATING \$40,261 FROM THE PARKS & STORM WATER FUND RESERVES TO THE BUILDING & SITE IMPROVEMENTS ACCOUNT, PROJECT #PR1912, AMENDING THE CONTRACT WITH GEOTECHNOLOGY INC. IN THE AMOUNT OF \$40,261 FOR A NOT TO EXCEED AMOUNT OF \$116,566 FOR ADDITIONAL KIRKWOOD PERFORMING ARTS CENTER GEOTECHNICAL SERVICES AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, a Request for Proposal was developed and awarded for Geotechnical Services for the Kirkwood Performing Arts Center to Geotechnology Inc. on March 1, 2018, and

WHEREAS, as construction has gotten underway the amount of testing, consulting, and engineering work related to a variety of soil and site conditions, additional work on the part of Geotechnology Inc. will be required to properly complete the project, and

WHEREAS, Geotechnology Inc. submitted a proposal for the work required, and

WHEREAS, staff recommends the City amend the contract with Geotechnology Inc. for additional Kirkwood Performing Arts Center Geotechnical Services in the amount of \$40,261 for a not to exceed of \$116,566, and

WHEREAS, funds in the amount of \$40,261 need to be appropriated from the Parks & Storm Water Fund Reserves to Account #302-2001-600.75.03 (Building & Site Improvements), Project #PR1912.

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

SECTION 1. Funds in the amount of \$40,261 are hereby appropriated from the Parks & Storm Water Fund Reserves to Account #302-2001-600.75.03 (Building & Site Improvements), Project #PR1912.

SECTION 2. The proposal of Geotechnology Inc. in the amount of \$40,261 for a not to exceed amount of \$116,566 for additional Kirkwood Performing Arts Center Geotechnical Services is hereby accepted and approved.

SECTION 3. The Mayor is authorized and directed to enter into an amended contract with Geotechnology Inc. in the amount of \$40,261 for a not to exceed amount of \$116,566 for additional Kirkwood Performing Arts Center Geotechnical Services.

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

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Laurie Asche

From: Murray W Pounds
Sent: Wednesday, April 10, 2019 10:44 AM
To: Laurie Asche
Cc: Russell B. Hawes; David Weidler; Kyle K. Henke
Subject: Geotechnology Contract Increase

Follow Up Flag: Follow up
Flag Status: Flagged

Since creating the legislative request to increase the contract amount for geotechnical services for the Performing Arts Center, Bill 10742, that passed its first reading on April 4, 2019, I have been made aware that additional funding will be required to complete the work. This additional work is related to the need to monitor and record the transport of additional unsuitable soils beyond what was previously anticipated when the previous increase was calculated as well as additional testing for imported fill materials. Geotechnology is projecting the need to spend an additional \$8,257 for this additional work. As a result, I am requesting that the not to exceed amount for their contract as shown in the current Bill be increased from \$108,309 to \$116,566.

Please advise if any additional information is required.

Murray Pounds, Director
Kirkwood Parks and Recreation
111 S. Geyer Road, Kirkwood MO 63122
P: 314-822-5857 F: 314-984-5931

Don't forget to follow Kirkwood Parks and Recreation on Facebook and on Twitter (KirkwoodParkRec)

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BILL 10743
ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AMENDMENT FOR A RESTAURANT (NATHANIEL REID BAKERY) ON THE PROPERTY KNOWN AS 11235, 11243 & 11245 MANCHESTER ROAD SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Nathaniel Reid made application (PZ-21-19) for a special use permit amendment to expand the existing restaurant on the property known 11243 & 11245 Manchester Road into the tenant space known as 11235 Manchester Road; and

WHEREAS, the Planning and Zoning Commission did on the 6th day of March, 2019, by adopting the Staff memo dated February 27, 2019, (attached hereto and incorporated by reference herein), recommend the granting of said Special Use Permit amendment subject to certain conditions and did find that granting of said permit would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities, and that granting such permit would be consistent with the zoning laws; and

WHEREAS, the Council did on the 4th day of April, 2019, hold a public hearing with respect to the special use permit amendment after duly advertising and giving proper notice of such hearing and does find that the granting of such permit, subject to certain conditions, would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities; and

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

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

SECTION 1. A Special Use Permit amendment for a restaurant is hereby granted on the property known as 11235, 11243, & 11245 Manchester Road subject to the following conditions:

1. A Special Use Permit be granted for a restaurant (bakery) and be limited to the tenant spaces at 11235, 11243, and 11245 Manchester Road.
2. The project shall be consistent with the floor plan stamped "Received November 2, 2015, City of Kirkwood Public Works Department" and the annotated as-built floor plan stamped "February 22, 2019, City of Kirkwood Public Works Department", except as noted herein.
3. Indoor seating shall be limited to 12 chairs.
4. Outdoor music shall not be permitted.
5. Any new rooftop equipment, air-conditioning units and mechanical equipment related to the project shall be completely screened from view of adjoining properties and right-of-way.
6. The Architectural Review Board shall approve all signs prior to the issuance of a Sign Permit.

SECTION 2. The approval of this Special Use Permit Amendment shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 3. The premises and improvements as approved by this Special Use Permit Amendment shall be in good working order and maintained in good repair at all times.

SECTION 4. The applicant by accepting and acting under the Special Use Permit Amendment herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Ordinance and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this permit in the event such provisions are not complied with.

SECTION 5. The applicant further agrees by accepting and acting under this Special Use Permit Amendment granted herein that this Ordinance does not grant applicant any special rights, privileges, or immunities

SECTION 6. This Ordinance shall become null and void in the event the petitioner does not obtain a building permit for the construction approved by this Ordinance within one year of the passage of this ordinance.

SECTION 7. The applicant and his successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

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 _____, 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Introduced:

1st Reading:

2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 4/4/2019

Step #1:

Strategic Plan Select... Goal # & Title :

Background To Issue:

The owner of the Nathaniel Reid Bakery has applied for an expansion of his existing restaurant/bakery into a tenant space below his current space. The expansion is proposed for additional dry storage, cold storage, and dough prep. The expansion will not increase employees or seating for the restaurant. Additional information is provided in the attached Staff memo.

Recommendations and Action Requested:

The Planning & Zoning Commission unanimously recommended approval of the SUP amendment at their meeting on March 6, 2019. A public hearing is requested along with Council consideration of the recommendation from the P&Z Commission.

Alternatives Available:

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES

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

Department Head Comments:

BY: Jonathan Raiche

Date: 3/26/2019

Authenticated: raichejd

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



2019-04-04 PZ-21-19
Ordinance.docx
Microsoft Word Document
20.9 KB



2019-03-06 PZ-21-19 Staff
Memo.pdf
Adobe Acrobat Document
11.4 MB

 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

Diasapprove

Chief Administrative Officer's Comments:

BY:



Date:

3-29-19

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-21-19; 11235 MANCHESTER ROAD –
NATHANIEL REID BAKERY (SUP AMEND –
RESTAURANT)
DATE: FEBRUARY 27, 2019
CC: BILL BENSING, PUBLIC SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET ®

PROJECT DESCRIPTION:

The existing restaurant/bakery tenant, Nathaniel Reid Bakery, in the Cambridge Building is requesting a Special Use Permit Amendment to allow an expansion of their restaurant operations into an existing tenant space on the lower level of the same building. The gross square footage of the existing tenant space is approximately 2,000 sf and the expansion is proposed for an additional 784 sf. As referenced in the attached cover letter submitted by the applicant, the expansion space will allow for additional bread dough prep area and storage area for the existing bakery. No cooking activity or equipment is proposed for the additional area.

The current bakery operates under Ordinance 10,297 (attached). This ordinance limits indoor seating to 12 chairs and prohibits outdoor music. The current bakery has hours of operation on Monday through Friday from 7:00am to 6:00pm and on Saturday from 7:00am to 5:00pm. The applicant is not proposing any change to the hours of operation or to the number of employees.

DISCUSSION:

Zoning Matters signs will be placed on the property by March 1st for proper notification of the application. Because there is no increase in seating area for the bakery and no additional employees proposed, there is no additional parking required by the Zoning Code for this proposal. Staff recommends that the conditions of Ordinance 10,297 be carried forward into the new ordinance as conditions noted below.

RECOMMENDATION:

Staff recommends this petition for a Special Use Permit for a Restaurant on the properties known as 11235, 11243, and 11245 Manchester Road be **approved** with the following conditions:

1. The project shall be consistent with the floor plan stamped "received November 2, 2015, City of Kirkwood Public Works Department" and the annotated as-built floor plan stamped "February 22, 2019, City of Kirkwood Public Works Department", except as noted herein.
2. Indoor seating shall be limited to 12 chairs.
3. Outdoor music shall not be permitted.
4. Any new rooftop equipment, air-conditioning units and mechanical equipment related to the project shall be completely screened from view of adjoining properties and right-of-way.
5. The Architectural Review Board shall approval all signs prior to the issuance of a Sign Permit.

Attachments:

Planning & Zoning Application

Applicant Cover Letter dated February 21, 2019

Annotated As-Built Floor Plan stamped February 22, 2019

Ordinance 10,297

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

DATE: 2/21/19

CASE NUMBER: P2-21-19
 PROJECT ADDRESS: 11235 Manchester Rd 63122
 ZONING DISTRICT: B3 LOT SIZE: _____
 LOCATOR NUMBER: 22N34-0639

ACTION REQUESTED

- | | |
|---|---|
| <input type="checkbox"/> Zoning Change From _____ to _____
<input type="checkbox"/> Community Unit Plan, Type: _____
<input checked="" type="checkbox"/> Special Use Permit, Category: <u>Restaurant</u>
<input type="checkbox"/> Subdivision Development, Number of Lots: _____
<input type="checkbox"/> B4 Development Plan
<input type="checkbox"/> B5 Development Plan | <input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Right-of-Way/Easement Vacation
<input type="checkbox"/> Other: _____
Comments: <u>EXPAND TO LOWER LEVEL</u> |
|---|---|

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): Nathaniel Reid Signature: [Signature] Phone No.: 702-378-6715
 Mailing Address: 11243 Manchester Rd City: Kirkwood State: MO Zip: 63122
 E-mail Address: Nathaniel@urbanbakery.com

Petitioner's Status: Corporation Partnership Individual
 Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: _____ Signature: _____ Phone No.: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 E-mail Address: _____

(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: _____ Name: TIM BOEGEMAN, BAYWOOD REALTY, AGENT FOR HARRY M BOEGEMAN LIVING TRUST
 Signature: _____ Signature: [Signature]
 Address: _____ Address: 8922 Manchester Rd.
 City/State/Zip: _____ City/State/Zip: St. Louis, MO 63144
 Phone: _____ Phone: office: (314) 967-9900 cell: (314) 369-3984

FOR CITY USE ONLY

- Date Received: 2-22-19 Total Received: \$ 1000 Agenda Date: 3-6-19
- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 - CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____
 - CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 - Letter of Credit Extension: \$100
 - Rezoning: \$1,000
 - Site Plan Review: \$1,000
 - Site Plan Review Amendment \$800 or Extension: \$300
 - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
 - Special Use Permit and Special Use Permit Amendments: \$1,000
 - Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
 - Vacation, Easement: \$75
 - Vacation, Right-of-way: \$100
 - Zoning Code Amendment: \$1,000

Final Subdivision Plat/Community Unit Plan/B-4or B-5 Development Plan

- Date Received: _____ Total Received: \$ _____ Agenda Date: _____
- B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
 - B-5 Development Plan Amendment (when public hearing is not required): \$500
 - CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
 - CUP Type C (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
 - CUP Type A or C Time Extension on Final: \$300
 - Sidewalk Waiver on _____ feet @ \$30/Foot = \$ _____ = \$ _____
 - Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
 - Site Plan, Mixed use in B2 Zoning District Amendment: \$300
 - Subdivision Plat or CUP Type A (Final): _____ Lots @ \$100/Lot = \$ _____ + 1-1/4% of \$ _____ = \$ _____
 - Subdivision Plat Development Plan Amendment: \$200

February 21, 2019

Jonathan D. Raiche, AICP
City Planner, City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

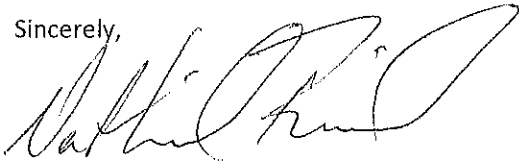
Dear Mr. Raiche,

Nathaniel Reid Bakery is a retail bakery providing breakfast pastries, sandwiches, sweets and non-alcoholic beverages to the Kirkwood community since August 1st 2016. We are located at 11243 and 11245 Manchester Rd. Our business hours are Monday through Friday from 7am until 6pm, Saturday from 7am until 5pm and closed on Sundays. We would like to expand our storage and prep space to meet the demands of our customer base. In order to meet these demands we would like to lease a vacant space (11235 Manchester Rd.) in the Cambridge Building.

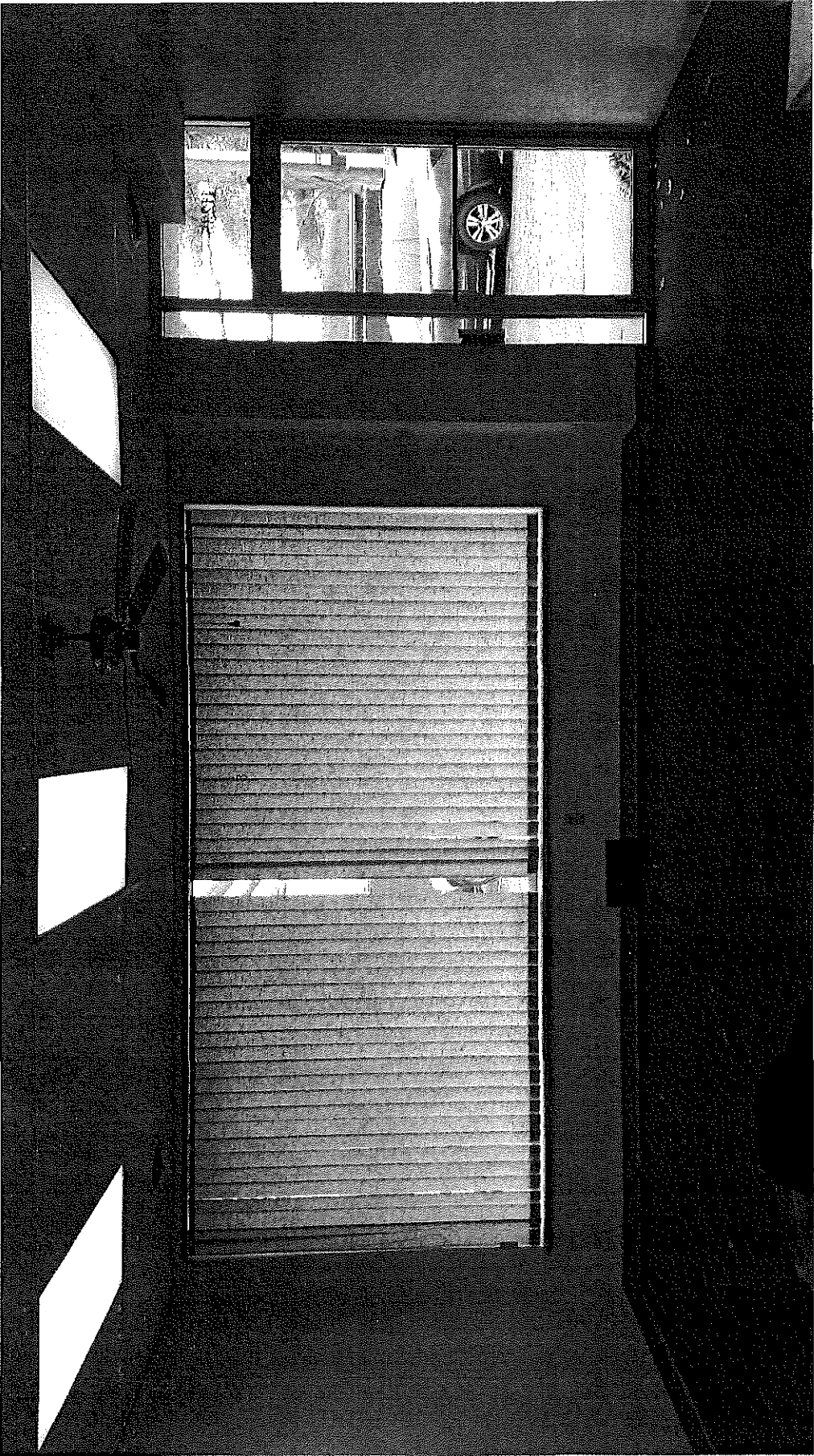
The use of 11235 Manchester road would be for storage and light food prep (no cooking). There would be no access to this space for customers and is strictly for employees only. The items to be stored in this area would be overflow of refrigeration and freezer items from our current space. It would also allow us to have additional paper storage and buy packaging in larger quantities. The light food prep would be used to mix and shape breads.

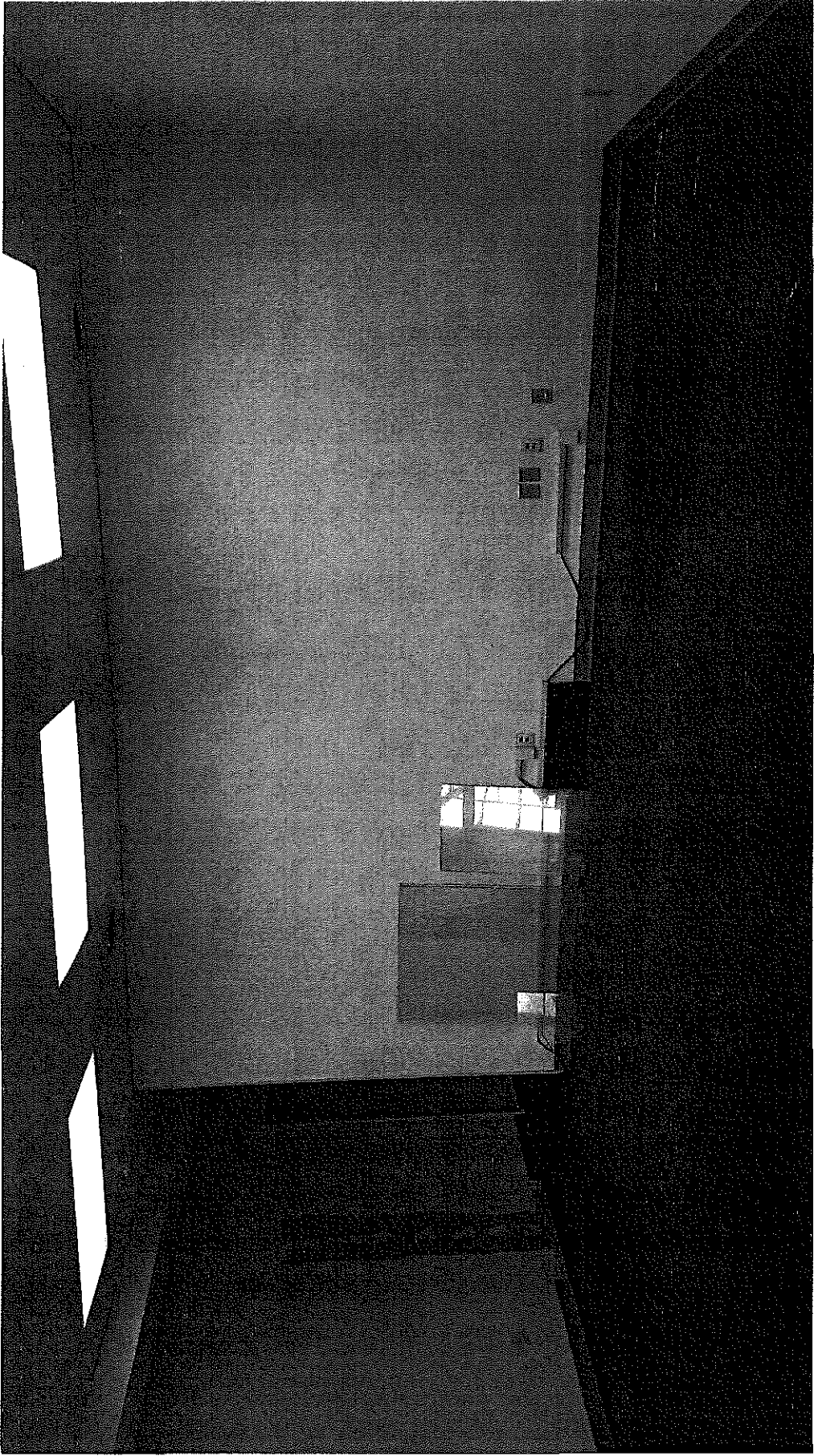
By leasing the additional space, we would not be changing any hours to our current operation. We would not be changing the number of employees working (currently 10 at any time) in our operation, just moving some of their work stations to this new area. We would not have an increase in parking demand either, and would be saving spaces on the parking lot compared to if this unit was leased to a new client. We would not be increasing our retail space or design of the current bakery.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathaniel Reid', written in a cursive style.

Nathaniel Reid





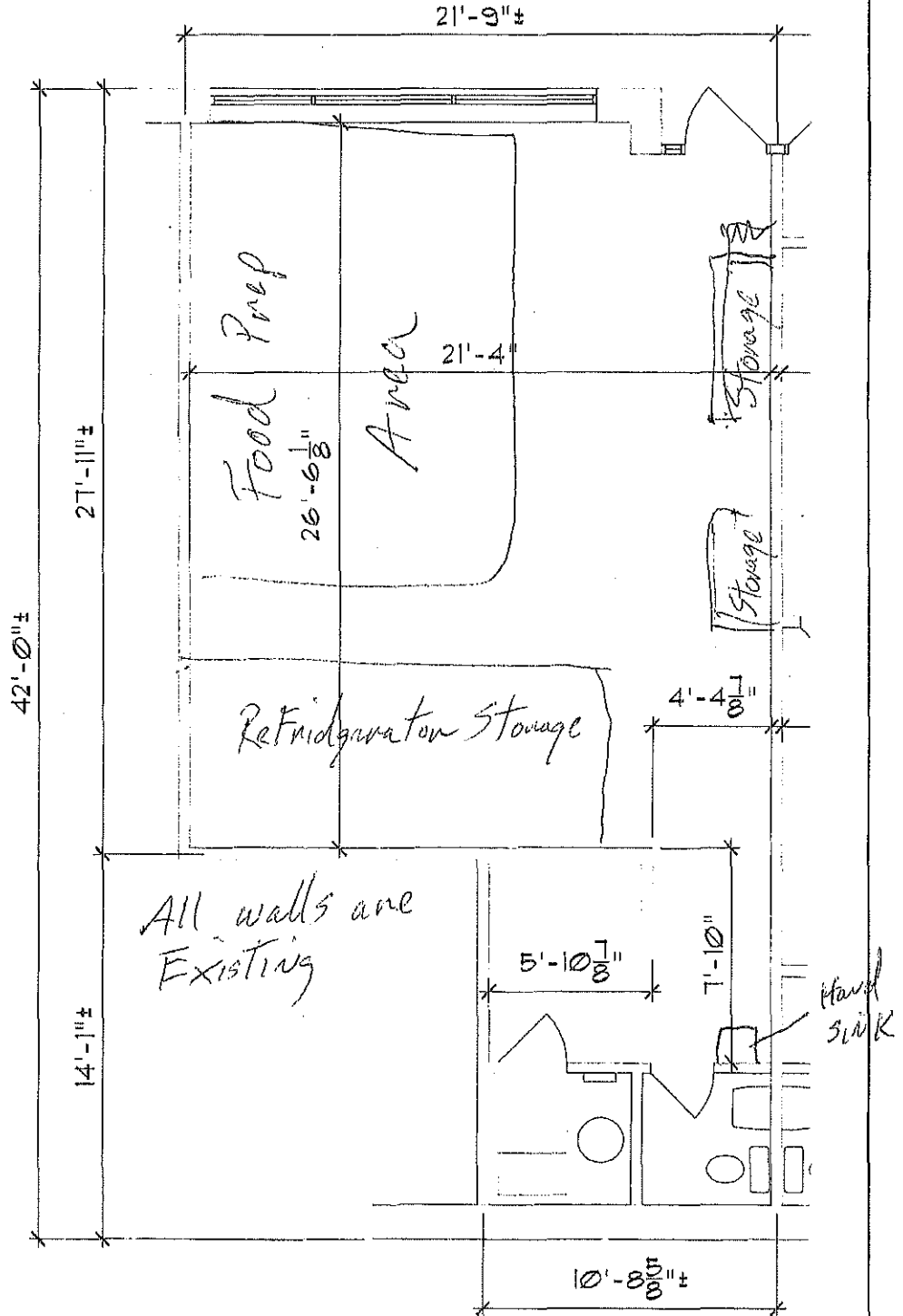
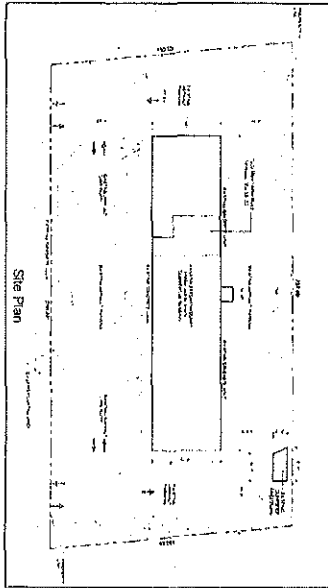


THE CAMBRIDGE BUILDING

11215 - 11247 Manchester Road, Kirkwood, MO 63122

Quick Reference Data:

- * Approx. 784 Square Feet
- * Conveniently located just west of Geyer Road
- * Convenient parking
- * Great mix of co-tenants!



Baywood Rlty & Constr Corp.
 8922 Manchester Rd, St. Louis, MO 63144
 Contact: Tim Boegeman (314)962-9900x4



As-Built Floor Plan | 11235 Manchester Road, Kirkwood, MO 63122

Property owner and management make no representations as to the suitability or viability of the Premises or its infrastructure for any use. Building as built takes precedence over this plan as drawn. Field verification of all aspects is necessary prior to reliance on this plan. This plan may not be to scale.

BILL 10448A

ORDINANCE 10297

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A RESTAURANT (REIDS PASTRY & CHOCOLATE, LLC) ON THE PROPERTY KNOWN AS 11243 & 11245 MANCHESTER ROAD SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Nathaniel Reid made application (PZ-04-16) for a special use permit for a restaurant on the property known 11243 & 11245 Manchester Road; and

WHEREAS, the Planning and Zoning Commission did on the 7th day of October, 2015, by adopting the subcommittee report dated October 7, 2015, (attached hereto and incorporated by reference herein), recommend the granting of said Special Use Permit subject to certain conditions and did find that granting of said permit would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities, and that granting such permit would be consistent with the zoning laws; and

WHEREAS, the Council did on the 5th day of November, 2015, hold a public hearing with respect to the special use permit after duly advertising and giving proper notice of such hearing and does find that the granting of such permit, subject to certain conditions, would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities; and

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

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

SECTION 1. A Special Use Permit for a restaurant (bakery) is hereby granted on the property known as 11243 & 11245 Manchester Road subject to the following conditions:

1. The project shall be consistent with the floor plan stamped "Received November 2, 2015, City of Kirkwood Public Works Department", except as noted herein.
2. Indoor seating shall be limited to 12 chairs.
3. Outdoor music shall not be permitted.
4. Any new rooftop equipment, air-conditioning units and mechanical equipment related to the project shall be completely screened from view of adjoining properties and right-of-way.
5. The Architectural Review Board shall approve all signs prior to the issuance of a Sign Permit.

SECTION 2. The approval of this Special Use Permit and Site Plan Approval shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 3. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.

SECTION 4. The applicant by accepting and acting under the Special Use Permit herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Ordinance and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this permit in the event such provisions are not complied with.


SECTION 5. The applicant further agrees by accepting and acting under this Special Use Permit and Site Plan Approval herein granted that this Ordinance does not grant applicant any special rights, privileges, or immunities

SECTION 6. This Ordinance shall become null and void in the event the petitioner does not obtain a building permit for the construction approved by this Ordinance within one year of the passage of this ordinance.

SECTION 7. The applicant and his successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

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

PASSED AND APPROVED THIS 19TH DAY OF NOVEMBER 2015.



Mayor, City of Kirkwood

ATTEST:



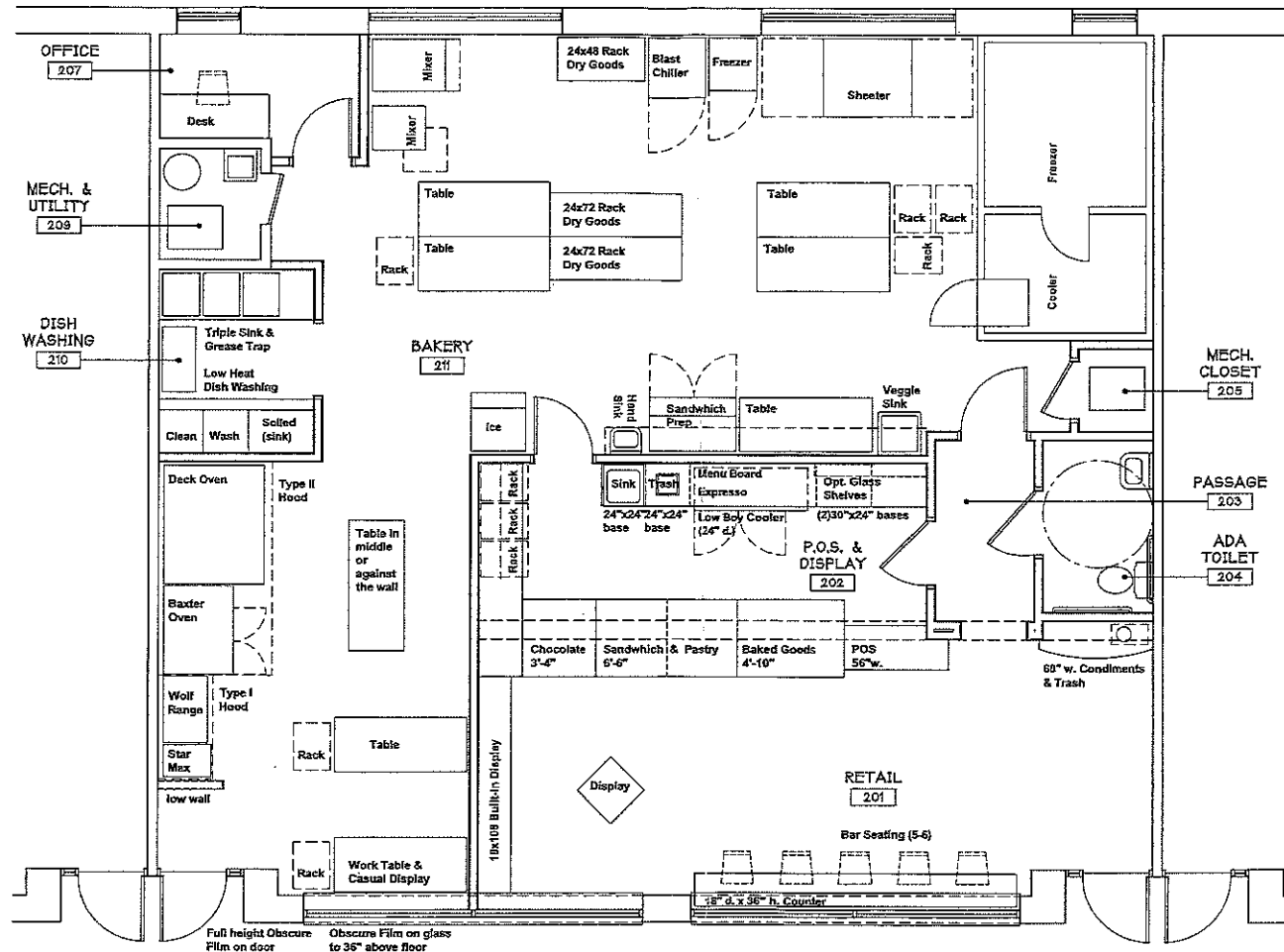
Deputy City Clerk

Public Hearing: November 5, 2015

1st Reading: November 5, 2015

2nd Reading: November 19, 2015

RECEIVED
 NOV 02 2015
 CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT



1
BAKERY FLOOR PLAN - REVISED (designed occupant load of 15)
 A2.1 3/16" = 1'-0"

——— EXISTING WALLS
 - - - - - NEW WALLS

Preliminary
 Not For
 Construction

Ann Stahl, AIA
 7428 Warner Ave
 St. Louis, MO 63117
 314.775.3888
 MO License A-2011002772

Date
9.17.15

Issue 1.0
Special Use Permit
 Revised 10.30.15

Tenant Build-Out for
 Baywood Realty & Construction Company
A Bakery
 11245 Manchester Road
 Kirkwood, Missouri 63122
 Saint Louis County

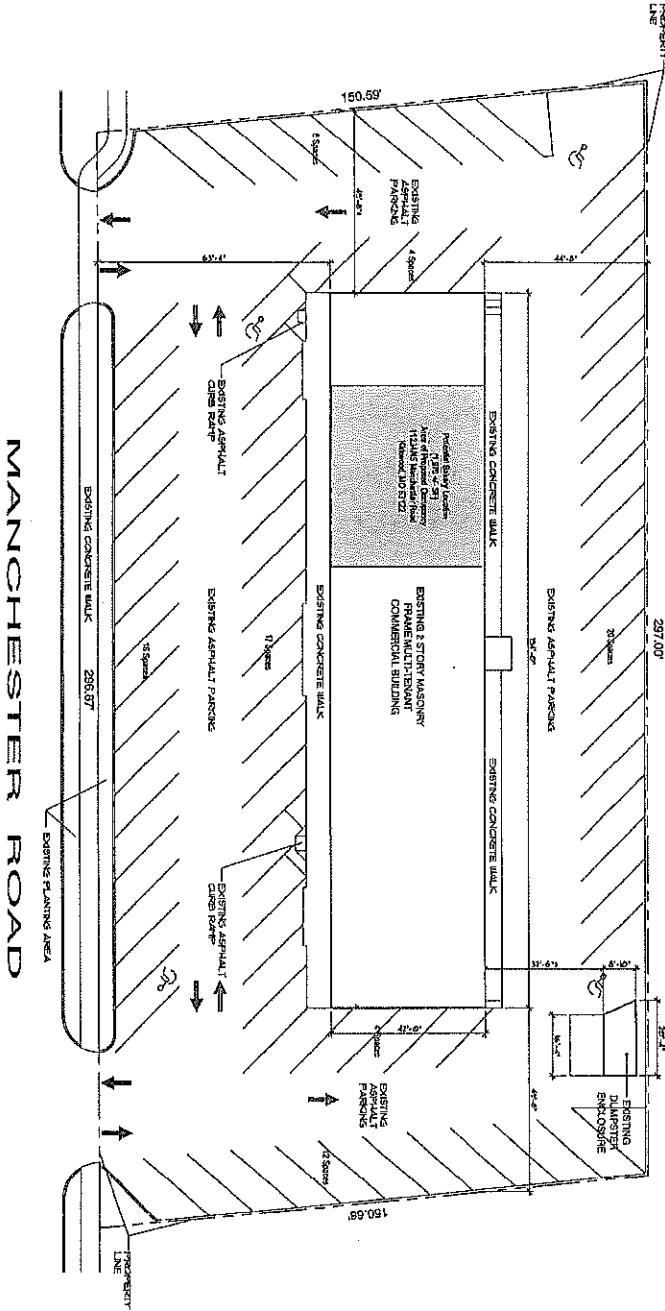
sheet no.

A2.1

SITE PLAN PROVIDED FOR:

A POTENTIAL NEW BAKERY

11234 & 11245 MANCHESTER ROAD
KIRKWOOD, MO 63122



SITE PLAN

SCALE: 1/8" = 1'-0"
81) TOTAL EXISTING PARKING SPACES
94) TOTAL EXISTING ACCESSIBLE PARKING SPACES



MANCHESTER ROAD

Baywood Realty
Property owner and design team make no representation as to the reliability or visibility of the Plan or its information for any use. Baywood as such takes precedence over this plan as shown. Hold no reliance of all aspects is necessary prior to reliance on this plan. This plan may not be to scale.

SITE PLAN PROVIDED FOR:
A POTENTIAL NEW BAKERY
11234 & 11245 MANCHESTER ROAD
KIRKWOOD, MO 63122

Drawn By:	TRB
Date:	8/7/16
Project No.:	15/16
Revision:	0
Sheet Title:	Site Plan (for parking)
Sheet No.:	

PROCEDURE FOR PUBLIC HEARING

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

A request for an amendment to the Special Use Permit to allow Nathaniel Reid Bakery at 11243 and 11245 Manchester Road to expand into the space at 11235 Manchester Road

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

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

City Planner Jonathan Raiche

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

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

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



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **March 12, 2019** edition and ending with the **March 12, 2019** edition, for a total of 1 publications:

03/12/2019

**CITY OF KIRKWOOD
NOTICE OF PUBLIC HEARING**

Before the City Council of
Kirkwood, Missouri

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, April 4, 2019 to consider the following:

A request for an amendment to the Special Use Permit to allow Nathaniel Reid Bakery at 11243 and 11245 Manchester Road to expand into the space at 11235 Manchester Road.

Laurie Asche, CMC/MRCC
City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802. 11714075 County Mar. 12, 2019

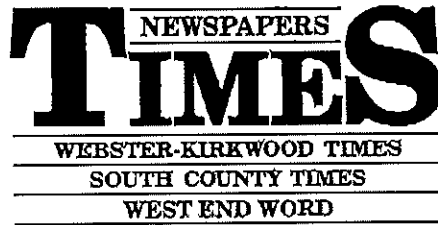
Karie Clark

Karie Clark

Subscribed & sworn before me this 12th day of Mar, 2019
(SEAL)

Chanel Jones
Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721



AFFIDAVIT OF PUBLICATION

City of Kirkwood

Attn:

Laurie Asche

City Clerk

139 S. Kirkwood Rd.

Kirkwood, MO 63122

I, Terry Cassidy, verify that the attached Public Hearing
Notice was published in the Webster-Kirkwood Times on

March 15, 2019


Advertising Consultant



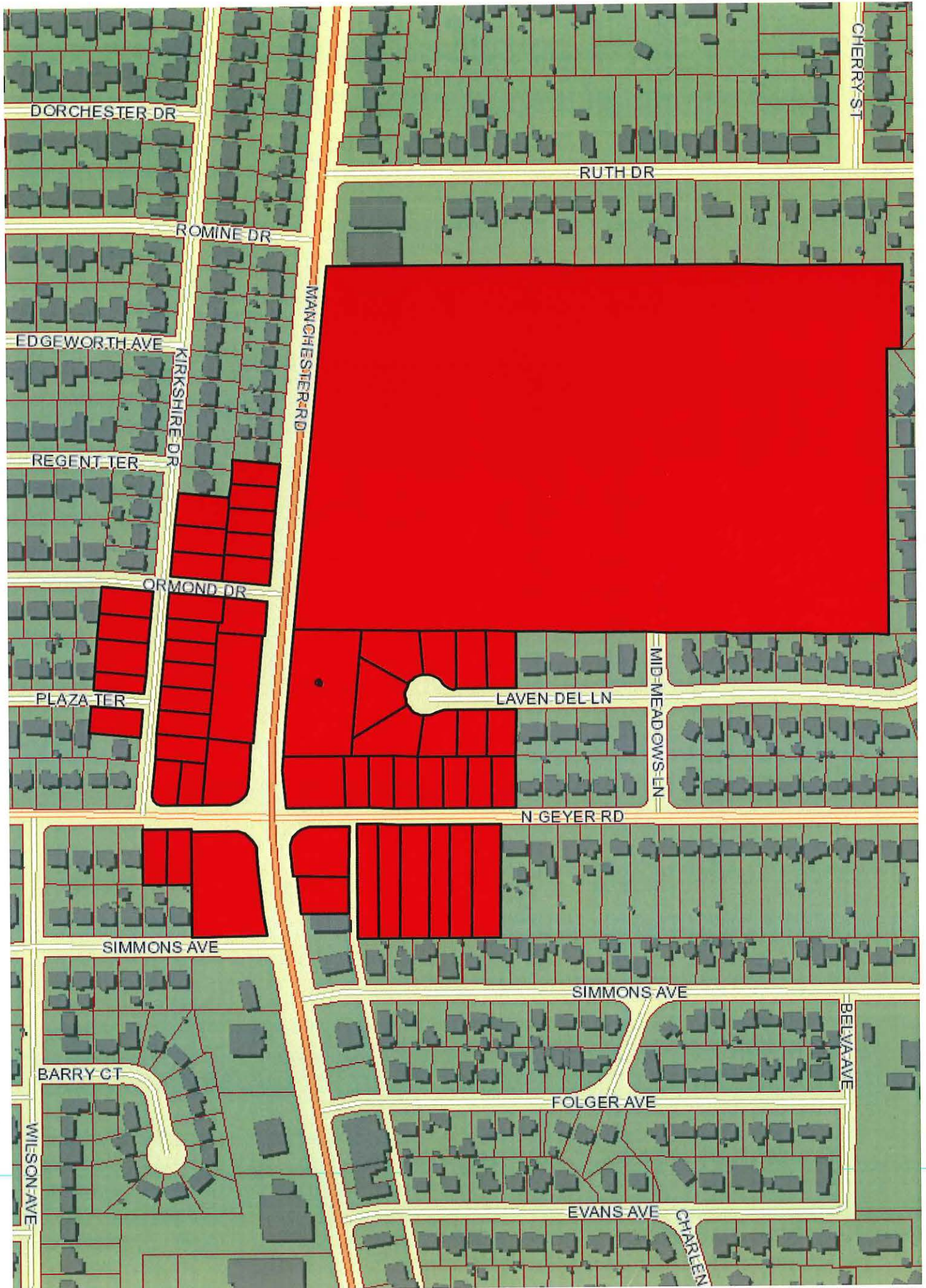
NOTICE OF PUBLIC HEARING
before the City Council
of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, April 4, 2019 to consider the following:

A request for an amendment to the Special Use Permit to allow Nathaniel Reid Bakery at 11243 and 11245 Manchester Road to expand into the space at 11235 Manchester Road.

Betty Montaño, MMC/MPCC, City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation in 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.



PROPERTY OWNER
1130 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
521 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
527 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
531 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1185 LAVEN DEL LN
SAINT LOUIS, MO 6312

PROPERTY OWNER
535 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1125 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
64 SANDWEDGE DR
SAINT CHARLES, MO 63303

PROPERTY OWNER
601 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1184 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1122 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
607 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
613 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
106 E WASHINGTON ST
CUBA, MO 65453

PROPERTY OWNER
1129 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1128 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
516 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1183 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1188 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
200 HOLLEDER PKWY 101
ROCHESTER, NY 14615

PROPERTY OWNER
220 NORTHWOODS DR
PACIFIC, MO 63069

PROPERTY OWNER
528 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
11149 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
534 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
423 MIRIAM AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
9507 PAGE AVE
SAINT LOUIS, MO 63132

PROPERTY OWNER
517 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
540 KIRKSHIRE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
112222 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
11817 DOVERHILL DR
SAINT LOUIS, MO 63128

PROPERTY OWNER
11287 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
201 N MAIN ST, STE 300
SAINT CHARLES, MO 63301

PROPERTY OWNER
1115 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1193 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1192 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
180 N STETSON AVE, STE 3650
CHICAGO, IL 60601

PROPERTY OWNER
1043 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
11310 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
11316 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1136 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
46 SPRINGWATER CT
WENTZVILLE, MO 63385

PROPERTY OWNER
11306 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1048 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1317 MISSOURI AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
11320 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1119 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1116 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
6611 BONNIE RIDGE DR, #101
BALTIMORE, MD 21209

PROPERTY OWNER
1197 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1139 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1182 LAVEN DEL LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1047 N GEYER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
511 KIRKSHIRE DR
SAINT LOUIS, MO 63122

March 7, 2019

Russell B. Hawes
Chief Administrative Officer

At the March 6, 2019, meeting of the Planning and Zoning Commission, the following action was taken:

1. Unanimously recommended approval of an amendment to the Special Use Permit to allow Nathaniel Reid Bakery at 11243 Manchester Road to expand into the space at 11235 Manchester Road.
2. Staff provided updates on development projects recently reviewed by the City Council and provided an update on the upcoming Comprehensive Zoning & Subdivision Code Review project.

The next meeting will be held on March 20, 2019, at 7 p.m.

Respectfully submitted,

Allen Klippel, Chair
Planning and Zoning Commission

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-21-19; 11235 MANCHESTER ROAD –
NATHANIEL REID BAKERY (SUP AMEND –
RESTAURANT)
DATE: FEBRUARY 27, 2019
CC: BILL BENSING, PUBLIC SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET ®

PROJECT DESCRIPTION:

The existing restaurant/bakery tenant, Nathaniel Reid Bakery, in the Cambridge Building is requesting a Special Use Permit Amendment to allow an expansion of their restaurant operations into an existing tenant space on the lower level of the same building. The gross square footage of the existing tenant space is approximately 2,000 sf and the expansion is proposed for an additional 784 sf. As referenced in the attached cover letter submitted by the applicant, the expansion space will allow for additional bread dough prep area and storage area for the existing bakery. No cooking activity or equipment is proposed for the additional area.

The current bakery operates under Ordinance 10,297 (attached). This ordinance limits indoor seating to 12 chairs and prohibits outdoor music. The current bakery has hours of operation on Monday through Friday from 7:00am to 6:00pm and on Saturday from 7:00am to 5:00pm. The applicant is not proposing any change to the hours of operation or to the number of employees.

DISCUSSION:

Zoning Matters signs will be placed on the property by March 1st for proper notification of the application. Because there is no increase in seating area for the bakery and no additional employees proposed, there is no additional parking required by the Zoning Code for this proposal. Staff recommends that the conditions of Ordinance 10,297 be carried forward into the new ordinance as conditions noted below.

RECOMMENDATION:

Staff recommends this petition for a Special Use Permit for a Restaurant on the properties known as 11235, 11243, and 11245 Manchester Road be **approved** with the following conditions:

1. The project shall be consistent with the floor plan stamped "received November 2, 2015, City of Kirkwood Public Works Department" and the annotated as-built floor plan stamped "February 22, 2019, City of Kirkwood Public Works Department", except as noted herein.
2. Indoor seating shall be limited to 12 chairs.
3. Outdoor music shall not be permitted.
4. Any new rooftop equipment, air-conditioning units and mechanical equipment related to the project shall be completely screened from view of adjoining properties and right-of-way.
5. The Architectural Review Board shall approval all signs prior to the issuance of a Sign Permit.

BILL 10744

ORDINANCE

AN ORDINANCE APPROPRIATING DONATIONS FOR THE URBAN FORESTRY COMMISSION FROM THE TWENTY-FIVE GARDENERS OF KIRKWOOD CLUB IN THE AMOUNT OF \$350.00 FROM THE DONATION ACCOUNT TO THE URBAN FORESTRY ACCOUNT.

WHEREAS, the City received a donation in the amount of \$350 from the Twenty-Five Gardeners of Kirkwood Club to be used towards classroom materials for the students participating in the Junior TreeKeepers Program, and

WHEREAS, the Junior TreeKeepers program is an award winning educational program that members of the Urban Forestry Commission make available to area students, and

WHEREAS, funds in the amount of \$350 need to be appropriated from Account #101-0000-365.30.00 (Donation) to Account #101-1102-412.31.08 (Urban Forestry).

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

SECTION 1. Funds in the amount of \$350 are hereby appropriated from Account #101-0000-365.30.00 (Donation) to Account #101-1102-412.31.08 (Urban Forestry).

SECTION 2. 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: 4/18/2019

Step #1:

Strategic Plan Select... Goal # & Title

Background To Issue:

The 25 Gardeners of Kirkwood have donated \$350 to the Kirkwood Urban Forestry Commission to be used for classroom materials for the students participating in the Junior TreeKeeper program.

Recommendations and Action Requested:

Donations need to be appropriated to Revenue Account 10100003653000 and then to an expenditure account before they can be used. The appropriate expenditure account is 101-1102-412.31-08.

Alternatives Available:

Cost: \$0.00 Account #: 10111024123108 Project #: Budgeted: NO

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

Department Head Comments:

BY: Georgia Ragland

Date: 4/9/2019

Authenticated: raglangl

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: David Weidler

Date: 4/9/2019

Authenticated: weidledc

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

@ File Attachment

@ File Attachment

@ File Attachment

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

Appropriation

From Account # or Fund Name: Donation account 10100003653000

To Account # or Fund Name: 10111024123108 Urban Forestry

Finance Director's Comments:

BY: John Adams

Date: 4/9/2019

Authenticated: aschelb

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY:

George Lee Taylor

Date:

4/12/2019

BILL 10745

ORDINANCE

AN ORDINANCE AMENDING THE KIRKWOOD CODE OF ORDINANCES, CHAPTER 14. "MOTOR VEHICLES AND TRAFFIC", ARTICLE II. "ADMINISTRATION AND ENFORCEMENT", DIVISION 4. "ABANDONED VEHICLES", SECTION 14-117. "ABANDONED VEHICLES OR TRAILERS PROHIBITED".

WHEREAS, the Police Department, while amending procedures, determined that a section of wording from the previous Code of Ordinances was not included in the new Code of Ordinances, in which the wording provides circumstances for officers to consider as they determine when/if an abandoned vehicle should be towed, and

WHEREAS, the Police Department recommends amending the Code of Ordinances, Chapter 14, Section 14-117 to include language pertaining to the towing of vehicles.

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

SECTION 1. The Kirkwood Code of Ordinances, Chapter 14. "Motor Vehicles and Traffic", Article II. "Administration and Enforcement", Division 4. "Abandoned Vehicles", Section 14-117. "Abandoned vehicles or trailers prohibits" is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

14-117. Abandoned vehicles or trailers prohibited.

No person shall abandon any motor vehicle or trailer on the right-of-way of any public road or state highway as set out in §16-8 of the City of Kirkwood Code of Ordinances. And no person shall leave any vehicle at any place within the city for such time and under such circumstances as to cause such vehicle reasonably to appear to have been abandoned. For purposes of this section, the following matters shall be considered material to the determination of whether a vehicle has been abandoned:

- (a) The vehicle has not been moved for a period of ninety-six (96) hours.
- (b) The vehicle contains no engine.
- (c) The vehicle is missing one or more wheels or tires.
- (d) The vehicle is missing body parts such as hood, fender, door or trunk lid.
- (e) The vehicle is incapable of being operated.

SECTION 2. 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: 4/18/2019

Step #1:

Strategic Plan Select... Goal # & Title :

Background To Issue:

The Police Department, while amending procedures, determined that a section of wording from a removed ordinance (14-360) was not included in new ordinance 14-117. This wording provides circumstances for officers to consider as they determine when/if an abandoned vehicle should be towed.

Recommendations and Action Requested:

Place the section of wording from former ordinance 14-360 into 14-117.

Alternatives Available:

None

Cost: \$0.00

Account #: 0

Project #:

Budgeted: YES

If YES, Budgeted Amount:

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

Department Head Comments:

BY: Brian Murphy

Date: 4/9/2019

Authenticated: folluojd

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

 File Attachment

 File Attachment

 File Attachment

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

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 Diasapprove

Chief Administrative Officer's Comments:

BY:

Georgia Lee Ogden

Date:

4/12/2019

BILL 10746

ORDINANCE

AN ORDINANCE AMENDING THE KIRKWOOD CODE OF ORDINANCES, CHAPTER 17. "OFFENSES, MISCELLANEOUS", ARTICLE V. "OFFENSES CONCERNING PUBLIC PEACE", BY ADDING A NEW SECTION 17-81. "OBEDIENCE TO POLICE OFFICERS AND FIRE DEPARTMENT OFFICIALS".

WHEREAS, Police Department staff determined that the language from Chapter 14, Section 14-2 should also be included in Chapter 17, and

WHEREAS, the Police Department recommends amending the Code of Ordinances, Chapter 17, by adding a new Section 17-81 regarding obedience to police officers and Fire Department officials.

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

SECTION 1. The Kirkwood Code of Ordinances, Chapter 17. "Offenses, Miscellaneous", Article V. "Offenses Concerning Public Peace" is hereby amended by inserting a new Section 17-81. "Obedience to police officers and Fire Department officials":

17-81. Obedience to police officers and Fire Department officials.

No person shall knowingly fail or refuse to comply with any lawful order or direction of a police officer or Fire Department official.

SECTION 2. 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: 4/18/2019

Step #1:

Strategic Plan Select... Goal # & Title

Background To Issue:

A Police Department supervisor was researching an ordinance during an investigation, and was unable to locate it where he expected to find it, in Chapter 17, Miscellaneous Offenses. It was eventually located in Chapter 14 , Motor Vehicles and Traffic, as Ordinance 14-2. To help ensure officers are able to locate the ordinance when needed, PD requests inclusion in both chapters .

Recommendations and Action Requested:

Adopt Ordinance 17-81, which is identical in wording to Ordinance 14-2.

Alternatives Available:

Take no action

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES

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

Department Head Comments:

BY: Brian Murphy

Date: 4/9/2019

Authenticated: folluojd

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

 File Attachment

 File Attachment

 File Attachment

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

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 Diasapprove

Chief Administrative Officer's Comments:

The City Clerk and City Attorney have been consulted and are in agreement with this request.

BY:

George Lee Oregan

Date:

4/12/2019

BILL 10747

ORDINANCE

AN ORDINANCE APPROVING THE FINAL SUBDIVISION PLAT OF A TWO-LOT SUBDIVISION KNOWN AS KIRKWOOD U.C.C., A TRACT OF LAND BEING ADJUSTED LOT 1 OF KIRKWOOD U.C.C. BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGE 4 AND BEING IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, IN THE CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the Kirkwood United Church of Christ made application (PZ-22-19) for a two-lot subdivision upon a tract of land known as 1603 Dougherty Ferry Road; and

WHEREAS, the Planning and Zoning Commission did on the 20th day of March, 2019, recommend approval of the preliminary and final subdivision plats and directed Staff to draft a memorandum reflecting said recommendation, attached hereto and incorporated by reference herein; and

WHEREAS, the City Council did on the 18th day of April, 2019, approve the preliminary subdivision plat by Resolution XX-2019.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, as follows:

SECTION 1. That the final subdivision plat on the property known as 1603 Dougherty Ferry Road in the City of Kirkwood, St. Louis County, Missouri, is hereby approved.

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

1. The subdivision shall be developed in accordance with the Preliminary Plat and Landscape Plan, and the Final Subdivision Plat stamped "Received April 10, 2019 City of Kirkwood Public Services Department" except as noted herein.
2. A performance Guarantee to cover the cost of required landscaping in the amount of \$1,772.70 was submitted on April 10, 2019.
3. Approval from the Metropolitan St. Louis Sewer District is required prior to final approval by the City Council.
4. A subdivision plat approved by the City and recorded in the St. Louis Country Office of the Recorder of Deeds shall be filed in the Public Services Director's Office within 90 days of City Council Approval of the Final Plat.

SECTION 3. The easements designated for public use on such plat are hereby accepted and dedicated for public use.

SECTION 4. The approval of this subdivision shall not authorize any person to increase or unreasonably alter or redirect the surface water run off so as to cause harm to any person or property.

SECTION 5. The premises and improvements as approved by this Ordinance shall be in good working order and maintained in good repair at all times.

SECTION 6. That the applicant by accepting and acting under the Subdivision approval herein granted accepts the subdivision approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Ordinance and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances.

SECTION 7. The applicant and his successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Works Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

SECTION 8. That the City Clerk is authorized to execute such plat on behalf of the City, and the Council does hereby authorize that such plat and a copy of this ordinance be recorded at the office of the Recorder of Deeds for St. Louis County, Missouri, at the expense of the applicant, within 90 days of the passage of this ordinance.

SECTION 9. Within ten days after recording, one PDF digital version, and one CAD or comparable digital version of the recorded plat shall be submitted to the Public Services Department.

SECTION 10. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS ____ TH DAY OF _____, 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

1st Reading:

2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The Kirkwood United Church of Christ was recently approved for 3 subdivision waivers that would allow them to separate their former parsonage home from the main church property so that the single-family home could be sold. The Church is now requesting approval of the two-lot subdivision that is made possible by the waivers granted.

The request is a two-step request which includes the preliminary subdivision plat and a final subdivision plat. The attached ordinance is for approval of the final subdivision plat. The City has received preliminary approval from MSD, but final MSD approval is needed prior to final approval by the City Council. An updated Ordinance will be provided once MSD approval is received.

Recommendations and Action Requested:

The Planning & Zoning Commission unanimously recommended approval of both the preliminary and final subdivision plat. Rather than assign a subcommittee, the Commission requested Staff to draft a Memo reflecting the Commission's discussion and decision to report to the Council. Said Memo is attached. Council consideration of the attached Ordinance is requested.

Alternatives Available:

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES

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

Department Head Comments:

BY: Jonathan Raiche

Date: 4/10/2019

Authenticated: raichejd

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



2019-04-18 PZ-22-19 FinalPlat
Ord.doc
Microsoft Word 97 - 2003
Document
35.5 KB



2019-04-18 PZ-22-19
Memo.pdf
Adobe Acrobat Document
3.45 MB



2019-04-10 PZ-22-19 Revised
Final Plat.pdf
Adobe Acrobat Document
1.71 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

Diasapprove

Chief Administrative Officer's Comments:

BY:



Date:

4/12/2019

MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-22-19; 1603 DOUGHERTY FERRY ROAD –
KUCC, 2-LOT SUBDIVISION
DATE: APRIL 9, 2019
CC: RUSS HAWES, CAO
BILL BENSING, PUBLIC SERVICES DIRECTOR
JOHN HESSEL, CITY ATTORNEY



WHERE COMMUNITY AND SPIRIT MEET[®]

PROJECT DESCRIPTION

The Kirkwood United Church of Christ was approved by the City Council for three subdivision waivers in February of 2019 to accommodate a subdivision of their current property of approximately 3.3 acres into two lots. A summary of the approved waivers is shown in the table below:

Topic	Required	Proposed
Minimum lot size (Church)	3 acres	2.3 acres
Minimum side yard setback (house)	25'	11.3'
Minimum side yard setback (Church)	40'	23'

The Church has now applied for the Preliminary and Final Subdivision Plats related to this same project. The property is currently zoned R-1 which requires a minimum lot size of 3 acres for a church and 1 acre for single-family dwellings. The Church was approved for a Boundary Adjustment Plat in 2007 which separated their former parsonage (544 Lindeman) from their property so they could sell that house. During that same boundary adjustment, the property that was formerly 1525 Dougherty Ferry was consolidated into the Church property so that their lot would remain above the minimum 3 acres required by Code. The applicant's request would accommodate a new two-lot subdivision which would return the property at 1525 Dougherty Ferry to its previous size and status as a separate lot. See Exhibit 1 for reference.

DISCUSSION

The only physical/site work that will be required with this subdivision is the addition of 3 proposed trees to ensure that the new single-family residential lot meets the Planting requirements of the City's Subdivision Code. The applicant has provided a proposed landscape plan to illustrate these requirements being met. MSD has indicated that they have no concerns with the proposed subdivision; however, they are requiring an off-site easement on the property at 544 Lindeman prior to issuing full approval. This approval, along with a financial guarantee for the required trees, is required prior to final approval by the City Council.

The proposed plan was presented to the Planning & Zoning Commission at their meeting on March 20, 2019. Rather than assigning a subcommittee at that meeting, the Commission voted to recommend approval of the Preliminary and Final Plats and directed Staff to draft a memorandum to memorialize that action. The Commission explained that the familiarity with the project, limited scope of the proposed improvements, and lack of technical issues provided them the comfort of recommending approval without going through the Subcommittee process.

RECOMMENDATION

The Planning & Zoning Commission recommends the preliminary and final plats be approved with the following conditions:

1. The subdivision shall be developed in accordance with the Preliminary Plat and Landscape Plan, and the Final Subdivision Plat stamped "Received March 1, 2019 City of Kirkwood Public Works Department" except as noted herein.
2. A performance Guarantee to cover the cost of required landscaping is required to insure installation of said landscaping.
3. Approval from the Metropolitan St. Louis Sewer District is required prior to final approval by the City Council.
4. A revised final plat shall be submitted addressing Staff's comments from the letter dated March 3, 2019.
5. A subdivision plat approved by the City and recorded in the St. Louis County Office of the Recorder of Deeds shall be filed in the Public Services Director's Office within 90 days of City Council Approval of the Final Plat.
6. The approval of these Preliminary and Final Subdivision Plats shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property. The applicant assumes all responsibility and liability for storm water run-off.
7. The applicant, by accepting and acting under the Preliminary and Final Subdivision Plat approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

Exhibit 1

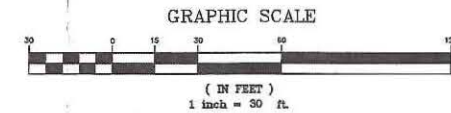


KIRKWOOD U.C.C. SUBDIVISION PLAT

A TRACT OF LAND BEING ADJUSTED LOT 1 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGE 4 AND BEING IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

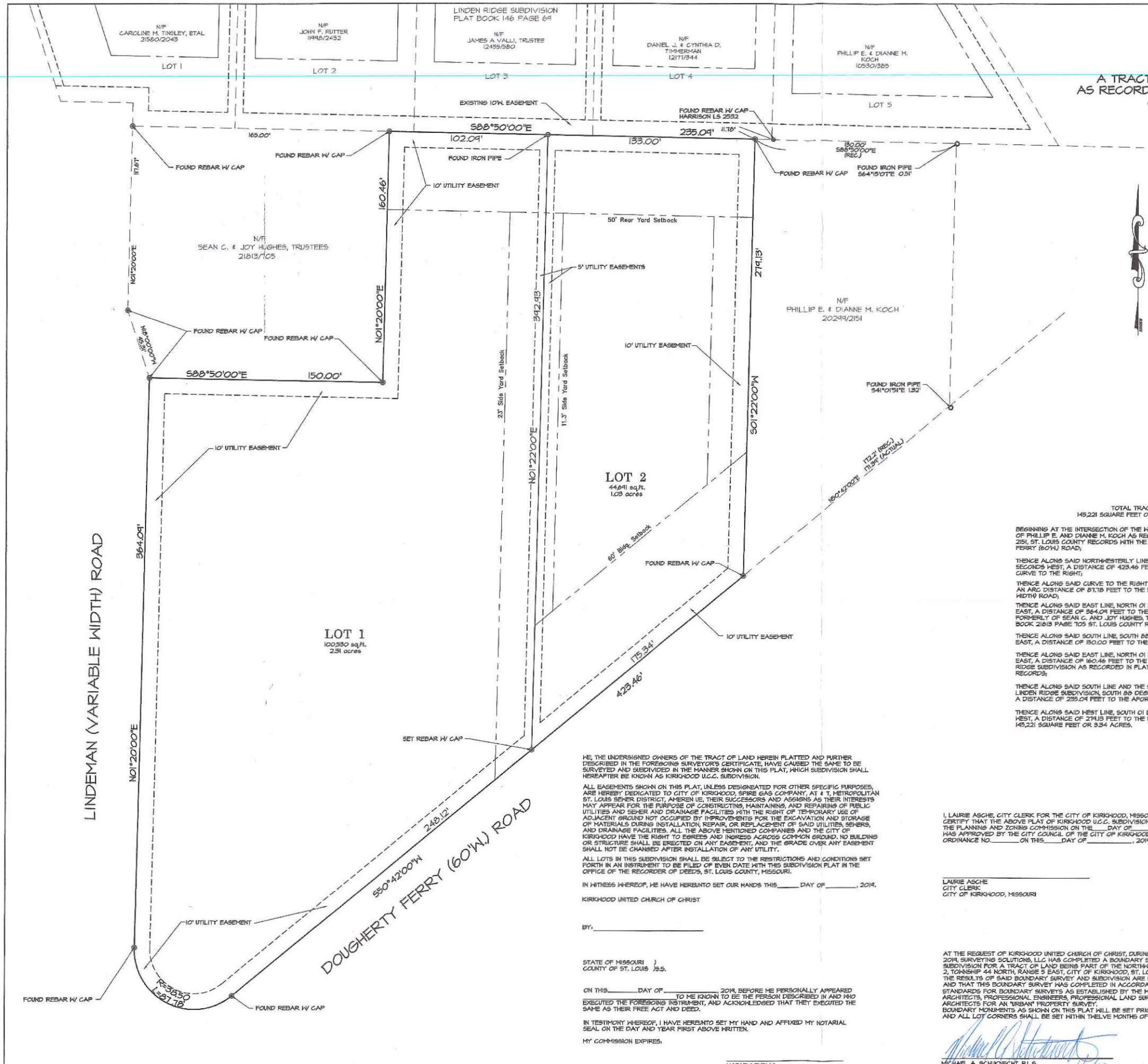
PREPARED FOR:
KIRKWOOD UNITED CHURCH OF CHRIST
1603 DOUGHERTY FERRY ROAD
KIRKWOOD, MISSOURI 63122

TOTAL AREA OF THIS PLAT: 3.34 ACRES OR 145,221 SQ. FT.



GENERAL NOTES:

SOURCE OF RECORD TITLE, LAND NOW OR FORMERLY OF KIRKWOOD UNITED CHURCH OF CHRIST AS RECORDED IN DEED BOOK 2422 PAGE 506, ST. LOUIS COUNTY RECORDS.
BASIS OF BEARINGS: THE SOUTH LINE OF LINDEN RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 146 PAGE 64 ST. LOUIS COUNTY RECORDS AND BEING SOUTH 88 DEGREES 50 MINUTES 00 SECONDS EAST.
ALL PARCELS SHOWN ON THIS PLAT ARE CONTIGUOUS TO EACH OTHER AND THERE ARE NO STRIPS, GAPS OR GORES.



LOT 1
100,330 SQUARE FEET OR 2.31 ACRES

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LAND NOW OR FORMERLY OF PHILLIP E. AND DIANNE M. KOCH AS RECORDED IN DEED BOOK 20294 PAGE 251, ST. LOUIS COUNTY RECORDS WITH THE NORTH-WESTERLY LINE OF DOUGHERTY FERRY (60W) ROAD;

THENCE ALONG SAID NORTH-WESTERLY LINE, SOUTH 50 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID NORTH-WESTERLY LINE, SOUTH 50 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.12 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.50 FEET, AN ARC DISTANCE OF 87.78 FEET TO THE EAST LINE OF LINDEMAN (VARIABLE WIDTH) ROAD;

THENCE ALONG SAID EAST LINE, NORTH 01 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 364.04 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF SEAN C. AND JOY HUGHES, TRUSTEES AS RECORDED IN DEED BOOK 21813 PAGE 105 ST. LOUIS COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF SAID HUGHES LAND;

THENCE ALONG SAID EAST LINE, NORTH 01 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 102.04 FEET TO A POINT;

THENCE LEAVING SAID SOUTH LINE, SOUTH 01 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 342.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 100,330 SQUARE FEET OR 2.31 ACRES.

LOT 2
44,891 SQUARE FEET OR 1.03 ACRES

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LAND NOW OR FORMERLY OF PHILLIP E. AND DIANNE M. KOCH AS RECORDED IN DEED BOOK 20294 PAGE 251, ST. LOUIS COUNTY RECORDS WITH THE NORTH-WESTERLY LINE OF DOUGHERTY FERRY (60W) ROAD;

THENCE ALONG SAID NORTH-WESTERLY LINE, SOUTH 50 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.34 FEET TO A POINT;

THENCE LEAVING SAID NORTH-WESTERLY LINE, NORTH 01 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 342.85 FEET TO THE SOUTH LINE OF LOT 3 OF LINDEN RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 146 PAGE 64, ST. LOUIS COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOT 4 OF SAID LINDEN RIDGE SUBDIVISION, SOUTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 102.04 FEET TO A POINT;

THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 274.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,891 SQUARE FEET OR 1.03 ACRES.

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS KIRKWOOD U.C.C. SUBDIVISION.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF KIRKWOOD, SPIRE GAS COMPANY, AT T, METROPOLITAN ST. LOUIS SEWER DISTRICT, AMEREN (E), THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS, AND DRAINAGE FACILITIES. ALL THE ABOVE MENTIONED COMPANIES AND THE CITY OF KIRKWOOD HAVE THE RIGHT TO ENTERS AND INGRESS ACROSS COMMON GROUND, NO BUILDING OR STRUCTURE SHALL BE ERRECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE RESTRICTIONS AND CONDITIONS SET FORTH IN AN INSTRUMENT TO BE FILED OF EVEN DATE WITH THIS SUBDIVISION PLAT IN THE OFFICE OF THE RECORDER OF DEEDS, ST. LOUIS COUNTY, MISSOURI.

IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS THIS _____ DAY OF _____, 2019.

KIRKWOOD UNITED CHURCH OF CHRIST

BY: _____

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

ON THIS _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - _____

I, LAURIE ASCHÉ, CITY CLERK FOR THE CITY OF KIRKWOOD, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF KIRKWOOD U.C.C. SUBDIVISION WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2019, AND HAS APPROVED BY THE CITY COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, BY ORDINANCE NO. _____ ON THIS _____ DAY OF _____, 2019.

LAURIE ASCHÉ
CITY CLERK
CITY OF KIRKWOOD, MISSOURI

AT THE REQUEST OF KIRKWOOD UNITED CHURCH OF CHRIST, DURING THE MONTH OF FEBRUARY, 2019, SURVEYING SOLUTIONS, LLC HAS COMPLETED A BOUNDARY SURVEY AND PREPARED A SUBDIVISION FOR A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI, THE RESULTS OF SAID BOUNDARY SURVEY AND SUBDIVISION ARE SHOWN HEREON, AND THAT THIS BOUNDARY SURVEY WAS COMPLETED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS FOR AN URBAN PROPERTY SURVEY. BOUNDARY MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO RECORDING OF PLAT, AND ALL LOT CORNERS SHALL BE SET WITHIN TWELVE MONTHS OF THE RECORDING OF THE PLAT.

Michael A. Schuknecht
MICHAEL A. SCHUKNECHT, P.L.S.
MISSOURI CERT. NO. L.S. 2303
4/10/19



SURVEYING SOLUTIONS, LLC
L-2009031324
1346 MONTEVALE COURT
FENTON, MISSOURI 63026
PHONE: 636-305-4601
MICHAEL A. SCHUKNECHT, L.S.-2303

KIRKWOOD UNITED CHURCH OF CHRIST
1603 DOUGHERTY FERRY ROAD
KIRKWOOD, MISSOURI

DATE: 2/6/19
CHECKED BY: _____
JOB NO.: 2018-0095
DRAWN BY: MAS
SCALE: 1" = 30'

SUBDIVISION PLAT

REV.: 3/10/19 - CITY COMMENTS
SHEET: 1 OF 1

RESOLUTION 57-2019

A RESOLUTION APPROVING A ONE YEAR EXTENSION TO THE APPROVAL OF ORDINANCE 10476 (SPECIAL USE PERMIT AMENDMENT AND SITE PLAN AMENDMENT FOR A CONVENIENCE/GAS STORE) FOR BP GAS ON THE PROPERTY KNOWN AS 10901 MANCHESTER ROAD.

WHEREAS, Ordinance 10476, granting a special use permit amendment and site plan amendment for an addition to a convenience/gas store, was approved by the City Council on April 5, 2018; and

WHEREAS, in the event that an applicant fails to commence construction within one year of the date a special use permit has been granted such permit shall expire; and

WHEREAS, any applicant desiring to extend the period in which construction shall commence under a special use permit shall, no later than thirty (30) days prior to the date such special use permit shall terminate, submit a written request to the City Council setting forth the reasons such exception should be extended; and

WHEREAS, an extension request letter was submitted on March 26, 2019; and

WHEREAS, the Planning and Zoning Commission did on April 3, 2019, recommend a one year extension of Ordinance 10476 to April 5, 2020.

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

SECTION 1. The approval of Ordinance 10476 is extended one-year to April 5, 2020.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The property/business owner of the BP Gas Station at 10901 Manchester Road has requested a 1 year extension to the Amended Special Use Permit and Site Plan approval that was approved on April 5, 2018. This approval was to allow a building addition on the existing building and the construction of a new dumpster enclosure to replace the existing enclosure. A packet is attached with additional information about the original approval.

Recommendations and Action Requested:

The Planning & Zoning Commission unanimously recommended approval of the 1 year time extension at their meeting on April 3rd, 2019. Consideration of the attached Resolution by the City Council is requested.

Alternatives Available:

Cost: \$0.00

Account #: 0

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

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

Department Head Comments:

BY: Jonathan Raiche

Date: 4/9/2019

Authenticated: raichejd

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



2019-04-18 PZ-24-
18_Extension Resolution.docx
Microsoft Word Document
18.9 KB



2019-04-18 PZ-24-18 CC
Packet.pdf
Adobe Acrobat Document
14.2 MB

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



Diasapprove

Chief Administrative Officer's Comments:

BY:

George Lu Ogilvie

Date:

4/12/2019

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-24-18, 10901 MANCHESTER ROAD (BP)-
SPECIAL USE PERMIT AMENDMENT EXTENSION
DATE: MARCH 27, 2019
CC: BILL BENSING, PUBLIC SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET ®

Per Section 900.3 (1) b. of the City's Zoning Code, the applicant has requested a 12 month extension to the period in which construction shall commence under the previously approved Special Use Permit Amendment. If a building permit is not issued by April 5, 2019, the current approval, Ordinance 10476, will expire.

Attached for your consideration are copies of the following items:

- 1) The Application and request letter from the applicant,
- 2) Ordinance 10476,
- 3) The original January 31, 2018 Subcommittee Report.
- 4) Sheet 1 from Approved Plan

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

DATE: 3-26-19

CASE NUMBER: PZ-24-18

PROJECT ADDRESS: 10901 MANCHESTER
ZONING DISTRICT: B3 LOT SIZE: _____
LOCATOR NUMBER: 22M13-0703
PROJECT NAME BP

ACTION REQUESTED

- Zoning Change From _____ to _____
- Community Unit Plan, Type: _____
- Special Use Permit, Category: _____
- Subdivision Development, Number of Lots: _____
- B4 Development Plan
- B5 Development Plan

- Site Plan Review
 - Right-of-Way/Easement Vacation
 - Other: SPECIAL USE PERMIT EXTENSION
- 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): SUDHA SANKHARAS A Signature: [Signature] Phone No.: 678-799-0035
Mailing Address: 933 S. STATE ST. #101 City: SPRINGFIELD State: _____ Zip: _____
E-mail Address: _____

Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: _____ Signature: _____ Phone No.: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
E-mail Address: _____
(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: SUDHA SANKHARAS A Name: _____
Signature: [Signature] Signature: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Phone: _____ Phone: _____

FOR CITY USE ONLY

Date Received: 3-26-19 Total Received: \$ 500 Agenda Date: 4-3-19
 B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____ = \$ _____
 CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 Letter of Credit Extension: \$100
 Rezoning: \$1,000
 Site Plan Review: \$1,000
 Site Plan Review Amendment \$800 or Extension: \$300
 Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
 Special Use Permit and Special Use Permit Amendments: \$1,000
 Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
 Vacation, Easement: \$75
 Vacation, Right-of-way: \$100
 Zoning Code Amendment: \$1,000

Final Subdivision Plat/Community Unit Plan/B-4 or B-5 Development Plan

Date Received: _____ Total Received: \$ _____ Agenda Date: _____
 B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
 B-5 Development Plan Amendment (when public hearing is not required): \$500
 CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
 CUP Type C (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
 CUP Type A or C Time-Extension on Final: \$300
 Sidewalk Waiver on _____ feet @ \$30/Foot = \$ _____ = \$ _____
 Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
 Site Plan, Mixed use in B2 Zoning District Amendment: \$300
 Subdivision Plat or CUP Type A (Final): _____ Lots @ \$100/Lot = \$ _____ + 1-1/4% of \$ _____ = \$ _____
 Subdivision Plat Development Plan Amendment: \$200

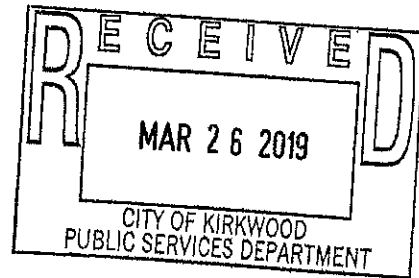
From:

Date 03/26/2018.9

Sudha Srinivas Anne

10901 Manchester Road,

Kirkwood -63122.



To.

The City Planner.

City of Kirkwood.

Sir,

Sub: Extension of the time period – at 10901 Manchester Road , Kirkwod.

We got the permission form the planning and zoning and city council for the Modification of the building and addition of the room. According to the approval given by the board we finished the work in side the building and got the approved by the code and enforcement. The following conditions are left due to the technical reasons and due to the weather conditions.

1. Retaining wall and Fence, etc
2. Canopy lighting and outside lighting
3. Land scape
4. Addition of the room

Hence we are requesting you extend our time for one more year up to April 2020, to finish the remaining portion of the approved special use permit conditions .

Thanking you sir,

Sudha Srinivas Anne

SUBSTITUTE BILL 10629

ORDINANCE 10476

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AMENDMENT AND SITE PLAN AMENDMENT FOR A CONVENIENCE/GAS STORE (BP GAS) ON THE PROPERTY KNOWN AS 10901 MANCHESTER ROAD SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Sri Lakshmi Inc. made application (PZ-24-18) for a special use permit amendment and site plan amendment to the current approvals granted by Ordinance 10329 for a building addition to the convenience/gas store on the property known 10901 Manchester Road; and

WHEREAS, the Planning and Zoning Commission did on the 31st day of January, 2018, by adopting the subcommittee report dated January 31, 2018, (attached hereto and incorporated by reference herein), recommend the granting of said Special Use Permit subject to certain conditions and did find that granting of said permit would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities, and that granting such permit would be consistent with the zoning laws; and

WHEREAS, the Council did on the 1st day of March, 2018, hold a public hearing with respect to the special use permit after duly advertising and giving proper notice of such hearing and does find that the granting of such permit, subject to certain conditions, would not substantially increase traffic hazards or congestion, would not substantially increase fire hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, and would not overtax public utilities; and

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

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

SECTION 1. A Special Use Permit amendment and Site Plan amendment for a building addition to the convenience/gas store is hereby granted on the property known as 10901 Manchester Road subject to the following conditions:

1. Ordinance 10329 shall remain in effect except that the following conditions shall prevail when conflicting with those conditions found in Ordinance 10329.
2. The project shall be constructed and maintained in accordance with the Site Plan Packet stamped "Received December 18, 2017, City of Kirkwood Public Works Department", the Revised Site Plan Sheet 1 stamped "Received January 10, 2018, City of Kirkwood Public Works Department", Site Plan Addendum #1 stamped "Received January 23, 2018, City of Kirkwood Public Works Department", and Site Plan Addendum #2 stamped "Received February 22, 2018, City of Kirkwood Public Works Department" prepared by Hans-Joachim Koehl, except as noted herein.
3. No lighting shall be permitted on the vertical sides of the gas canopy. The existing logos and striping on the gas canopy may remain. Future revisions to such logos and striping shall be reviewed by the Architectural Review Board and conform with the City's Sign Code.

4. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee shall be submitted within one year of approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services. The Letter of Credit shall be drawn from a St. Louis area bank.
5. An administrative fee in the amount of 10% of the first \$10,000 of performance guarantee plus 2% exceeding \$10,000 shall be submitted before acceptance of the performance guarantee by the City. The fee supports site inspection and project administration costs.
6. All hazardous sidewalks in the adjacent right-of-way shall be repaired as required by the Municipal Code.
7. All new curb is required to be 18" concrete barrier curb.
8. If applicable, sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
9. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the petitioner shall install the necessary mains and accessories.
10. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
11. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.
12. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
13. Enclosures are required to screen all dumpsters, grease receptacles, and similar items on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
14. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
15. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
16. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

17. The landscape plan shall meet the requirements of the Zoning Code Section A-1020.

18. All work approved by Ordinance 10329 shall be completed within twelve (12) months of the issuance of the building permit.

SECTION 2. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of any permit. These devices shall be maintained during the construction activities. Failure to maintain these devices authorizes the Public Services Department to issue a Stop Work Order for the building permit until such devices are restored.

SECTION 3. The approval of this special use permit amendment and site plan amendment shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 4. The premises and improvements as approved by this special use permit amendment and site plan amendment shall be in good working order and maintained in good repair at all times.

SECTION 5. The applicant by accepting and acting under the special use permit amendment and site plan amendment herein granted accepts the permit subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Ordinance and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this permit in the event such provisions are not complied with.

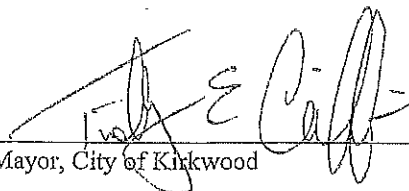
SECTION 6. The applicant further agrees by accepting and acting under this special use permit amendment and site plan amendment herein granted that this ordinance does not grant applicant any special rights, privileges, or immunities.

SECTION 7. This ordinance shall become null and void in the event the petitioner does not obtain a building permit within one year of the passage of this ordinance.

SECTION 8. The applicant and their successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

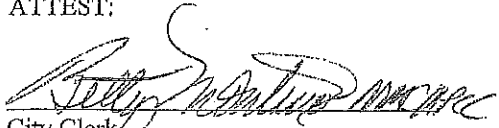
SECTION 9. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 5TH DAY OF APRIL 2018.



Mayor, City of Kirkwood

ATTEST:



City Clerk
Introduced: March 1, 2018
1st Reading: March 15, 2018
2nd Reading: April 5, 2018

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JANUARY 31, 2018**

PETITION NUMBER: PZ-24-18

ACTION REQUESTED: SPECIAL USE PERMIT AMENDMENT (CONVENIENCE/GAS STORE)
AND SITE PLAN AMENDMENT

PROPERTY OWNER: SRI LAKSHMI LLC

PETITIONER: SUDHASRINIVAS ANNE

PROPERTY LOCATION: 10901 MANCHESTER ROAD

ZONING: B-3 HIGHWAY BUSINESS DISTRICT

DRAWINGS SUBMITTED: SITE PLAN PACKET (6 SHEETS) PREPARED BY HANS-JOACHIM
KOEHL STAMPED "RECEIVED DECEMBER 18, 2017, CITY OF
KIRKWOOD PUBLIC WORKS DEPARTMENT"

REVISED SITE PLAN SHEET 1 PREPARED BY HANS-JOACHIM KOEHL
STAMPED "RECEIVED JANUARY 10, 2018, CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT"

SITE PLAN ADDENDUM #1 PREPARED BY HANS-JOACHIM KOEHL
STAMPED "RECEIVED JANUARY 23, 2018, CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner is requesting a Special Use Permit Amendment and Site Plan Amendment for the existing Convenience/gas store located at the northwest corner of Clay Avenue and Manchester Road. This property is currently under construction for the conversion of the previous service station into the convenience store which was approved by the City Council in 2016 with a 1 year extension granted in 2017.

The current request includes an approximately 500 square foot building addition to the northeast for additional convenience store area. This addition will displace the existing dumpster enclosure. To replace the current dumpster location, a new dumpster enclosure is proposed in the northeast corner of the site. In addition to the physical changes, the petitioner has also requested that the current condition prohibiting signage and striping on the gas canopy be removed so that he may continue to use the existing signage and striping on the canopy.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated for Corridor Commercial use on the EnVision Kirkwood 2035 Future Land Use map. There is no proposed change in use for the subject site. The Convenience/gas store use is commercial in nature and is consistent with the policies presented by the Comprehensive Plan. The subject property is zoned B-3 Highway Business District and is operating under a Special Use Permit for the Convenience/gas store.

Surrounding land uses and zoning include the following:

- To the north: Multiple single-family residences zoned R-4.
- To the south: Across Manchester Road is the First State Bank building zoned B-3 Highway Commercial District.
- To the east: Across Clay avenue are various commercial businesses zoned B-3 Highway Commercial District.
- To the west: Various commercial businesses zoned B-3 Highway Commercial District.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric: Detailed plan for electrical distribution system requested.
- Water: No Comments.
- Engineering: No Comments.
- Building/Fire: No Comments.
- Forester: Provide a planting schedule with species, size, and quantity.

SITE ELEMENTS ANALYSIS:

LANDSCAPING

In addition to the landscaping required by the 2016 approved Special Use Permit, the applicant has proposed 3 additional understory trees along the northern property line and 3 evergreen trees in a new landscape island around the proposed dumpster enclosure. The understory trees were proposed in lieu of the 1 canopy tree, 1 understory tree, and significant shrubs due to the lack of space in the area of the building addition and the restriction of the overhead powerlines.

PARKING

The proposed building addition increases the off-street parking requirement from 12 spaces to 15 spaces. Including the allowance for 1 space per 2 pumps, the proposed plan originally included 14 spaces. However, the applicant submitted Addendum #1 which included an additional parking space near the southwest corner of the existing building to bring the total parking provided to 15 spaces on-site.

DISCUSSION:

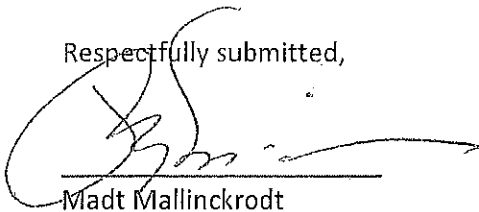
Zoning Matters signs were placed on the property on January 12, 2018 and this item was introduced at the Planning & Zoning Commission meeting on January 17, 2018. A subcommittee meeting was held on site on January 25th with proper notification posted. A list of attendees at the subcommittee meeting can be seen in Exhibit A. At this subcommittee meeting, they indicated that there were no concerns with the building addition proposed. The subcommittee also indicated that they had no issue allowing the owner to keep the existing gas canopy signage.

RECOMMENDATION:

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

1. Ordinance 10329 shall remain in effect except that the following conditions shall prevail when conflicting with those conditions found in Ordinance 10329.
2. The project shall be constructed and maintained in accordance with the Site Plan Packet stamped "Received December 18, 2017, City of Kirkwood Public Works Department", the Revised Site Plan Sheet 1 stamped "Received January 10, 2018, City of Kirkwood Public Works Department" and the Site Plan Addendum #1 stamped "Received January 23, 2018, City of Kirkwood Public Works Department" prepared by Hans-Joachim Koehl, except as noted herein.
3. No lighting shall be permitted on the vertical sides of the gas canopy. The existing logos and striping on the gas canopy may remain. Future revisions to such logos and striping shall be reviewed by the Architectural Review Board and conform with the City's Sign Code.
4. Prior to issuance of permits, a revised landscape plan shall be submitted addressing Staff's concerns.
5. The petitioner shall comply with all standard conditions as listed in Exhibit B.

Respectfully submitted,


Madt Mallinckrodt


Kathy Oughton

EXHIBIT A
Subcommittee Meeting Attendees

January 25, 2018

Madt Mallinckrodt-	Subcommittee
Kathy Oughton -	Subcommittee
Jonathan Raiche-	City Planner

EXHIBIT B
STANDARD CONDITIONS

1. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee shall be submitted within one year of approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services. The Letter of Credit shall be drawn from a St. Louis area bank.
2. All hazardous sidewalks in the adjacent right-of-way shall be repaired as required by the Municipal Code.
3. All new curb is required to be 18" concrete barrier curb.
4. If applicable, sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
5. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the petitioner shall install the necessary mains and accessories.
6. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
7. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
8. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.
9. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
10. Enclosures are required to screen all dumpsters, grease receptacles, and similar items on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced

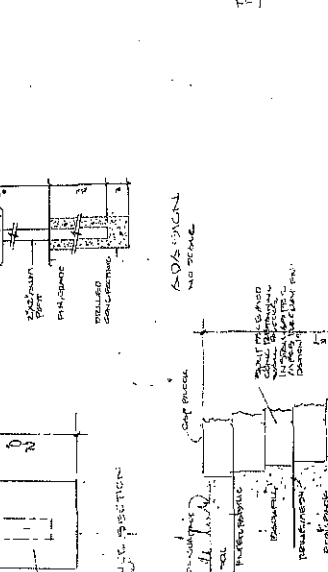
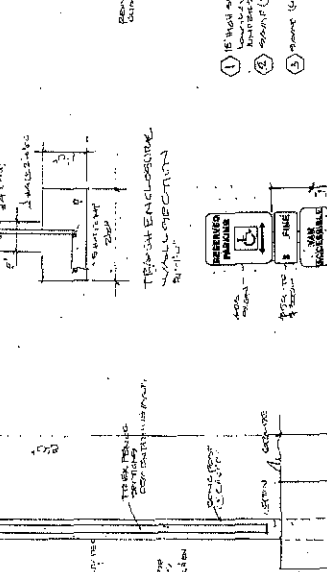
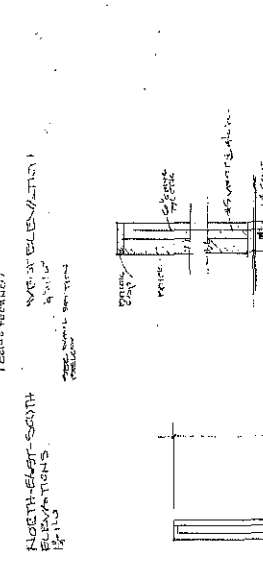
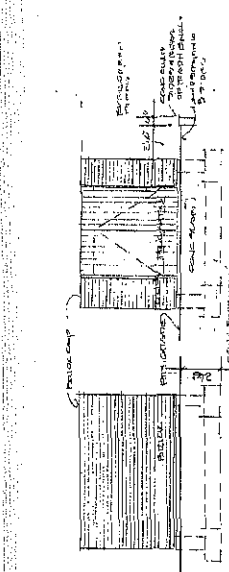
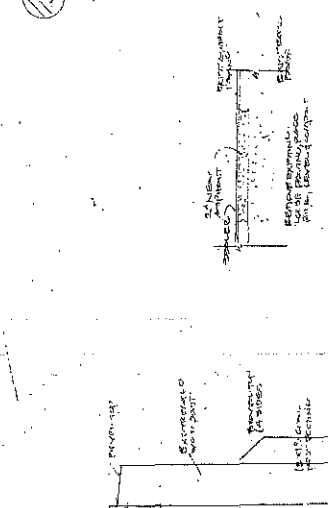
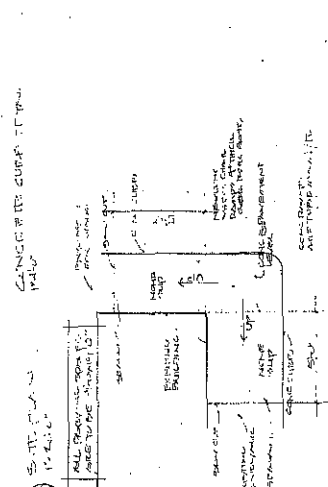
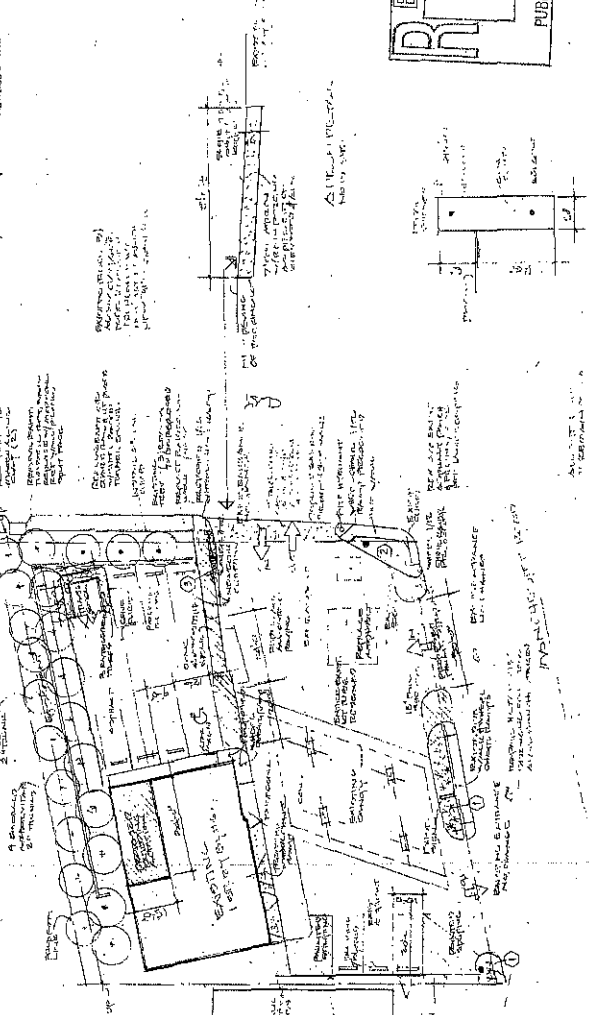
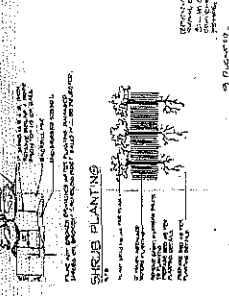
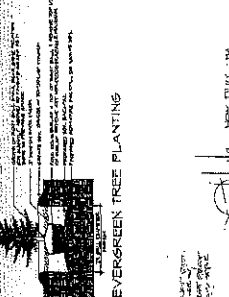
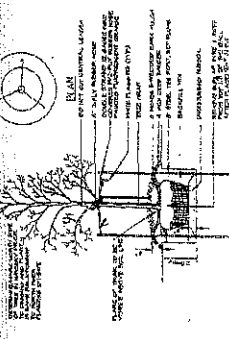
concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.

11. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
12. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
13. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.
14. The landscape plan shall meet the requirements of the Zoning Code Section A-1020.

10911 Manchester Road, Kirkwood, Mo.
 Conference store and gas station
 Site plan modifications for

RECEIVE
 JAN 10 2018
 CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT

10911 Manchester Road, Kirkwood, Mo.
 Conference store and gas station
 Site plan modifications for



10911 MANCHESTER ROAD, KIRKWOOD, MO. 63122
 HANS-JOACHIM KOEHL
 ARCHITECT-DESIGNER
 REGISTERED ARCHITECT
 NUMBER A-2371
 STATE OF MISSOURI
 HANS-JOACHIM KOEHL
 REGISTERED ARCHITECT
 NUMBER A-2371
 STATE OF MISSOURI
 ALL TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KIRKWOOD TREE ORDINANCE. THE TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KIRKWOOD TREE ORDINANCE. THE TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KIRKWOOD TREE ORDINANCE.

RESOLUTION 59-2019

A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAT OF A TWO-LOT SUBDIVISION KNOWN AS KIRKWOOD U.C.C., A TRACT OF LAND BEING ADJUSTED LOT 1 OF KIRKWOOD U.C.C. BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGE 4 AND BEING IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, IN THE CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, the Kirkwood United Church of Christ made application (PZ-22-19) for a two-lot subdivision upon a tract of land known as 1603 Dougherty Ferry Road; and

WHEREAS, the Planning and Zoning Commission did on the 20th day of March, 2019, recommend approval of the preliminary and final subdivision plats and directed Staff to draft a memorandum reflecting said recommendation, attached hereto and incorporated by reference herein; and

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

SECTION 1. The preliminary subdivision plat on the property known as 1603 Dougherty Ferry Road in the City of Kirkwood, St. Louis County, Missouri, is hereby approved.

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

1. The final plat and improvement plan shall be consistent with the Preliminary Plat and Landscape Plan stamped "Received April 10, 2019 City of Kirkwood Public Services Department" except as noted herein.
2. A performance Guarantee to cover the cost of required landscaping in the amount of \$1,772.70 was submitted on April 10, 2019.

SECTION 3. The approval of this preliminary subdivision plat shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property. The applicant assumes all responsibility and liability for storm water run off.

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

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

SECTION 6. The applicant by accepting and acting under the preliminary subdivision approval herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this Resolution and agrees to comply with

each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

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

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

PASSED AND APPROVED THIS 18TH DAY OF APRIL 2019.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 4/18/2019

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

The Kirkwood United Church of Christ was recently approved for 3 subdivision waivers that would allow them to separate their former parsonage home from the main church property so that the single-family home could be sold. The Church is now requesting approval of the two-lot subdivision that is made possible by the waivers granted.

The request is a two-step request which includes the preliminary subdivision plat and a final subdivision plat. The attached resolution is for approval of the preliminary subdivision plat.

Recommendations and Action Requested:

The Planning & Zoning Commission unanimously recommended approval of both the preliminary and final subdivision plat. Rather than assign a subcommittee, the Commission requested Staff to draft a Memo reflecting the Commission's discussion and decision to report to the Council. Said Memo is attached. Council consideration of the attached resolution is requested.

Alternatives Available:

Cost: \$0.00

Account #: 0

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

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

Department Head Comments:

BY: Jonathan Raiche

Date: 4/10/2019

Authenticated: raichejd

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



2019-04-18 PZ-22-19 PrelPlat
Resolution.docx
Microsoft Word Document
20.1 KB



2019-04-18 PZ-22-19
Memo.pdf
Adobe Acrobat Document
3.45 MB



2019-04-10 PZ-22-19 Revised
Prel Plat.pdf
Adobe Acrobat Document
1.80 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.

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



Diasapprove

Chief Administrative Officer's Comments:

BY:

George Lee Angell

Date:

4/12/2019

MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: JONATHAN D. RAICHE, CITY PLANNER *JDR*
SUBJECT: PZ-22-19; 1603 DOUGHERTY FERRY ROAD –
KUCC, 2-LOT SUBDIVISION
DATE: APRIL 9, 2019
CC: RUSS HAWES, CAO
BILL BENSING, PUBLIC SERVICES DIRECTOR
JOHN HESSEL, CITY ATTORNEY



WHERE COMMUNITY AND SPIRIT MEET [®]

PROJECT DESCRIPTION

The Kirkwood United Church of Christ was approved by the City Council for three subdivision waivers in February of 2019 to accommodate a subdivision of their current property of approximately 3.3 acres into two lots. A summary of the approved waivers is shown in the table below:

Topic	Required	Proposed
Minimum lot size (Church)	3 acres	2.3 acres
Minimum side yard setback (house)	25'	11.3'
Minimum side yard setback (Church)	40'	23'

The Church has now applied for the Preliminary and Final Subdivision Plats related to this same project. The property is currently zoned R-1 which requires a minimum lot size of 3 acres for a church and 1 acre for single-family dwellings. The Church was approved for a Boundary Adjustment Plat in 2007 which separated their former parsonage (544 Lindeman) from their property so they could sell that house. During that same boundary adjustment, the property that was formerly 1525 Dougherty Ferry was consolidated into the Church property so that their lot would remain above the minimum 3 acres required by Code. The applicant's request would accommodate a new two-lot subdivision which would return the property at 1525 Dougherty Ferry to its previous size and status as a separate lot. See Exhibit 1 for reference.

DISCUSSION

The only physical/site work that will be required with this subdivision is the addition of 3 proposed trees to ensure that the new single-family residential lot meets the Planting requirements of the City's Subdivision Code. The applicant has provided a proposed landscape plan to illustrate these requirements being met. MSD has indicated that they have no concerns with the proposed subdivision; however, they are requiring an off-site easement on the property at 544 Lindeman prior to issuing full approval. This approval, along with a financial guarantee for the required trees, is required prior to final approval by the City Council.

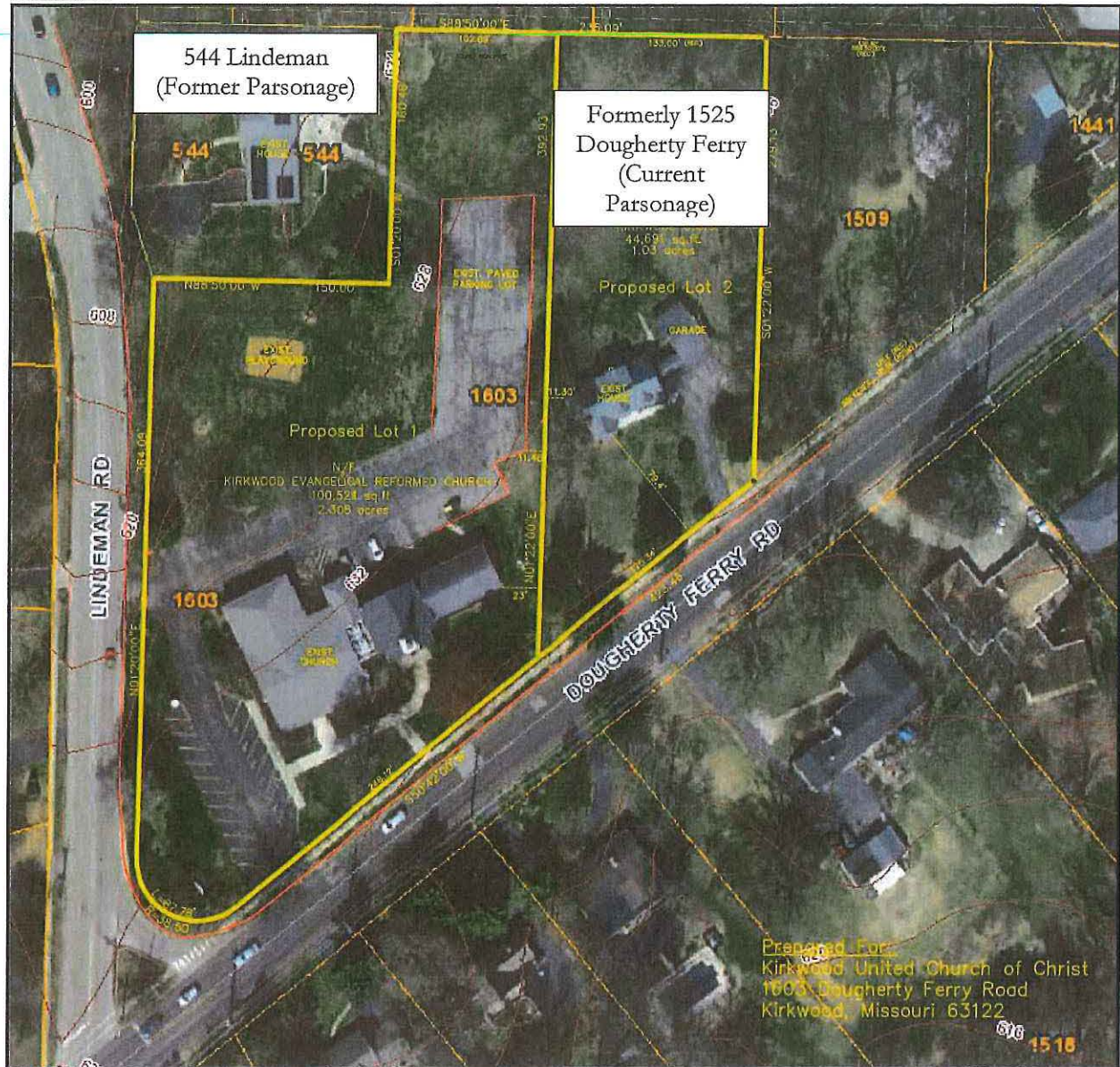
The proposed plan was presented to the Planning & Zoning Commission at their meeting on March 20, 2019. Rather than assigning a subcommittee at that meeting, the Commission voted to recommend approval of the Preliminary and Final Plats and directed Staff to draft a memorandum to memorialize that action. The Commission explained that the familiarity with the project, limited scope of the proposed improvements, and lack of technical issues provided them the comfort of recommending approval without going through the Subcommittee process.

RECOMMENDATION

The Planning & Zoning Commission recommends the preliminary and final plats be approved with the following conditions:

1. The subdivision shall be developed in accordance with the Preliminary Plat and Landscape Plan, and the Final Subdivision Plat stamped "Received March 1, 2019 City of Kirkwood Public Works Department" except as noted herein.
2. A performance Guarantee to cover the cost of required landscaping is required to insure installation of said landscaping.
3. Approval from the Metropolitan St. Louis Sewer District is required prior to final approval by the City Council.
4. A revised final plat shall be submitted addressing Staff's comments from the letter dated March 3, 2019.
5. A subdivision plat approved by the City and recorded in the St. Louis County Office of the Recorder of Deeds shall be filed in the Public Services Director's Office within 90 days of City Council Approval of the Final Plat.
6. The approval of these Preliminary and Final Subdivision Plats shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property. The applicant assumes all responsibility and liability for storm water run-off.
7. The applicant, by accepting and acting under the Preliminary and Final Subdivision Plat approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

Exhibit 1



KIRKWOOD U.C.C. PRELIMINARY PLAT

A TRACT OF LAND BEING ADJUSTED LOT 1 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGE 4 AND BEING IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

General Notes:

- Gross Acreage of Subject Tract: 3.34 acres
Lot 1: 2.31 acres
Lot 2: 1.03 acres
- Current Zoning of Subject Tract: "R-1" Single-Family Residential District
- Current Owners of Subject Tract: Kirkwood United Church of Christ
1603 Dougherty Ferry Road
St. Louis, Missouri 63122 Locator # 29N420B46
- No new utilities (i.e. sanitary & storm sewers, water lines, etc.) are proposed with this subdivision.
- Topographic and outboundary information provided by: Surveying Solutions, LLC (L-2008031329)
1346 Montevale Court
Fenton, Missouri 63026
- Tree Study prepared by: Allen's Tree Service, Inc.
2155 West Pearce Blvd.
Mentzville, Missouri 63055
Arborist: John Beckman ISA Certified M9-0942A
- Reduced side yard setbacks between Lots 1 & 2 and a lot area of less than 3 acres for the existing Church on Lot 1 were approved as Subdivision Waivers by the City Council on February 7, 2019 via Ordinance # 10561.

Landscaping Requirements (For Lot 2 Only)

- A. Frontage Tree Plantings (Street Trees)**
Requirement: Minimum one (1) tree for each fifty (50) feet of frontage.
Linear length of frontage on Dougherty Ferry Road: 115.34 LF
Total trees required: 115.34 LF / 50' = 2.31 = 4 canopy trees
Street Trees Shown (Existing): 3 Trees - 1 Additional Frontage Tree Required
- B. Overall Tree Density**
Requirement: Minimum of one (1) tree per every 2,000 s.f. of site area less street right-of-way.
Gross Area of Site: 44,691 s.f.
 $\frac{44,691 \text{ sq. ft.}}{2,000} = 22.34 = 22 \text{ trees required}$
23 Existing Trees Shown Minus Frontage Trees - Requirement Met
- C. Tree Density**
Requirement: Minimum one (1) tree per every 4,000 s.f. of lot area.
Lot 2: 44,691 s.f. / 4,000 = 11.17 = 11 trees required
23 Existing Trees Shown Minus Frontage Trees - Requirement Met
- D. Tree Canopy Coverage**
Requirement: Min. of 35% canopy coverage for each lot
(350 sq. ft. / 1,000 sq. ft. of lot area)
Lot 2: 44,691 s.f. / 1,000 s.f. x 350 = 15,642 sq. ft. of canopy required
Minus Existing Tree Canopy: -14,516 sq. ft. of indiv. trees & exist. tree mass
Minus 1 New Tree Required Above: -400 sq. ft. (1 - 400 sq. ft. tree)
126 sq. ft. of additional canopy required (2- 400 s.f. trees)
Total of 3 new 400 s.f. canopy trees required on Lot 2:
14,516 sq. ft. (exist. canopy) + 1,200 sq. ft. (3 new trees) = Total Canopy Coverage: 15,716 s.f. (35%) (Requirement Met)

Legend

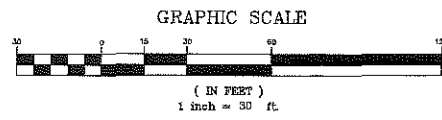
- Existing individual 8" Trees To Be Retained (See Tree Study Report for species & condition) (heavy linear circle indicates exist. tree counted towards totals)
- Proposed New Deciduous Canopy Tree
- Proposed New Evergreen Tree
- Existing Tree Mass To Be Retained

PLANT MATERIAL LIST

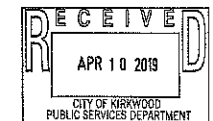
DECIDUOUS OVERSTORY TREES						
Key	Botanical Name	Common Name	Size	Spacing	Quantity	Comments
BG	<i>Nyssa sylvatica</i>	Black Gum	2 1/2' c.c.	See Plan	1	B & B
EVERGREEN TREES						
EH	<i>Tsuga canadensis</i>	Eastern Hemlock	6" ht.	15' c.c.	2	B & B

AT THE REQUEST OF KIRKWOOD UNITED CHURCH OF CHRIST, DURING THE MONTH OF FEBRUARY, 2019 SURVEYING SOLUTIONS, LLC HAS COMPLETED A BOUNDARY SURVEY AND PREPARED A PRELIMINARY PLAT FOR A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID BOUNDARY SURVEY AND PRELIMINARY PLAT ARE SHOWN HEREON, AND THAT THIS BOUNDARY SURVEY WAS COMPLETED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS FOR AN "URBAN" PROPERTY SURVEY.

Michael A. Schuknecht
MICHAEL A. SCHUKNECHT, P.L.S.
MISSOURI CERT. NO. L.S. 2303 2/28/19



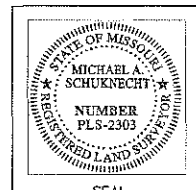
BENCHMARK INFORMATION:
ST. LOUIS COUNTY TRANSPORTATION B.M. #8351: "O" IN OPEN ON FIRE HYDRANT LOCATED IN THE TREE LAWN SOUTH OF THE SIDEWALK AND NORTH OF DOUGHERTY FERRY ROAD BETWEEN HOMES ADDRESSED AS #1623 AND #1711 DOUGHERTY FERRY ROAD, ROUGHLY 23 FEET NORTH OF THE CENTERLINE OF DOUGHERTY FERRY ROAD AND 117 FEET MORE OR LESS WEST ALONG DOUGHERTY FERRY ROAD FROM THE CENTERLINE OF LINDEMAN ROAD. NAVD83 ELEV. = 631.06.



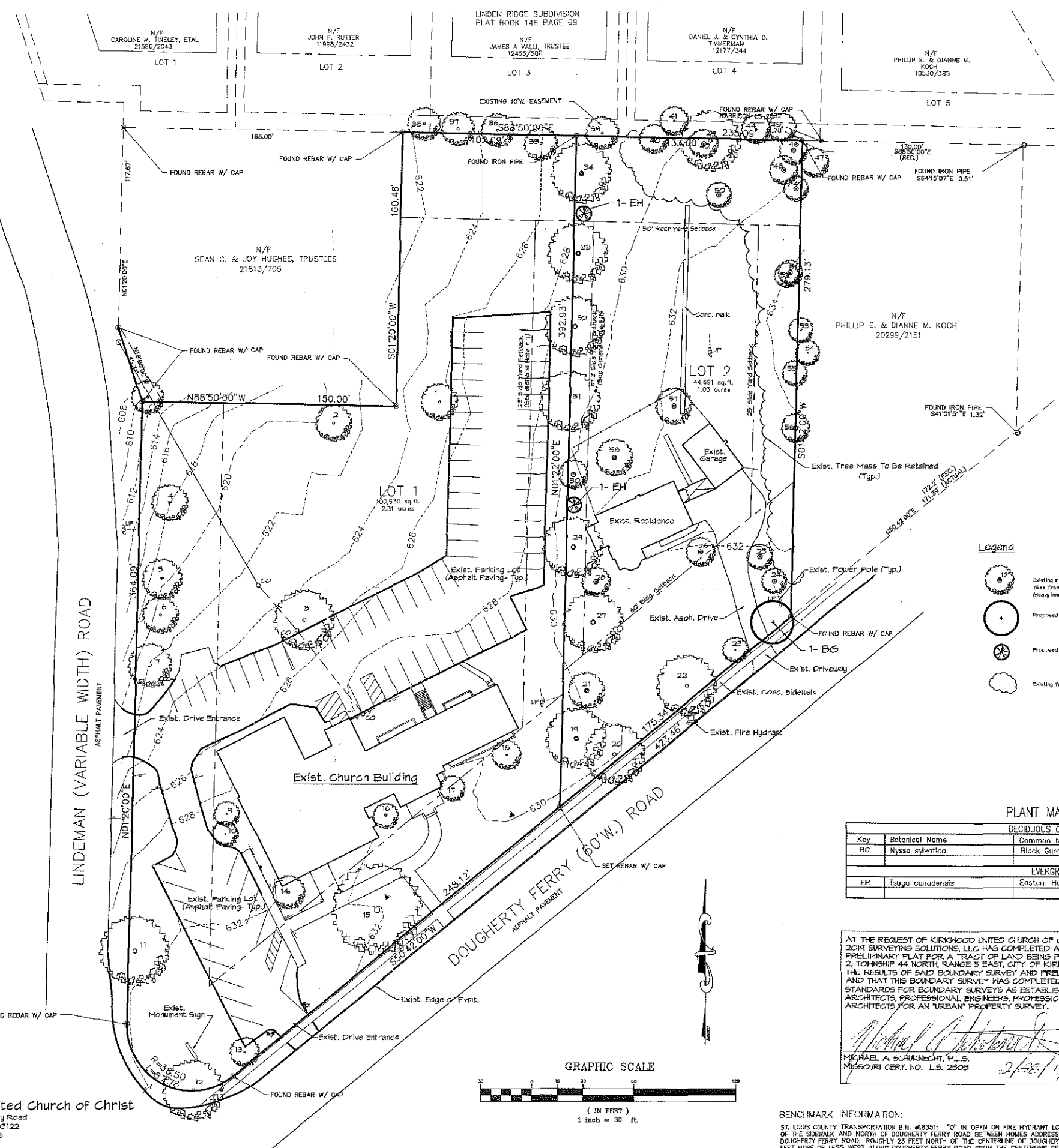
SURVEYING SOLUTIONS, LLC
L-2008031329
1346 MONTEVALE COURT
FENTON, MISSOURI 63026
PHONE: 636-305-9607
MICHAEL A. SCHUKNECHT, L.S.-2303

KIRKWOOD UNITED CHURCH OF CHRIST
1603 DOUGHERTY FERRY ROAD
KIRKWOOD, MISSOURI

DATE: 2/18/19 DRAWN BY: MAS
CHECKED BY: JOB NO.: 2018-0095 SCALE: 1" = 30'
PRELIMINARY PLAT & LANDSCAPE PLAN
REV.: SHEET: 4-8-19 1 OF 1



Prepared For:
Kirkwood United Church of Christ
1603 Dougherty Ferry Road
Kirkwood, Missouri 63122
Phone: 314-924-9886



CITY OF KIRKWOOD RECORDS DESTRUCTION FORM

Document Date Range	Record Name	Brief Description	Retention Period	Destruction Date	Hard Copy	Electronic
07/22/03 - 03/29/19	6158/367	Vehicle Ownership and Maintenance Records	GS067*	3/29/2019	X	X
12/02/04 - 03/26/19	7536/409	Vehicle Ownership and Maintenance Records	GS067*	3/26/2019	X	X
05/27/03 - 03/04/19	6165/363	Vehicle Ownership and Maintenance Records	GS067*	3/4/2019	X	X
10/12/07 - 03/04/19	8528/458	Vehicle Ownership and Maintenance Records	GS067*	3/4/2019	X	X
04/20/09 - 03/04/19	5920/510	Vehicle Ownership and Maintenance Records	GS067*	3/4/2019	X	X
06/18/09 - 03/04/19	8901/491	Vehicle Ownership and Maintenance Records	GS067*	3/4/2019	X	X
11/06/09 - 02/26/19	8914/506	Vehicle Ownership and Maintenance Records	GS067*	2/26/2019	X	X
08/31/1970 - 02/19/19	8113/096	Vehicle Ownership and Maintenance Records	GS067*	2/19/2019	X	X
01/01/1970 - 02/20/19	8135/113	Vehicle Ownership and Maintenance Records	GS067*	2/20/2019	X	X
02/12/04 - 12/28/18	5500/383	Vehicle Ownership and Maintenance Records	GS067*	12/28/2018	X	X
10/22/02 - 10/29/18	8143/347	Vehicle Ownership and Maintenance Records	GS067*	11/30/2018	X	X
06/02/1998 - 10/29/18	6182/238	Vehicle Ownership and Maintenance Records	GS067*	10/29/2018	X	X
06/17/09 - 10/29/19	7545/485	Vehicle Ownership and Maintenance Records	GS067*	10/29/2018	X	X
11/13/06 - 10/19/18	8526/438	Vehicle Ownership and Maintenance Records	GS067*	10/19/2018	X	X
06/20/03 - 10/05/18	6103/368	Vehicle Ownership and Maintenance Records	GS067*	10/05/2018	X	X
07/09/1996 - 10/02/18	6138/166	Vehicle Ownership and Maintenance Records	GS067*	10/02/2018	X	X
12/08/04 - 09/21/18	8180/407	Vehicle Ownership and Maintenance Records	GS067*	9/21/2018	X	X
07/12/06 - 10/05/18	6185/437	Vehicle Ownership and Maintenance Records	GS067*	10/05/2018	X	X
12/05/1996 - 09/24/18	8109/091	Vehicle Ownership and Maintenance Records	GS067*	9/24/2018	X	X
01/01/03 - 10/05/18	8133/375	Vehicle Ownership and Maintenance Records	GS067*	10/05/2018	X	X
11/06/09 - 07/10/18	8912/505	Vehicle Ownership and Maintenance Records	GS067*	7/10/2018	X	X
08/28/00 - 05/21/18	8125/290	Vehicle Ownership and Maintenance Records	GS067*	7/5/2018	X	X
11/09/1998 - 05/21/18	5929/224	Vehicle Ownership and Maintenance Records	GS067*	5/21/2018	X	X
06/21/02 - 05/22/18	8144/345	Vehicle Ownership and Maintenance Records	GS067*	5/22/2018	X	X
11/11/03 - 05/25/18	8110/370	Vehicle Ownership and Maintenance Records	GS067*	5/25/2018	X	X

*Retain titles, licenses, warranties, and maintenance records until vehicle is sold or disposed of. Retain registration records until superseded or disposition of vehicle

Submitted by: Ann Short

Date 4/2/19

Approved by:
Department Head Colin Wen

Date 4/2/19

Approved by:
City Clerk Laurie Osche

Date 4/2/19

CITY OF KIRKWOOD RECORDS DESTRUCTION FORM

Document Date	Record Name	Brief Description	Retention Period/GS Code	Destruction Date	Hard Copy	Electronic
08-20-97	IFB – 6520 – WIRELESS CONNECTIVITY FOR FIREHOUSES 2 & 3	INTALLATION OF WIRELESS CONNECTIVITY SOLUTION. CONTRACT: NETLINK, INC.	5 YRS EOC/ GS 060	12-18-18	X	
10-07-99	IFB – 6691 – 6 KV SWITCHGEAR	6 SWITCHGEARS IN ACCORDANCE WITH SPECS. CONTRACT: WESCO-DIVERS.	5 YRS EOC/ GS 060	11-05-19	X	
10-22-99	IFB – 6692 – JANITORIAL SERVICES	JANITORIAL SERVICES. CONTRACT: ARCHWAY BUILDING MAINT., INC.	5 YRS EOC GS 060	11-05-18	X	
09-30-99	IFB – 6693 – POLICE DEPT TOWING AND STORAGE	TOWING AND STORAGE SERVICES FOR POLICE DEPT. CONTRACT: ASHER’S TOWING	5 YRS EOC GS 060	11-05-18	X	
10-31-01	IFB – 6841 – POLICE DEPT TOWING AND STORAGE	TOWING AND STORANCE SERVICES FOR POLICE DEPT. CONTRACT: ASHER’S TOWING	5 YRS EOC GS 060	11-05-18	X	
04-06-00	IFB – 6736 - FIBER OPTIC CABLES AND POLE MOUNTING KITS	FIBER-OPTIC CABLES FOR FIREHOUSES 2 & 3. CONTRACT: GRAYBAR	5 YRS EOC GS 060	12-18-18	X	
01-30-02	IFB – 6847 - REFUSE VEHICLE	CUSHMAN OFFROAD HALSTER FLAT BED TRUCK. CONTRACT: SHIPPING UTILITIES	5 YRS EOC GS 060	03-18-19	X	
2003	IFB – 6965 – FIREHOUSE #3 BLDG. CONST.	FIREHOUSE #3 BLDG CONSTRUCTION	5 YRS EOC GS 060	12-18-18	X	
02-24-04	IFB – 7006- MEACHAM PARK STREET OVERLAYS	ASPHALTIC OVERLAYS OF STREETS IN MEACHAM PARK. CONTRACT: DURA SEAL PAVING	5 YRS EOC GS 060	11-13-18	X	
03-07-04	IFB – 7009 - SAWDUST	SAWDUST. CONTRACT: SUNSET PARKLAND NURSERY	5 YRS EOC GS 060	11-05-18	X	
03-07-04	IFB – 7010 – ASPHALTIC MATERIALS	PAVING MATERIALS – CONTRACT: MISSOURI PETROLEUM	5 YRS EOC GS 060	11-05-18	X	
03-07-04	IFB – 7011 – CRF CRACK FILLER	CRACK FILLER FOR ASPHALT CONCTRETE CONTRACT: CAM, LLC	5 YRS EOC GS 060	11-05-18	X	
03-18-04	IFB – 7012 – HOT MIXED ALPHALTIC CONCRETE	HOT MIXED ASLPHALT CONCRETE. CONTRACT: FRED WEBER, INC.	5 YRS EOC GS 060	11-05-18	X	
03-18-04	IFB – 7013 – COLD MIX ASPHALT (BULK) MATERIAL	COLD MIXED ASPHALT MATERIALS IN BULK. CONTRACT: MO. PETROLEUM	5 YRS EOC GS 060	11-05-18	X	
03-18-04	IFB – 7014 – TOP SOIL	TOP SOIL. CONTRACT: SIMPSON MATERIALS COMPANY	5 YRS EOC GS 060	11-05-18	X	

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03-18-04	IFB – 7015 – CLEAN LIMESTONE ROCK	CLEAN LIMESTONE ROCK. CONTRACT: SIMPSON MATERIALS COMPANY	5 YRS EOC GS 060	11-05-18	X	
03-18-04	IFB – 7016 – B GRAVEL, MERAMEC AND FINE SAND	GRAVEL, MERAMEC AND FINE SAND CONTRACT: SIMPSON MATERIAL COMPANY	5 YRS EOC GS 060	11-05-18	X	
03-17-04	IFB – 7017 – READY MIX CONCRETE	READY MIX CONCRETE. CONTRACT: VALLEY MATERIAL COMPANY	5 YRS EOC GS 060	11-05-18	X	
03-18-04	IFB – 7018 – HOT TAPE AND ARROW MARKINGS	HOT TAPE AND ARROW MARKINGS FOR PAVEMENT. CONTRACT: FLINT TRADING	5 YRS EOC	11-05-18	X	
03-08-04	IFB – 7020 – CHEMICAL TREATMENT/CLEAN WELL #2	CHEMICAL TREATMENT AND CLEANING OF WELL #2. CONTRACT: LAYNE CHRISTENSEN COMPANY	5 YRS EOC GS 060	11-13-18	X	
04-15-04	IFB – 7021 – MEDICAL SUPPLIES	MEDICAL SUPPLIES. CONTRACT: MEDTRONIC PHYSIO-CONTROL	5 YRS EOC GS 060	11-05-18	X	
03-17-04	IFB – 7023 – LIQUID CALCIUM CHLORIDE	LIQUID CALCIUM CHLORIDE FOR ICE AND SNOW REMOVAL. CONTRACT: SCOTTWOOD INDUSTRIES, INC	5 YRS EOC GS 060	11-05-18	X	
03-12-05	IFB – 7024 – AUTOMOTIVE BATTERIES	CAR BATTERIES. CONTRACT: NAPA AUTO	5 YRS EOC GS 060	11-05-18	X	
03-12-04	IFB – 7025 – AUTOMOTIVE PARTS	CAR PARTS. CONTRACT: O'REILLY AUTO PARTS	5YRS EOC GS 060	11-05-18	X	
03-04-04	IFB – 7026 - CHEMICALS	CHEMICALS FOR WATER DEPT. CONTRACT: BRENNTAG MID-SOUTH, INC.	5 YRS EOC GS 060	11-12-18	X	
03-04-04	IFB – 7027 – WATER METERS	WATER METERS. CONTRACT: SCHULTE	5 YRS EOC GS 060	11-05-18	X	
03-12-04	IFB – QUICKLIME	QUICKLIME CONTRACT: MISSISSIPPI LIME COMPANY	5 YRS EOC GS 060	11-05-18	X	
03-03-04	IFB – 7035 - SOFT DRINK EXCLUSIVITY AT KIRKWOOD PARKS AND RECREATION FACILITIES	SOFT DRINK EXCLUSIVITY CONTRACT	5 YRS EOC GS 060	11-05-18	X	
03-23-04	IFB – 7037 – LUBRICATING OILS AND GREASE	LUBRICATION OILS AND GREASE FOR VEHICLE MAINT. CONTRACT: ENERGY PETROLEUM COMPANY	5 YRS EOC GS 060	11-05-18	X	
2004	IFB – 7038 PREVENTATIVE MAINTENANCE AND OTHER REPAIRS OF POLICE AND CITY HALL HVAC SYSTEMS	PREVENTATIVE MAINTENANCE AND OTHER REPAIRS OF POLICE AND CITY HALL HVAC SYSTEMS CONTRACT: ZIPF-AIR	5 YRS EOC GS 060	11-05-18	X	
2004	IFB – 7039 – DECORATIVE TRASH CANS	DECORATIVE TRASH CANS FOR SBD. CONTRACT: FRYE & ASSOIATES	5 YRS EOC GS 060	11-05-18	X	

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05-20-04	IFB – 7043 - SURVEY EQUIPMENT	SURVEY EQUIPMENT FOR WATER AND ELECTRIC DEPT. CONTRACT: SEILER INST.	5 YRS EOC GS 060	03-18-19	X	
06-17-04	IFB – 7048- THREE PROGRAM CARS	CARS FOR BLDG COMM. OFFICE. CONTRACT: BO BUECKMAN FORD	5 YRS EOC GS 060	03-18-19	X	
06-17-04	IFB – 7049 – SKID STREET LOADER	1 SKID STREET LOADER ACCORDING TO SPECS. CONTRACT: BOBCAT OF ST. LOUIS	5 YRS EOC GS 060	03-18-19	X	
09-02-04	IFB – 7054 – TEMPORARY EMPLOYMENT SERVICES	TEMPORARY EMPLOYMENT SERVICES FOR LABOR. CONTRACT: LABOR READY	5 YRS EOC GS 060	11-05-18	X	
08-05-04	IFB – 7057 – BACKHOE RENTAL	BACKHOE RENTAL. CONTRACT: FABICK	5 YRS GS 060 EOC	11-05-18	X	
05-19-04	IFB – 7059 – FORD 250 XL AND FORD E150 VAN	FORD 250 XL AND FORD E150 VAN FOR WATER DEPT. CONTRACTS: JACK SCHMITT FORD AND BO BEUCKMAN FORD	5 YRS EOC GS 060	03-18-19	X	
10-07-04	IFB – 7065 - POLYETHYLENE PLASTIC REFUSE BAGS	PLASTIC REFUSE BAGS CONTRACT: DYNA PAK CORPORATION	5 YRS EOC GS 060	11-05-18	X	
10-27-04	IFB – 7066 – TOWING AND STORAGE SERVICES	TOWING AND STORAGE SERVICES. CONTRACT: D & L RIDEOUT SERVICES	5 YRS EOC GS 060	11-05-18	X	
11-04-04	IFB – 7068 - FILTER MEDIA MATERIALS	FILTER MEDIA MATERIALS FOR WATER TREATMENT PLANT. CONTRACT: RESSLER & ASSOC.	5 YRS EOC GS 060	11-05-18	X	
11-08-04	IFB –7069 - CHEMICAL TREATMENT/CLEANING OF WELL #3	CHEMICAL TREATMENT/CLEANING OF WELL #3. CONTRACT: BROTCHE WELL & PUMP	5 YRS EOC GS 060	11-13-18	X	
03-14-04	IFB – 7077 – PRODUCTION OF KIRKWOOD PARKS AND REC DEPT. BI-ANNUAL PROGRAM GUIDE 2004	PRODUCTION OF KIRKWOOD PARKS AND REC DEPT. BI-ANNUAL PROGRAM GUIDE 2004 – CONTRACT: MESSENGER PRINTING AND PUBLISHING COMPANY, INC	5 YRS EOC GS 060	11-05-18	X	
02-24-05	IFB – 7081 – COLD MIX ASPHALT (BULK) MATERIAL	COLD MIX ASPHALT (BULK) MATERIAL. CONTRACT SPLIT – FRED WEBER AND PACE CONSTRUCTION CO.	5 YRS EOC GS 060	11-05-18	X	
02-28-05	IFB – 7082 – LIQUID CALCIUM CHLORIDE	LIQUID CALCIUM CHLORIDE. CONTRACT: SCOTWOOD, IND.	5 YRS EOC GS 060	11-05-18	X	
02-24-05	IFB – 7083 – ASPHALTIC MATERIALS	ASPHALT MATERIALS CONTRACT: MISSOURI PETROLEUM	5 YRS EOC GS 060	11-05-18	X	
02-23-05	IFB – 7084 – B GRAVEL, MERAMEC, FINE SAND	GRAVEL, MERAMEC, FINE SAND, CONTRACT: WINTER BROTHERS MATERIAL SUPPLY	5 YRS EOC GS 060	11-05-18	X	

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02-023-05	IFB – 7085 - CLEAN LIMESTONE ROCK	CLEAN LIMESTONE ROCK. CONTRACT: SIMPSON CONSTRUCTION MATERIALS	5 YRS EOC	11-05-18	X	
02-23-05	IFB – 7086 - HOT MIXED ASPHALTIC CONCRETE MATERIALS	HOT MIXED ASPHALTIC CONCRETE MATERIALS. CONTRACT: PACE CONSTRUCTION	5 YRS EOC GS 060	11-05-18	X	
03-14-05	IFB – 7087 – READY MIX CONCRETE	READY MIX CONCRETE CONTRACT: BRECKENRIDGE MATERIAL	5 YRS EOC GS 060	11-05-18	X	
02-28-05	IFB – 7089 – TOP SOIL	TOP SOIL CONTRACT: SIMPSON CONSTRUCTION MATERIALS	5 YRS EOC GS 060	11-05-18	X	
02-28-05	IFB – 7090 – HOT TAPE ARROW MARKING	TAPE AND ARROW MARKING FOR THE STREETS. CONTRACT: FLINT TRADING	5 YRS EOC GS 060	11-05-18	X	
02-25-05	IFB – 7092 - QUICKLIME	QUICKLIME CONTRACT: MISSISSIPPI LIME COMPANY	5 YRS EOC GS 060	11-05-18	X	
02-25-05	IFB – 7093 - CHEMICALS	CHEMICALS. CONTRACT SPLIT: DPC ENTERPRISES, UNIVAR USA, CRYOGAS, G.S. ROBBINS & CO, CALCIQUEST	5 YRS EOC GS 060	11-13-18	X	
03-07-05	IFB – 7096 – CAPS SCREWS, HEX NUTS AND WASHERS	CAPS SCREWS, HEX NUTS AND WASHERS CONTRACT: CREST IND.	5 YRS EOC GS 060	11-05-18	X	
03-07-05	IFB – 7097 – TIRES	TIRES FOR VEHICLES AND EQUIPMENT – CONTRACT: DOBBS	5 YRS EOC	11-05-18	X	
03-07-05	IFB – 7098 – JANITORIAL SUPPLIES	JANOTORIAL SUPPLIES CONTRACT: INDUSTRIAL SOAP (RENEWAL THROUGH 2010)	5 YRS EOC GS 060	11-05-18	X	
03-16-05	IFB – 7099 – PAPER PRODUCTS	PAPER PRODUCTS CONTRACT SPLIT: INDUSTRIAL SOAP AND CENTRAL POLY CORP	5 YRS EOC GS 060	11-05-18	X	
04-07-05	IFB – 7100 – MEDICAL SUPPLIES	MEDICAL SUPPLIES CONTRACT: KENTRON HEALTHCARE AKA TRI-ANIM HEALTHCARE (RENEWED THROUGH 2008)	5 YRS EOC GS 060	11-05-18	X	
03-11-05	IFB – 7101 – GRASS AND WEED CONTROL	LAWN MAINTENANCE FOR COUCH AVENUE BRIDGE. CONTRACT: GALAXY MAINTENANCE (RENEWED THROUGH 2009)	5 YRS EOC GS 060	11-05-18	X	
05-19-05	IFB – 7102 - 4 TH OF JULY FIREWORKS DISPLAY	4 TH OF JULY FIREWORKS DISPLAY CONTRACT: PREMIER PYROTECHNICS, INC	5 YRS EOC GS 060	11-05-18	X	
05-05-05	IFB – 7109 – CATERPILLAR 420 D BACKHOE LOADER	RENTAL OF BACKHOE – CONTRACT: FABICK CAT	5 YRS EOC GS 060	11-05-18	X	
07-28-05	IFB – 7114 - MERAMEC HIGHLANDS	- MERAMEC HIGHLANDS QUARRY PARKING	5 YRS EOC	11-05-18	X	

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	QUARRY PARKING LOT PAVING & SEALING	LOT PAVING & SEALING. CONTRACT: DURA SEAL PAVING CONT.	GS 060			
	IFB – 7112 – PROGRAM CARS - CANCELED			11-05-18	X	
03-07-04	IFB – 7019 – STREET SIGNS AND U CHANNEL POSTS	STREET SIGNS AND U CHANNEL POSTS. CONTRACT: OSBURN ASSOC. INC	5 YRS EOC GS 060	11-05-18	X	
09-01-04	IFB – 7058 – STACKABLE CHAIRS AND CHAIR CARTS OR DOLLY	STACKABLE CHAIRS AND CHAIR CARTS OR DOLLY – CONTRACT: C&H BUSINESS FURNITURE	5 YRS EOC GS 060	11-05-18	X	
10-21-04	IFB – UTILITY POLES	UTILITY POLES. CONTRACT: BROWN WOOD PROCESSING	5 YRS EOC GS 060	11-05-18	X	
02-28-05	IFB – TRAFFIC SIGNS AND U CHANNEL POSTS	TRAFFIC SIGNS AND U CHANNEL POSTS. CONTRACT: GRIMCO, INC	5 YRS EOC GS 060	11-05-18	X	
11-01-03	IFB – 6988 – ELEVATOR MAINTENANCE	ELEVATOR MAINT. CONTRACT: MILLER ELEVATOR COMPANY	5 YRS EOC GS 060	11-05-18	X	
04-29-02	CONTRACT: DOUBLE 8# HYDRASTOPS	DOUBLE 8# HYDRASTOPS, CONTRACT: SEVERM TRENT SERVICES	5 YRS EOC GS 060	11-05-18	X	
01-05-09	IBM MAINTENANCE AGREEMENT	CONTRACT: PROACTIVE SOLUTIONS	5 YRS EOC GS 060	11-05-18	X	
09-15-05	IFB – 7115 - MEACHUM PARK MONUMENT SIGN CONSTRUCTION	MEACHUM PARK MONUMENT SIGN CONSTRUCTION, CONTRACT: THE HARLAN COMPANY	5 YRS EOC GS 060	12-18-18	X	
07-18-05	IFB –7116 - XEROX COLOR PHASER 7750DXF	XEROX COLOR PHASER 7750DXF, CONTRACT: OM OFFICE SUPPLY, INC	5 YRS EOC GS 060	12-18-18	X	
07-29-05	IFB – 7118 AUTO BODY REPAIR AND WRECK REBUILDING	AUTO BODY REPAIR AND WRECK REBUILDING, CONTRACT: CENTRAL AUTO BODY REBUILDERS	5 YRS EOC GS 060	12-18-18	X	
08-04-05	IFB – 7119 – UTILITY POLES	UTILITY POLES, CONTRACT: BROWN WOOD PRESERVING, INC	5 YRS EOC GS 060	12-18-18	X	
09-08-05	IFB –7021 - ROLLOFF CONTAINER AND HAULING SERVICES	ROLLOFF CONTAINER AND HAULING SERVICES, CONTRACT: ALLIES WASTE SERV.	5 YRS EOC GS 060	12-18-18	X	
09-01-05	IFB – 7122 – TRANSFORMERS, SINGLE, POLE MOUNTED	TRANSFORMERS, SINGLE, POLE MOUNTED, CONTRACT: FLETCHER-REINHARDT	5 YRS EOC GS 060	12-18-18	X	
09-22-05	IFB – 7123 – TURF VACUUM/ SWEEPER	TURF VACUUM/SWEEPER, CONTRACT: ARTS LAWN MOWER	5 YRS EOC GS 060	03-18-19	X	
11-07-05	IFB – 7024 – WATERMAIN REPLACEMENT ON E. JEFFERSON AVE.	WATERMAIN REPLACEMENT ON E. JEFFERSON AVE, CONTRACT: GANSNER	5 YRS EOC GS 060	12-18-18	X	

		EXCAVATING AND GRADING				
11-17-05	IFB – 7125 – TRANSFORMERS, SINGLE PHASE, POLE MOUNTED	TRANSFORMERS , CONTRACT – ERMCO TRANSFORMERS	5 YRS EOC GS 060	12-18-18	X	
02-02-06	IFB – 7129 – DEMOLITION AND SITE CLEARANCE OF 301 ELECTRIC ST	DEMOLITION AND SITE CLEARANCE OF 301 ELECTRIC ST, CONTRACT : FIRST LINE, INC	5 YRS EOC GS 0600	12-18-18	X	
02-28-06	IFB – 7130 – SEGMENTAL RETAINING WALL	SEGMENTAL RETAINING WALL, CONTRACT : IDEAL LANDSCAPE	5 YRS EOC GS 060	12-18-18	X	
02-16-06	IFB – 7132 – YARD WASTE BAGS	YARD WASTE BAGS, CONTRACT : DANO ENT.	5 YRS EOC GS 060	11-29-18	X	
02-16-06	IFB – 7133 – POLYETHYLENE REFUSE BAGS	POLYETHYLENE REFUSE BAGS, CONTRACT : CENTRAL POLY CORP.	5 YRS EOC GS 060	11-29-18	X	
02-14-06	IFB – 7134 – COLD MIX ASPHALT	COLD MIX ASPHALT, CONTRACT : SPLIT BETWEEN MISSOURI PETROLEUM AND PACE CONSTRUCTION CO	5 YRS EOC GS 060	11-29-18	X	
02-14-06	IFB – 7135 – ASPHALTIC MATERIALS	ASPHALTIC MATERIALS, CONTRACT : MISSOURI PETROLEUM	5 YRS EOC GS 060	11-29-18	X	
02-17-06	IFB – 7136 – B GRAVEL, MERAMEC AND FINE SAND	B GRAVEL, MERAMEC AND FINE SAND, CONTRACT : WINTER BROS MATERIAL CO	5 YRS EOC GS 060	11-29-18	X	
02-14-06	IFB – 7137 – CLEAN LIMESTOME ROCK	LIMESTONE, CONTRACT : SIMPSON CONSTR. MATERIAL	5 YRS EOC GS 060	11-29-18	X	
02-17-06	IFB –7138 - HOT MIXED ASPHALT	HOT MIXED ASPHALT, CONTRACT : SPLIT BETWEEN, FRED WEBER, INC AND PACE CONSTR. CO	5 YRS EOC GS 060	11-29-18	X	
02-14-06	IFB – 7139 - TOP SOIL	TOP SOIL, CONTRACT : SIMPSON CONST MATERIALS	5 YRS EOC GS 060	11-29-18	X	
02-17-06	IFB –7140 - LIQUID CALCIUM CHLORIDE	LIQUID CALCIUM CHLORIDE, CONTRACT : SICALCO, LTD	5 YRS EOC GS 060	11-29-18	X	
02-14-06	IFB – 7141 – READY MIX CONCRETE	READY MIX CONCRETE, CONTRACT : BRECKENRIDGE MATERIAL COMPANY	5 YRS EOC GS 060	11-29-18	X	
03-03-06	IFB – 7142 – QUICKLIME	QUICKLIME, CONTRACT : MISSISSIPPI LINE	5 YRS EOC GS 060	11-29-18	X	
03-03-06	IFB – 7143 - CHEMICALS	CHEMICALS, CONTRACT : SPLIT BETWEEN RENNTAG MID-SOUTH AND AIR LIQUIDE INDUSTRIAL	5 YRS EOC GS 060	11-29-18	X	
02-14-06	IFB –7144 - HOT TAPE AND ARROW MARKING	HOT TAPE AND ARROW MARKING, CONTRACT : ENNIS PAINT, INC	5 YRS EOC GS 06	11-29-18	X	

03-16-06	IFB – 7145 – TRAFFIC SIGNS AND U CHANNELL POSTS	TRAFFIC SIGNS AND U CHANNELL POSTS, CONTRACT: MUNICIPAL SUPPLY & SIGNS COMPANY	5 YRS EOC GS 060	11-29-18	X	
03-28-03	IFB – 7147 – TIRES INCOMPLETE	TIRES, CONTRACT: INCOMPLETE	5 YRS EOC GS 060	11-29-18	X	
03-03-06	IFB – 7148 – WATER METERS	WATER METERS, CONTRACT: SCHULTE SUPPLY	5 YRS EOC GS 060	11-29-18	X	
03-22-06	IFB – 7149 – FIRE HYDRANTS	FIRE HYDRANTS, CONTRACT: NATIONAL WATERWORKS, INC	5 YRS EOC GS 060	11-29-18	X	
04-30-09	IFB – 7151 – PAPER PRODUCTS	PAPER PRODUCT, CONTRACT: RENARD PAPER CO	5 YRS EOC GS 060	11-29-18	X	
03-16-06	IFB – 7152 – KIRKWOOD/MISSOURI AMERICAN CONVERSION INTERCONNECTIONS AND SCADA SYSTEM	KIRKWOOD/MISSOURI AMERICAN CONVERSION INTERCONNECTIONS AND SCADA SYSTEM, CONTRACT: KARSTEN EQUIPMENT CO	5 YRS EOC GS 060	11-29-18	X	
02-17-06	IFB – 7155 – HARD WOOD BARK MULCH	MULCH, CONTRACT: FOSTER BROTHERS WOOD PRODUCTS	5 YRS EOC GS 060	11-29-18	X	
03-21-06	IFB – 7156 – FIREWORKS DISPLAY	FIREWORKS DISPLAY, CONTRACT: TWILIGHT FIRE AND ILLUSIONS-	5 YRS EOC GS 060	11-29-18	X	
03-31-06	IFB – 7157 – AUTOMOTIVE BATTERIES AND PARTS	AUTOMOTIVE BATTERIES AND PARTS, CONTRACT: ? – FILE INCOMPLETE	5 YRS EOC GS 060	11-29-18	X	
02-10-06	IFB –7158- AUTOMOTIVE PARTS	FILE INCOMPLETE	5 YRS EOC GS 060	11-29-18	X	
03-02-06	IFB – 7159 – HP PROLIANT SERVER AND MAINTENANCE AGREEMENT	HP PROLIANT SERVER AND MAINTENANCE AGREEMENT, CONTRACT: WORLD WIDE TECHNOLOGIES	5 YRS EOC GS 060	11-29-18	X	
03-08-06	IFB – 7161 – REMOVAL AND DISPOSAL OF ASBESTOS MATERIALS FROM THE WATER TREATMENT PLANT AND RADIAL COLLECTOR WELL	ASBESTOS REMOVAL AND DISPOSAL, CONTRACT: MIDWEST ASBESTOS ABATEMENT CORP	5 YRS EOC GS 060	11-29-18	X	
03-21-06	IFB – 7163 – PLASTIC PRODUCTS	PLASTIC PRODUCTS, CONTRACT: RENARD PAPER COMPANY, INC	5 YRS EOC GS 060	11-29-18	X	
03-28-06	IFB – 7164 – LAWN CARE & GROUND MAINTENANCE SERVICES	LAWN CARE AND MAINT., CONTRACT: OUTDOOR SOLUTIONS	5 YRS EOC GS 060	11-29-18	X	
05-04-06	IFB – 7165 – REMOVAL AND REPLACEMENT OF DETERIORATED CONCTETE STREET PAVEMENT IN THE	CONCRETE STREET RECONSTRUCTION, CONTRACT: JRW CONSTR	5 YRS EOC GS 060	11-29-18	X	

	CITY OF KIRKWOOD					
04-20-06	IFB – 7171 – FLEX-FUEL (E-85) FORD TAURUS PROGRAM CAR	FORD TAURUS PROGRAM CAR, CONTRACT: JACK SCHMITT FORD	5 YRS EOC GS 060	03-18-19	X	
05-01-06	IFB – 7172 – SINGLE FAMILY RESIDENCE DEMOLITION	RESIDENCE DEMOLITION, CONTRACT: T A CONTRACTION, INC	5 YRS EOC GS 060	11-29-18	X	
06-01-06	IFB – 7173 – KIRKWOOD/MAWC CONVERSION: 20 INCH PIPELINE	KIRKWOOD/MAWC CONVERSION: 20 INCH PIPELINE, CONTRACT: BOMMARITO CONSTRUCTION.	5 YRS EOC GS 060	11-29-18	X	
07-06-06	IFB – KIRKWOOD/MAWC CONVERSION: MARSHALL ROAD PUMPING STATION	KIRKWOOD/MAWC CONVERSION: MARSHALL ROAD PUMPING STATION, CONTRACT: KCI CONTRUCTION, CO	5 YRS EOC GS 060	11-29-18	X	
06-28-06	IFB – 7175 – SCHOOL WALKWAY REPLACEMENT	SCHOOL WALKWAY REPLACEMENT – CONTRACT: STICKA CONCRETE CONTRACTION CO.	5 YRS EOC GS 060	11-29-18	X	
07-06-06	IFB – 7176 – INDUSTRIAL GRADE/WOOD CHIPPER FOR (1) STREET DEPT AND (1) PARKS DEPT.	WOOD CHIPPERS FOR STREET AND PARKS DEPT. CONTRACT: K&K SUPPLY	5 YRS EOC GS 060	03-18-19	X	
11-01-06	IFB – 7177 – UNIFORM APPAREL	UNIFORMS, CONTRACT: SPLIT BETWEEN ARAMARK AND C&K SERVICES	5 YRS EOC GS 0600	11-29-18	X	
10-25-06	IFB – 7178 – MATS, RENTAL	MATS, RENTAL, CONTRACT: THE UNIFORM COMPANY	5 YRS EOC GS 060	11-29-18	X	
10-06-06	IFB – 7179 - UNIFORM RENTAL, SHOP TOWELS AND FENDER COVERS	UNIFORM RENTAL, SHOP TOWELS AND FENDER COVERS, CONTRACT: G&K SERVICES	5 YRS EOC GS 060	11-29-18	X	
05-26-06	IFB – 7182 – FLEX FUEL (E-85) FORD TAURUS PROGRAM CAR	PROGRAM CAR, FILE INCOMPLETE	5 YRS EOC GS 060	03-18-19	X	
05-26-06	IFB – 7183 – THREE (3) 2006 OR 2007 MEDIUM DUTY TRUCK BED/SPREADER COMBINATION	TRUCK BED SPREADER COMBO, CONTRACT: FILE INCOMPLETE	5 YRS EOC GS 060	03-18-19	X	
07-06-06	IFB – 7184 – UTILITY POLES	UTILITY POLES, CONTRACT: BROWN WOOD PRESERVING	5 YRS EOC GS 060	11-29-18	X	
08-17-06	IFB – 7185 – EXTERIOR PAINTING OF TRAIN STATION	PAINTING OF TRAIN STRATION, CONTRACT: CUSTOM COATINGS, INC	5 YRS EOC GS 060	11-29-18	X	
10-05-06	IFB – 7186 - CITY OF KIRKWOOD COMMUNITY CENTER ROOF PROJECT	ROOF FOR COMM CENTE, CONTRACT: COMPLETE ROOFING COMPANY, INC	5 YRS EOC GS 060	03-18-19	X	
09-25-06	IFB – 7187 – KIRKWOOD PARK CENTRAL RIDGE IMPLEMENTATION – PHASE I	CENTRAL RIDGE IMPLEMENTATION – PHASE I, CONTRACT: BENZ - PARKS	5 YRS EOC GS 060	03-18-19	X	

07-13-06	IFB – 7188 – AUTOPARTS, BATTERIES AND SUPPLIES	AUTOPARTS, BATTERIES AND SUPPLIES, CONTRACT: NAPA AUTO PARTS	5 YRS EOC GS 060	11-29-18	X	
10-05-06	IFB – 7189 – HVAC UNIT REMOVAL, COMMUNITY CENTER	REMOVAL OF HVAC UNIT AT COMM CENTER, CONTRACT: AALCO WRECKING CO, INC	5 YRS EOC GS 060	03-18-19	X	
09-07-06	IFB – 7190 – 19 THREE-PHASE TRANSFORMERS	TRANSFORMERS, CONTRACT: DELTA-Y ELECTRIC CO	5 YRS EOC GS 060	11-29-18	X	
09-01-06	IFB – 7191 – MONFORT PARK SURVEY	SURVEY, CONTRACT: ZAMRANA ENGINEERING	5 YRS EOC GS 060	03-18-19	X	
09-13-06	IFB – 7192 – PROJECT MANAGEMENT SERVICES	PROJECT MANAGEMENT SERVICES, CONTRACT: NORTHSTAR MANAGEMENT COMPANT, LLC	5 YRS EOC GS 060	11-29-18	X	
05-26-06	IFB – 7193 – ROLL-OFF CONTAINER AND HAULING SERVICES	ROLL-OFF CONTAINER AND HAULING SERVICES, CONTRACT: ALLIED WASTE SERVICES	5 YRS EOC GS 060	11-29-18	X	
09-27-06	IFB – 7194 – SEALING OF ASPHALT PAVEMENT AND TRAILS AT EMMENEGER NATURE PARK	PAVEMENT SEALING AT EMMENEGER PARK, CONTRACT: SHERRELL CONST.	5 YRS EOC GS 060	03-18-19	X	
10-06-06	IFB – 7195 – WATER MAIN REPLACEMENT ON WILTON LANE	WATER MAIN REPLACEMENT, CONTRACT: JW BOMMARITO CONST.	5 YRS EOC GS 060	11-29-18	X	
10-05-06	IFB – 7196 – THREE PHASE TRANSFORMER	TRANSFORMER, CONTRACT: FLETCHER-REINHARDT	5 YRS EOC GS 060	11-30-18	X	
10-19-06	IFB – 7197 – UPGRADE OF TRAFFIC SIGNALS AT THE INTERSECTION OF KIRWOOD ROAD AND JEFFERSON	UPGRADE TRAFFIC SIGNALS, CONTRACT: TRAFFIC CONTROL	5 YRS EOC GS 060	11-30-18	X	
10-17-06	IFB -7198 – WATER TREATMENT PLANT ITEMS FOR SALE	WATER TREATMENT SURPLUS ITEMS, CONTRACT: ST. JUDE PARK WATER PLANT	5 YRS EOC GS 060	11-30-18	X	
11-29-06	IFB – 7199 – TOWING AND STORAGE SERVICES	TOWING AND STORAGE, CONTRACT: D7L TOWING, INC	5 YRS EOC GS 060	11-30-18	X	
12-06-06	IFB – 7200 – FOOD CONCESSION SERVICES FOR AQUATIC CENTER, COMM CENTER AND ICE RING	FOOD CONCESSION SERVICES, CONTRACT: NOUR, INC	5 YRS EOC GS 060	11-30-18	X	
10-19-06	IFB – 7201 – POLLING SERVICES	POLLING SERVICES, CONTRACT: E. TERRENCE JONES	5 YRS EOC GS 060	11-30-18	X	
10-05-06	IFB – 7202 – PLANNING AND ZONING CONSULTING SERVICES	PLANNING AND ZONING CONSULTING SERVICES, CONTRACT: PERMIT CONTULTANTS	5 YRS EOC GS 060	11-30-18	X	

08-02-07	IFB – 7203 – COMMERCIAL STRUCTURE DEMOLITION SITE CLEARANCE – 236 E MONROE	COMMERCIAL DEMOLITION, CONTRACT: PREMIER DEMOLITION	5 YRS EOC GS 060	11-30-18	X	
01-22-07	IFB – 7205 – CERAMIC FLOOR AND CARPET INSTALLATION	CERAMIC FLOOR AND CARPET INSTALL, CONTRACT: INTERIOR CONSTRUCTION SERVICES, LTD	5 YRS EOC GS 060	03-18-19	X	
04-16-07	IFB – 7207 - FIREWORKS	FIREWORKS, CONTRACT: J&M DISPLAYS	5 YRS EOC GS 060	11-30-18	X	
01-11-07	IFB – 7206 – STORM DEBRIS REMOVAL AND DISPOSAL	STORM DEBRIS REMOVAL AND DISPOSAL, CONTRACT: ARBOR MASTERS/SHAWNEE MISSION TREE SERVICE	5 YRS EOC GS 060	11-30-18	X	
02-15-07	IFB – 7208 - TIRES	TIRES, CONTRACT: SPLIT BETWEEN FORESEL TIRE, INC. AND PURCELL TIRE CO.	5 YRS EOC GS 060	11-30-18	X	
03-13-07	IFB – 7209 – KIRKWOOD COMM CENTER 2007 ROOF REPLACEMENT	ROOF REPLACEMENT, CONTRACT: W. JAMES TAYLOR INC	5 YRS EOC GS 060	03-18-19	X	
02-07-07	IFB – 7210 – COLD MIX ASPHALT MATERIALS, BULK	BULK COLD MIX ASPHALT, CONTRACT: FRED WEBER	5 YRS EOC GS 060	11-30-18	X	
02-07-07	IFB – 7211 – ASPHALTIC MATERIALS	ASPHALTIC MATERIALS, CONTRACT: MISSOURI PETROLEUM	5 YRS EOC GS 060	11-30-18	X	
02-07-07	IFB – 7212 – HOT MIXED ASPHALTIC CONCRETE	HOT MIXED ASPHALTIC CONCRETE, CONTRACT: FRED WEBER, INC.	5 YRS EOC GS 060	11-30-18	X	
02-07-07	IFB – 7213 - LIQUID CALCIUM CHLORIDE	LIQUID CALCIUM CHLORIDE, CONTRACT: SCOTWOOD INDUSTRIES	5 YRS EOC GS 060	11-30-18	X	
03-12-07	IFB – 7214 – READY MIX CONCRETE	READY MIX CONCRETE, CONTRACT: BRECKENRIDGE MATERIAL CO	5 YRS EOC GS 060	11-30-18	X	
02-13-07	IFB – 7215 – CLEAN LIMESTONE ROCK	CLEAN LIMESTONE, CONTRACT: SIMPSON CONSTRUCTION MATERIALS	5 YRS EOC GS 060	11-30-18	X	
02-13-07	IFB – 7216 – TOP SOIL	TOP SOIL, CONTRACT: CHESTERFIELD TOPSOIL SUPPLY, INC	5 YRS EOC GS 060	11-30-18	X	
03-29-07	IFB – 7217 – HOT TAPE AND ARROW MARKINGS	HOT TAPE AND ARROW MARKINGS, CONTRACT: FLINT TRADING, INC	5 YRS EOC GS 060	11-30-18	X	
04-11-07	IFB – 7218 – TRAFFIC SIGNS & U-CHANNEL POSTS	TRAFFIC SIGNS AND POSTS, CONTRACT: HALL SIGNS	5 YRS EOC GS 060	11-30-18	X	
09-06-07	IFB – 7219 – PARKING SIGNAGE PROGRAM	PARKING SIGNAGE PROGRAM, CONTRACT: WERREMEYER AND ENGRAPHIX	5 YRS EOC GS 060	11-30-19	X	
03-08-07	IFB – 7220 – HARD WOOD BARK MULCH	HARD WOOD BARK MULCH, CONTRACT: SPLIT BETWEEN FOSTER BROS WOOD	5 YRS EOC GS 060	11-30-18	X	

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		PRODUCTS AND ST. LOUIS COMPOSTING, INC				
03-29-07	IFB – 7221 – WATER METERS	WATER METERS, CONTRACT: SCHULTE SUPPLY, INC	5 YRS EOC GS 060	11-30-18	X	
03-25-07	IFB – 7222 – AFC AND KENNEDY FIRE HYDRANTS, MUELLER, AMERICAN FLOW CONTROL AND KENNEDY VALVES, SMITH-BLAIR COUPLINGS, MUELLER SERVICE SADDLES, CORPORATION STOPS, METER YOKE ASSEMBLIES	– AFC AND KENNEDY FIRE HYDRANTS, MUELLER, AMERICAN FLOW CONTROL AND KENNEDY VALVES, SMITH-BLAIR COUPLINGS, MUELLER SERVICE SADDLES, CORPORATION STOPS, METER YOKE ASSEMBLIES. CONTRACT: SCHULTE SUPPLY AND H.D. SUPPLY WATERAORKS	5 YRS EOC GS 060	11-30-18	X	
04-16-07	IFB – 7224 – ICE RINK CHLLER MAINT	ICE RINK CHILLER MAINT – CONTRACT: C&R MAINTENANCE	5 YRS EOC GS 060	11-30-18	X	
04-05-07	IFB – 7225 – UTILITY POLES	UTILITY POLES, CONTRACT: COLFAX TREATING COMPANY	5 YRS EOC GS 0600	11-30-18	X	
07-20-07	IFB – 7230 – REMOVAL AND REPLACEMENT OF DETERIORATED CONCRETE STREET PAVEMENT	CONCRETE STREET REPAIR, CONTRACT: JM MARSCHUETZ	5 YRS EOC GS 060	11-30-18	X	
05-11-07	IFB – 7231 – INSTALLATION OF VIDEO SURVEILLANCE EQUIPMENT AND MISC.	INSTALLATION OF SUREILLANCE EQIP AND MIANT. CONTRACT: ASSOCIATED ENGINEERED SYSTEMS	5 YRS EOC GS 060	11-13-18	X	
05-08-07	IFB – 7234 – LANDSCAPING SERVICES	LANDSCAPING SERVICES, CONTRACT: MID-STATES LAWNCARE	5 YRS EOC GS 060	11-30-18	X	
05-14-07	IFB – 7235 – KIRKWOOD PARK PARKING LOT LANDSCAPING	PARKING LOT LANDSCAPING, CONTRACT: BOPP LANDSCAPE CONTRACTION	5 YRS EOC GS 060	11-30-18	X	
05-24-07	IFB – 7236 – PICNIC TABLE FRAMES	PICNIC TABLE FRAMES, CONTRACT: JAMESTOWN ADVANCED PRODUCTS	5 YRS EOC GS 060	11-30-18	X	
05-01-07	IFB – 7237 – MOWING SERVICES FOR AQUATIC CENTER	MOWING AT AQUATIC CENTER, CONTRACT: GALAXY MAINTENANCE	5 YRS EOC GS 060	11-30-18	X	
05-21-07	IFB – 7238 – COMPUTER AIDED DISPACTCH SERVER, DELL, IBM OR HP	COMPUTER AIDED DISPATCH SERVER, CONTRACT: WORLD WIDE TECHNOLOGIES	5 YRS EOC GS 060	11-30-18	X	
07-05-17	IFB – 7241 – SINGLE PHASE WATT HOUR METERS	SINGLE PHASE WATT METERS, CONTRACT: SPLIT BETWEEN FLETCHER-REINHARDT AND HD UTILITIES	5 YRS EOC GS 060	11-30-18	X	
07-19-07	IFB – 7242 – PROGRAM GUIDES	PROGRAM GUIDES, CONTRACT: MESSENGER PRINTING	5 YRS EOC GS 060	11-30-18	X	
08-02-07	IFB – 7243 – SINGLE-FAMILY	DEMOLITION AT 225 AVERY DRIVE,	5 YRS EOC	11-30-18	X	

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	DEMOLITION & SITE CLEARANCE	CONTRACT: PREMIER DEMOLITION	GS 060			
06-25-07	IFB – 7244 ONE 2007 CHEVY SILVERADO 4X2 EXTENDED CAB PICKUP WITH EPA TEST GROUP 7GMXK06.396	2007 CHEVY SIVERADO EXTENDED CAB, CONTRACT: FILE INCOMPLETE, NO CONTRACT AWARDED	5 YRS EOC GS 060	03-18-19	X	
08-17-07	IFB – 7245 – POWER SUPPLY PLANNING PROFESSIONAL SERVICES	POWER SUPPLY PLANNING PROFESSIONAL SERVICES, CONTRACT: GDS AND ASSOCIATES	5 YRS EOC GS 060	11-30-18	X	
11-01-07	IFB – STATIONARY BREATHING AIR COMPRESSOR INSTALLATION AND REMOVAL	BREATHING AIR COMPRESSOR, INSTALL AND REMOVE, CONTRACT: EMERGENCY SALES AND SERVICE	5 YRS EOC GS 060	11-30-18	X	
06-28-07	IFB – 7247 – NETWORK PHYSICS NP-2000 NET SENSORY APPLIANCE PROFESSIONAL COPPER ONLY INTERFACES	NETWORK PHYSICS APPLIANCE, CONTRACT: FILE INCOMPLETE	5 YRS EOC GS 060	11-30-18	X	
07-19-18	IFB – 7248 –ROCK SALT	ROCK SALT, CONTRACT: CARGILL, INC	5 YRS EOC GS 060	11-30-18	X	
08-08-07	IFB – 7249 – WATER MAIN REPLACEMENT DAUGHERTY FERRY AND 270	WATER MAIN REPLACEMENT, CONTRACT: GANSNER EXCAVATING AND GRADING, LLC	5 YRS EOC GS 060	11-30-18	X	
07-17-07	IFB – 7250 – THREE BACKHOES AND ATTACHMENTS	3 BACKHOES AND ATTACHMENTS, CONTRACT: LUBY EQUIPMENT	5 YRS EOC GS 060	11-30-18	X	
08-02-07	IFB – 7251 – TRANSFORMERS, SINGLEPHASE, POLE MOUNTED	TRANSFORMERS, CONTRACT: SPLIT BETWEEN FLETCHER – REINHARDT AND ERMCO TRANSFORMERS	5 YRS EOC GS 060	11-30-18	X	
09-06-07	IFB – 7252 - VARIOUS VEHICLES AND TRUCKS	VARIOUS VEHICLES AND TRUCKS, CONTRACT: SPLIT BETWEEN FELD CHEVROLET, JACK SCHMITT FORD, DON BROWN CHEROLET AND PUNDMANN FORD	5 YRS EOC GS 060	03-18-19	X	
09-21-07	IFB – 7253 - RENOVATION OF KIRKWOOD FOUNTAIN	RENOVATION OF KIRKWOOD FOUNTAIN, CONTRACT: FILE INCOMPLETE, PROJECT CANCELLED	5 YRS EOC GS 060	11-29-18	X	
10-11-07	IFB – 7254 - DECOMMISSION SERVICES SALE OF SURPLUS DISTRIBUTION TRANSFORMERS	SALE OF SURPLUS TRANSFORMERS, CONTRACT: VARIOUS COMPANIES	5 YRS EOC GS 060	11-29-18	X	
01-10-08	IFB – 7255 –ALFRED SUBSTATION TRANSFORMERS AND INSTALLATION	TRANSFORMERS AND INSTALLATION, CONTRACT: VIRGINIA TRANSFORMER CORP.	5 YRS EOC GS 060	11-29-18	X	
09-06-07	IFB – 7259 – VARIOUS CONSTRUCTION	VARIOUS CONSTRUCTION EQUIPMENT FOR	5 YRS EOC	03-18-19	X	

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	EQUIPMENT	WATER AND STREETS DEPT. CONTRACT: BOBCAT OF ST. LOUIS	GS 060			
11-01-07	IFB – 7260 – 55’ INSULATED HYDRAULIC ARTICULATING OVERCENTER AERIAL DEVICE AND 40’ INSULATED TELESCOPE AERIAL DEVICE WITH MATERIAL HANDLING AND ARBOR/FORESTRY TRUCK	DEVICES AND TRUCK FOR ELECTRIC/PARKS, CONTRACT: ALTEC INDUSTRIES, INC	5 YRS EOC GS 060	03-18-19	X	
09-06-07	IFB – 7263 – TWO 6 CUBIC YARD REFUSE DUMPSTERS	YARD REFUSE DUMPSTERS, CONTRACT: KEY EQUIPMENT	5 YRS EOC GS 060	11-29-18	X	
10-22-07	IFB – 7265 – BROOKHAVEN COURT WATER MAIN REPLACEMENT	WATER MAIN REPLACEMENT, CONTRACT: GANSNER EXCAVATION AND GRADING LLC	5 YRS EOC GS 060	11-28-18	X	
10-04-07	IFB – 7266 – CREW CAB PICKUP	CREW CAB PICKUP, CONTRACT; DAVE SINCLAIR	5 YRS EOC GS 060	03-18-19	X	
08-28-07	IFB – 7267 – STORM DEBRIS REMOVAL AND DISPOSAL	STORM DEBRIS REMOVAL AND DISPOSAL, CONTRACT: CANCELLED	5 YRS EOC GS 060	11-28-18	X	
09-18-07	IFB – 7268 – REBID ON DESIGN AND BUILD OF KIRKWOOD FOUNTAIN	REBID ON DESIGN AND BUILD OF KIRKWOOD FOUNTAIN, CONTRACT: FILE INCOMPLETE	5 YRS EOC GS 060	11-28-18	X	
SEPT, 2007	IFB – 7269 – REQUEST FOR FURNISHING AND INSTALLATION OF EMERGENCY NATURAL GAS GENERATOR AT PUBLIC WORKS BLDG.	NATURAL GAS GENERATOR AT PUBLIC WORK BLDG, CONTRACT: FILE INCOMPLETE	5 YRS EOC GS 060	11-28-18	X	
11-07-07	IFB – 7270 – SINGLE FAMILY RESIDENCE DEMOLITION AND SITE CLEARANCE	SINGLE FAMILY RESIDENCE DEMOLITION AND SITE CLEARANCE, CONTRACT: SOUTHERN DITCHING AND EXCAVATING CO	5 YRS EOC GS 060	11-28-18	X	
12-11-07	IFB – 7271 – HVAC REFRIGERATION SYSTEM AND INSTALLATION	HVAC REFRIDGERATION SYSTEM AND INSTALLATION, CONTRACT: MERAMEC MECHANICAL, INC	5 YRS EOC GS 060	11-28-18	X	
10-19-07	IFB – 7273 - AMBULANCE	AMBULANCE, CONTRACT; TRUCK CENTERS AMERICAN LAFRANCE	5 YRS EOC GS 060	03-18-19	X	
11-29-07	IFB – 7274 –TOWING SERVICES	TOWING SERVICES, CONTRACT: D&L RIDEOUT TOWING	5 YRS EOC GS 060	11-29-18	X	
12-07-07	IFB – 7276 – FURNISHING AND INSTALLATION OF 3 STANDBY EMERGENCY GENERATORS AT 3 WATER TOWER SITES	PURCHASE AND INSTALLATION OF EMERGENCY GENERATORS, CONTRACT: TGB, INC	5 YRS EOC GS 060	11-28-18	X	

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Submitted by:

Tracy Giusi

Date

3-21-19

Approved by: Department Head

[Signature]

Date

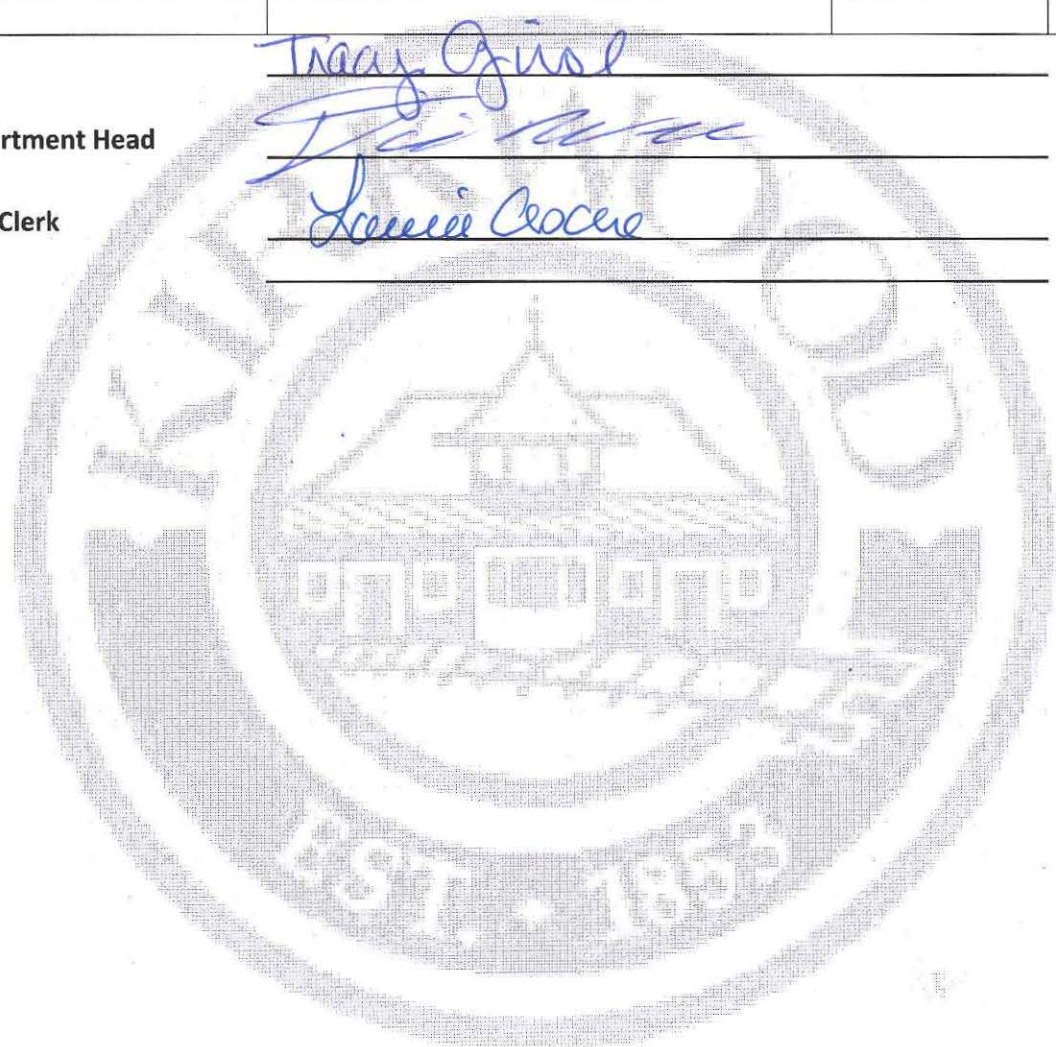
3/21/19

Approved by: City Clerk

Louise Crocena

Date

4/9/19



WHERE COMMUNITY AND SPIRIT MEETSM

CITY OF KIRKWOOD RECORDS DESTRUCTION FORM

Document Date	Record Name	Brief Description	Retention Period	Destruction		
				Date	Hard Copy	Electronic
1993 - 2014	Fire Department review of Building Plans and Permits (from BC Office)		N/A	3/25/2019	X	
1987 - 2017	FD Administration Records (daily logs, Correspondence, notes, travel forms, Receipts)		GS012 / 1 year	03/25/2019	X	
2001	Fire Prevention Education Records		GS012 / 1 year	03/25/2019	X	
1997 - 2014	FD Apparatus Records (fleet reports, fuel logs, pump testing)		GS076	3/25/2019	X	
2007 - 2017	Fire Marshal Tier Two Reports, Private Hydrant Inspections, Firework Reports, Fire Suppression Reports, Blasting Reports, Liquor License Inspections		GS076	3/25/2019	X	
2015 - 2017	Fire Marshal Dispatch Complaints, Comments, Issues (memos)		GS012 / 1 year	3/25/2019	X	

Submitted by: Bonnie Hoylman

Date 04/05/2019

Approved by: Department Head *[Signature]*

Date 04/05/2019

Approved by: City Clerk *[Signature]*

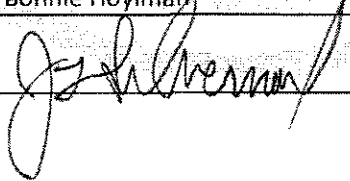
Date 4/9/19

CITY OF KIRKWOOD RECORDS DESTRUCTION FORM

Document Date	Record Name	Brief Description	Retention Period	Destruction Date	Hard Copy	Electronic
2008 - 2012	Budget Information, Notes, Memos Capital Plans, Pay Studies, Pay Salaries		GS012 / 1 year	3/25/2019	X	
2010 - 2014	Fire Report Requests (letters), Burn Permit Requests/Permits (letters)		GS012 / 1 year	3/25/2019	X	
2008 - 2016	EMS Office Ambulance Checkoff Sheets Drug Check Lists, Narcotic Records		3 years	3/25/2019	X	

Submitted by: Bonnie Hoylman

Date 04/05/2019

Approved by: Department Head 

Date 04/05/2019

Approved by: City Clerk

Date