



SPECIAL ANNOUNCEMENT REGARDING CITY COUNCIL MEETINGS

Under Section 610.015 of the Mo. Sunshine Law provides that members of the City Council who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the world, is in a state of emergency due to the Coronavirus—Covid-19. Therefore, members of the City Council have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

To follow along with the City Council meeting please see instructions below. To make a comment during the public comment portion of the meeting please either click the hand icon via Zoom to “raise” your hand, or if you are dialing in from a phone you will “raise your hand” by dialing *9. Raised hands will be called on the order received. ***Any citizen comments received by e-mail by 4:00 p.m. on Thursday, August 19, 2021 will be distributed to the Mayor and City Council.***

You are invited to a Zoom webinar.

When: Aug 19, 2021 07:00 PM Central Time (US and Canada)
Topic: August 19, 2021 City Council Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/81351712663>

Or to join by Telephone:
Dial: +1 301 715 8592 or +1 312 626 6799
Webinar ID: 813 5171 2663

If you are unable to join the webinar the meeting will be live-streamed on the following platforms:

City of Kirkwood Website: www.Kirkwoodmo.org/livestream

Facebook: www.facebook.com/cityofkirkwoodmo

YouTube: www.YouTube.com/kirkwoodcitymo

****SEE THE FOLLOWING PAGES FOR THE AGENDA**



**Kirkwood City Council
Agenda
Via Zoom
Thursday, August 19, 2021, 7:00 p.m.
Revised & Posted on August 16, 2021**

I. PLEDGE OF ALLEGIANCE - COUNCIL MEMBER WURTZ

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS - NONE

IV. PRESENTATIONS - NONE

V. PUBLIC HEARINGS

1. A request to rezone 250 Commerce Avenue from R-4 to R-MM
2. Establishing the Property Tax Rates for the City of Kirkwood
3. Establishing the Property Tax Rates for the Kirkwood Municipal Library

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 August 5, 2021 Council Meeting Minutes
- b) Resolution 83-2021, authorizing an application for use of Community Development Block Grant Funds for the fiscal year 2022 and allocation of said funds (\$46,800)
- c) Resolution 84-2021, accepting the single source quotation of 120Water for the digitization of lead service lines for the Water Department and authorizing and directing the Mayor to enter into a contract (\$24,900)

VIII. UNFINISHED BUSINESS

1. Bill 10887, readopting a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials as set forth in Chapter 2, Article I, Section 2-5 of the Kirkwood Code of Ordinances
2. Bill 10888, amending the Kirkwood Code of Ordinances, Chapter 23, Article III, Division 2, Section 23-90 "Heat pump/water pump rebate policy" by deleting it in its entirety



3. Bill 10889, appropriating funds from the Park Improvement Fund Balance to the Capital Expenditure/Building and Site Improvement Account, Project #PR2110, for the Emmenegger Park Bank Stabilization Project (\$153,000)

IX. NEW BUSINESS

1. Bill 10890, amending the provisions of the Municipal code, Chapter 25 – Zoning and Subdivision, regarding the amendment of the definition of “Catering Establishment” by adding reference to Mobile Food Trucks, Pushcarts, and Farmers’ Markets and adding this as an available accessory use for educational institutions and places of worship located in residential districts that would be “Permitted with Standards”
2. Resolution 85-2021, amending the contract with EFK Moen by increasing the contract amount for additional Construction Engineering Services for the Geyer Road Phase 1 Resurfacing Project and authorizing and directing the Mayor to enter into an amended contract (increase by \$35,000 for a not to exceed amount of \$174,988)

X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)

XI. CITY COUNCIL REPORTS

XII. CHIEF ADMINISTRATIVE OFFICER REPORTS

1. Application for Liquor License, to sell intoxicating liquor by the drink, plus Sunday, from PI Pizzeria, 10312 Manchester Road.
2. Temporary Outdoor Promotional Variance Application from the Alpine Shop, 440 N. Kirkwood Road, to hold their Semi-Annual Swap Sale from Friday, October 22nd to Sunday, October 24th.

XIII. CITY ATTORNEY REPORTS

XIV. CITY CLERK REPORTS

1. Upcoming Public Hearings:
August 26, 2021 at 6:00 p.m. via Zoom
 - 1) A request for a Special Use Permit for a nursing home and Site Plan Review at 600 North Ballas Road (Harmony Homes)

XV. MEETING ADJOURNMENT

The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on September 2, 2021.**

CONTINUED ITEMS

NONE

TABLED ITEMS

NONE



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

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

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

PROCEDURE FOR PUBLIC HEARING

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

A request to rezone 250 Commerce Avenue from R-4 to R-MM.

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 II Amy Lowry

Mayor: Is there anyone from the public wishing to speak regarding this proposal?

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 **Stephen Pope** 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 **August 04, 2021** edition and ending with the **August 04, 2021** edition, for a total of 1 publications:

08/04/2021

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

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, August 19, 2021 to consider the following:

A request to rezone 250 Commerce Avenue from R-4 to R-MM.

Laurie Asche
City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.
12024112 County Aug 4, 2021

Stephen Pope

Stephen Pope

Subscribed & sworn before me this 4th day of Aug., 2021
(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

Date: 07/29/21

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

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times July 30, 2021 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING
before the City Council of
City 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, August 19, 2021 to consider the following:

A request to rezone 250 Commerce Avenue from R-4 to R-MM.

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 314-622-5802 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 314-622-5802.



PROPERTY OWNER
938 OHLMAN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
923 OHLMAN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
609 S ELLIOTT AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1490 SCHOETTLER RD
CHESTERFIELD, MO 63017

PROPERTY OWNER
1347 SUMMIT DR
FENTON, MO 63026

PROPERTY OWNER
904 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
938 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
516 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
12208 BLACKHALL DR
SAINT LOUIS, MO 63128

PROPERTY OWNER
257 GORDON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
1117 COLEBROOK DR
SAINT LOUIS, MO 63119

PROPERTY OWNER
2000 HAMPTON AVE
SAINT LOUIS, MO 63139

PROPERTY OWNER
928 OHLMAN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
323 REARDON DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
11939 MANCHESTER RD
SUITE 164
SAINT LOUIS, MO 63131

PROPERTY OWNER
932 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
318 REARDON DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
417 WHITSON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
929 OHLMAN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
911 OHLMAN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
323 REARDON DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
245 GORDON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
1029 ROCKMAN PL
SAINT LOUIS, MO 63119

PROPERTY OWNER
31 LEMP RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
924 OHLMAN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
908 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
327 REARDON DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
926 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
921 S FILLMORE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
2541 S BIGBEND BLVD
SAINT LOUIS, MO 63143

PROPERTY OWNER
400 BEL AIR CT
ALLEN, TX 75013

PROPERTY OWNER
122 JEFFERSON RD
SAINT LOUIS, MO 63119

PROPERTY OWNER
923 OHLMAN AVE
APT A
SAINT LOUIS, MO 63122

PROPERTY OWNER
237 GORDON PL
SAINT LOUIS, MO 63122

PROPERTY OWNER
675 LANDMARK DR
ARNOLD, MO 63010

PROPERTY OWNER
5504 MURDOCH AVE
SAINT LOUIS, MO 63109

PROPERTY OWNER
241 COMMERCE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
245 COMMERCE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1117 COLEBROOK DR
SAINT LOUIS, MO 63119

PROPERTY OWNER
257 COMMERCE AVE
SAINT LOUIS, MO 63122



WHERE COMMUNITY AND SPIRIT MEET

July 26, 2021

Russell B. Hawes
Chief Administrative Officer

At the July 21, 2021, meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission unanimously recommended approval of the request to rezone 250 Commerce Avenue from R-4 to R-MM.
2. By a vote of 4 to 5, the Commission recommended denial of an application submitted by Harmony Homes for a Special Use Permit for a nursing home and Site Plan Review at 600 North Ballas Road.

The next meeting of the Planning and Zoning Commission will be held August 4, 2021, in the Council Chambers at City Hall.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 14, 2021**

PETITION NUMBER: PZ-5-22

ACTION REQUESTED: ZONING MAP AMENDMENT

APPLICANT: LOUIS J. MURRAY

PROPERTY LOCATION: 250 COMMERCE AVENUE

CURRENT ZONING: R-4, SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING: R-MM, MISSING MIDDLE RESIDENTIAL

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Map be amended to change the zoning on his property addressed as 250 Commerce Avenue from R-4, Single-Family Residential, to R-MM, Missing Middle Residential. Because this is not a planned district, plans are not required to accompany the request and there are no specific development plans with this request.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The property is located in the Transition Mix Use land use category on the EnVision Kirkwood 2035 Future Land Use Map. The Transition Mix Use in the EnVision Kirkwood 2035 Comprehensive Plan is intended to provide a balance between the Downtown and residential neighborhoods north of Big Bend Blvd and the highway-oriented commercial development south of Big Bend Blvd. This land use category provides for a wide-range of development types, including single-family residential, attached residential (Duplexes/Townhomes/Apartments), and live/work units.

The property is currently zoned R-4, Single-Family Residential. The surrounding zoning is mostly Single-Family Residential, but there is property zoned I-1, Light Industrial, within 140 feet to the east and 185 feet to the north of this property. There are also properties zoned B-1, Neighborhood Business District, within 300 feet to the south of the property, and zoned R-5, Multi-Family Residential, within 400 feet to the west of the property.

The purpose of the R-MM zoning designation is to allow for small-scale multi-family residential uses which provide a transition from detached single-family home districts and more intense districts, multi-family projects, or commercial districts. This district may also be appropriate along major thoroughfares and at major intersections. Multi-family dwellings, row houses and 2-family dwellings are among the principally Permitted with Standards land uses in the R-MM zoning district that are not permitted in the R-4 zoning district.

The property is 25,279 sq. ft. (.58 acres) and 104' in width. The development standards in the Zoning Code would limit any proposed project to 6 multi-family dwelling units or 8 row dwelling units. The height would be restricted to 35 feet and 3 stories. The required yard setbacks would be 8 feet on the

sides, 30 feet on the rear, and an average of the setbacks of the 2 adjacent properties on the front. The lot coverage is limited to 40%. Along with 2 parking spaces per dwelling unit, a proposed development would also need to meet storm water, landscaping, lighting, and architectural standard requirements.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No comments received.

Water: No comments received

Engineering: No comments received.

Building/Fire: Development of the site will require a full review of the building, use, access, and available water flows.

Forester: No comments received.

DISCUSSION:

A Zoning Matters sign was placed on the property on June 30, 2021. The request was introduced at the Planning & Zoning Commission meeting on July 7, 2021. A subcommittee meeting was subsequently held at the property on July 14, 2021. A list of attendees of the subcommittee meeting is shown on Exhibit A. The following is a summary of the discussion from the meeting:

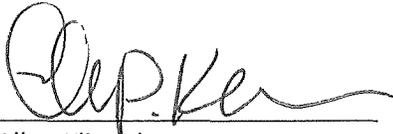
- 1) Staff provided information regarding the origins of the R-MM zoning district and described the Transition Mix Use land use designation in the Comprehensive Plan. The subcommittee discussed the appropriateness of the R-MM designation consistent with the Comprehensive Plan, existing surrounding zoning and land use, and the R-MM purpose.
- 2) The subcommittee discussed the future effects of the rezoning on the neighborhood and the fact that each such rezoning would be reviewed according to its specific circumstances. Other smaller lots may not support larger multi-family dwellings.

RECOMMENDATION:

The Subcommittee recommends the Zoning Map amendment from R-4 to R-MM be **approved** after finding that the request met the review criteria for a zoning map amendment listed in Section 25-17(e) of the Zoning Code.

Respectfully submitted,

Darrell Scott



Allen Klippel

EXHIBIT A

**Subcommittee Meeting Attendees
July 14, 2021**

Darrell Scott	P&Z Subcommittee Member
Allen Klippel	P&Z Subcommittee Member
Louis Murray	Applicant
Jonathan Raiche	City of Kirkwood
Amy Lowry	City of Kirkwood
Jack Schenck	City of Kirkwood

BILL

ORDINANCE

AN ORDINANCE CHANGING THE ZONING FROM R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-MM MISSING MIDDLE RESIDENTIAL DISTRICT ON PROPERTY KNOWN AS 250 COMMERCE AVENUE BEING AN APPORXIMATELY 0.58 ACRE SITE ON THE SOUTH SIDE OF COMMERCE AVENUE AND DIRECTING SUCH CHANGE IN THE ZONING DISTRICT MAP.

WHEREAS, Louis J. Murray has made application (PZ-5-22) for a change in the zoning of the property hereinafter described from R-4 to R-MM; and

WHEREAS, the Planning and Zoning Commission did on the 21st day of July, 2021, by adopting the subcommittee report dated July 21, 2021 (attached hereto and incorporated by reference herein), recommend the approval of the change in zoning from R-4 to R-MM on the property known as 250 Commerce Avenue after finding that the request met the review criteria for a zoning map amendment listed in Section 25-17(e)(1) of the Zoning and Subdivision Code; and

WHEREAS, the Council did on the 19th day of August, 2021 hold a public hearing with respect to the zoning map amendment request after duly advertising and giving proper notice of such hearing; and

WHEREAS, the Council does find that the granting of such zoning map amendment would meet the criteria listed in Section 25-17(e)(1) of the Zoning and Subdivision Code.

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

SECTION 1. That the zoning of the following described property is hereby changed from R-4 to R-MM in accordance with the provisions of the Kirkwood Code of Ordinances, Chapter 25, Zoning and Subdivision Code, and the district map thereof, said property being situated in the City of Kirkwood, Missouri, and being more particularly described as follows:

[Legal Description To Come]

SECTION 2. The Director of Public Services is hereby directed to change the district map, in accordance with the change in zoning, as herein described.

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

PASSED AND APPROVED THIS ____ day of _____, 2021.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Public Hearing: August 19, 2021

1st Reading:

2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 8/19/2021

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Applicant Louis Murray requests rezoning of his property at 250 Commerce Avenue from R-4 Single-Family Residential to R-MM Missing Middle Residential. There are no specific development plans with this request.

Recommendations and Action Requested:

The Planning and Zoning Commission, by adopting the Subcommittee Report attached herewith, recommended approval by unanimous vote.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: n/a Project #: n/a Budgeted: YES

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

Department Head Comments:

BY: Amy Lowry

Date: 8/12/2021

Authenticated: lowryag

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



2021-08-19 PZ-5-22
Ordinance.docx
Microsoft Word Document
16.5 KB



CCApplicationPacket.pdf
Adobe Acrobat Document
6.19 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

Disapprove

Chief Administrative Officer's Comments:

BY:

J. J. White

Date:

8/12/2021



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 6/14/2021 ZONING DISTRICT: R-4
CASE NUMBER: PZ-05-22 LOCATOR NUMBER: 24M211413
PROJECT ADDRESS: 250 Commerce
PROJECT NAME: Rezoning Request

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category:
Subdivision, Major
Subdivision Modification
Text Amendment
Vacation, Right-of-Way or Easement (circle one)
Zoning Map Amendment, From R4 to Rmm
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): Louis S Murray Signature: [Signature] Phone No.: 314 479 4466
Mailing Address: 31 Kemp RD City: Kirkwood State: MO Zip: 63122
E-mail Address: LLSMurray@yahoo.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 all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: Louis S Murray Name: Colleen H Murray
Signature: [Signature] Signature: [Signature]
Address: 31 Kemp RD Address: 31 Kemp RD
City/State/Zip: Kirkwood MO 63122 City/State/Zip: Kirkwood MO 63122
Phone: 314 479 4466 Phone: 314 496 4411

FOR CITY USE ONLY

Date Received: AGL 6.14.21 Total Received: \$ 1000.00 Agenda Date: 7-7-2021
B-4/B-5 Development Plan: \$1,000 + Acres @ \$100/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan or Amendment (when public hearing is not required): \$1,000
B-4/B-5 Development Plan Amendment (when public hearing is not required): \$500
CUP, Preliminary (Multi Family): \$1,000 + Dwelling units @ \$20/Each = \$
CUP, Preliminary (Detached Single Family): \$1,000 + Lots @ \$500/Lot = \$
CUP, Amendment, Without public hearing \$500; With public hearing \$800
CUP (Final): \$500 + 1-1/4% of \$ = \$
CUP Time Extension on Final: \$300
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$ = \$
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
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
Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
Site Plan Review, Mixed use in B2 Zoning District Amendment: \$300
Special Use Permit and Special Use Permit Amendments: \$1,000
Subdivision, Major Preliminary (Detached Single Family): Lots @ \$500/Lot = \$
Subdivision, Major or CUP (Final): Lots @ \$100/Lot = \$ + 1-1/4% of \$ = \$
Subdivision Plat Development Plan Amendment: \$200
Text Amendment: \$1,000
Vacation, Easement: \$75
Vacation, Right-of-way: \$100
Zoning Map Amendment: \$1,000
SUBCOMMITTEE ()



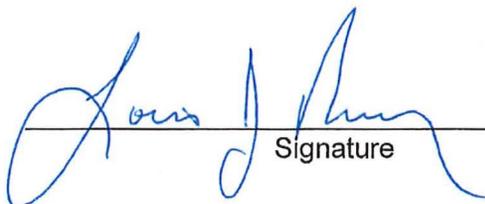
APPLICATION FOR PLANNING AND ZONING REVIEW
APPLICATION CHECKLIST (NON SUBDIVISION)
MARCH 2021

MUST BE SIGNED AND ATTACHED TO APPLICATION FORM

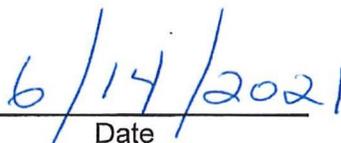
The Planning and Zoning Commission meets on the first and third Wednesdays of each month at 7:00 p.m. in the Council Chambers at Kirkwood City Hall, 139 South Kirkwood Road (see attached schedule). Submittal of a petition authorizes the City to place a Zoning Matters sign on the premises advising the public of the petition.

An applicant shall complete and submit the following items to the Public Services Department according to the attached schedule. **These are the minimum submittal requirements needed for review. Failure to provide all information will result in the application being delayed or returned.**

- APPLICATION FORM.** All forms must be completed in full, including signature of property owners. A copy of the Contract between the property owner and petitioner will suffice. Incomplete or partial applications will not be accepted and will be returned to the petitioner. *All designated spaces on the forms must be appropriately filled in prior to filing of the application.*
- COVER LETTER.** A one-page letter describing the project in detail, including nature of business, proposed use, hours of operation, number of employees, etc.
- PROOF OF OWNERSHIP.** A copy of the title, deed, title commitment, or survey which includes the legal description of the property and present ownership only if the owner's signature does not match County records.
- DRAWINGS.**
 - (a) **Site plan** shall be signed and sealed by a Professional Engineer and shall show all required information as noted on attached checklist.
 - (1) 16 sets 11"x17" (folded into 8.5"x11"); and
 - (2) 3 sets 24"x36" (folded into 12"x9").
 - (b) **Floor plan**, if applicable - 16 copies 11"x17", folded.
 - (c) **Landscaping plan** showing the required information as noted on attached checklist (Article VIII Sections 25-58 through 25-61 of the Zoning and Subdivision Code)
 - (1) 16 sets 11"x17" (folded into 8.5"x11") and
 - (2) 3 sets 24"x36" (folded into 12"x9").
 - (d) **Lighting Plan** shall be signed and sealed by a registered design professional and include all information as required in Section 25-52 of the Zoning and Subdivision Code.
 - (1) 16 sets 11"x17" (folded into 8.5"x11") and
 - (2) 3 sets 24"x36" (folded into 12"x9")
- TREE STUDY.** Study shall be signed by a certified forester, certified arborist, or landscape architect and include value of significant trees and protection methods. Trees on abutting public rights-of-way and private property within five feet of all property lines shall also be shown on study.
- PHOTOGRAPHS.** Two sets of color photographs of site frontage, adjacent properties, and significant site features, including significant trees.
- PROCESSING FEE.** See Application for filing fee required for application



Signature



Date

Louis J Murray
31 Lemp Rd.
Kirkwood, MO 63122
(314) 479-4466
lcljmurray@yahoo.com

June 16, 2021

To Planning & Zoning:

My name is Louis Murray. I am requesting a zoning change at 250 Commerce, Kirkwood, MO 63122 from R4 to RMM.

The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purpose of this code.

It is necessary or desirable because of changing conditions and new planning concepts.

The uses that would be permitted on the property, if it were reclassified, would be compatible with the uses permitted on other property in the immediate vicinity.

Thank you,

Louis J Murray



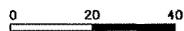
BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS

CHESTER HEIGHTS

ST. LOUIS COUNTY, MISSOURI

RESUBDIVISION OF LOT 10 OF CHESTER HEIGHTS P.B. 35 PG. 55

LOT 5
N/F RCW CORPORATION DB.23085, PG.571



SCALE:
1 inch = 20 ft.
BASIS OF BEARING:
P.B. 11 PG. 7

SOURCE OF RECORD TITLE IS DEED BOOK 8033 PAGE 2360

- - DENOTES SET 1/2" x 10" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND 1/2" IRON PIPE
- - DENOTES FOUND IRON ROD

- (A) - SUBJECT'S FENCE EXTENDS ONTO ADJOINER'S PROPERTY AS SHOWN.
- (B) - ADJOINER'S PAVEMENT EXTENDS ONTO SUBJECT'S PROPERTY AS SHOWN.

PARCEL NO. 1: A PART OF LOT 22 OF CHESTER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE CENTER LINE OF COMMERCE AVENUE BEING THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID LOT 22, 290.57 FEET TO THE CENTER LINE OF A CREEK; THENCE NORTHEASTWARDLY ALONG THE CENTER LINE OF SAID CREEK TO A POINT; BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY THE PARTIES OF THE FIRST PART TO RALPH A. CUYER, BY DEED DATED APRIL 1, 1935 RECORDED IN BOOK 1327 PAGE 406; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ABOVE DESCRIBED PROPERTY TO A POINT IN THE CENTER LINE OF COMMERCE AVENUE; THENCE WESTWARDLY ALONG THE CENTER LINE OF SAID COMMERCE AVENUE TO THE PLACE OF BEGINNING.

PARCEL NO. 2: PART OF LOT 22 OF CHESTER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS, AND DESCRIBED AS: BEGINNING AT A POINT IN THE CENTER LINE OF COMMERCE AVENUE, DISTANT 69 FEET 8 INCHES FROM THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 22 TO THE CENTER LINE OF A CREEK; THENCE NORTHEAST ALONG THE CENTER LINE OF SAID CREEK TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO JOHN J. MANES AND WIFE, BY DEED RECORDED IN BOOK 946 PAGE 576; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY CONVEYED TO JOHN J. MANES AND WIFE, BY DEED RECORDED IN BOOK 946 PAGE 576, TO THE CENTER LINE OF COMMERCE AVENUE BEING THE NORTHWEST CORNER OF SAID PROPERTY CONVEYED TO JOHN J. MANES AND WIFE, AND THENCE WEST ALONG THE CENTER LINE OF COMMERCE AVENUE 33 FEET TO POINT OF BEGINNING.

GENERAL NOTES:

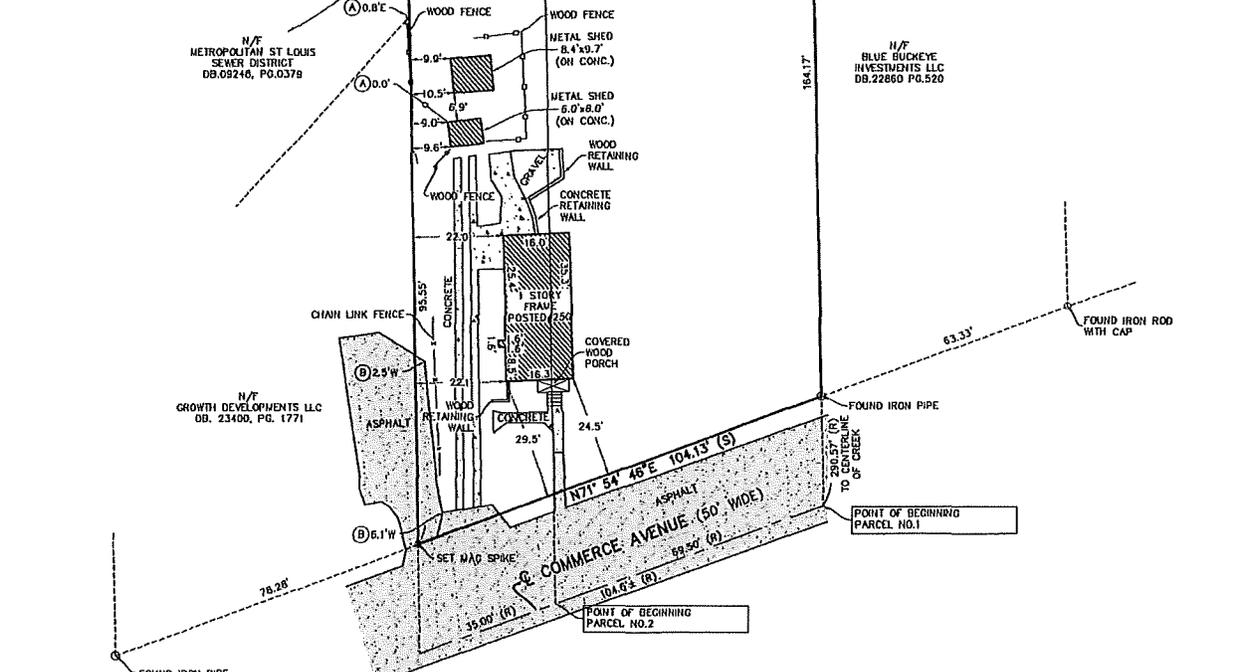
FENCES HAVE BEEN DEPICTED FOR INFORMATIONAL PURPOSES BASED UPON A VISUAL INSPECTION BY THE FIELD CREW AND FIELD MEASUREMENTS. THE HISTORY AND OWNERSHIP OF FENCES HAS NOT BEEN INVESTIGATED AND SUCH INFORMATION IS NOT WARRANTED.

UNLESS OTHERWISE NOTED EASEMENTS SHOWN HEREON ARE PLOTTED FROM THE RECORD PLAT AND ARE CONSIDERED TO BE FOR PUBLIC UTILITIES.

SCHEDULE B - SECTION II

8. EASEMENT GRANTED TO CITY OF KIRKWOOD ACCORDING TO INSTRUMENT RECORDED IN BOOK 1688 PAGE 28 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY) AND BOOK 1708 PAGE 602 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

9. EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 15989 PAGE 1303 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).



SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT AT THE REQUEST OF TITLE PARTNERS AGENCY, LLC AND LOUIS J. MURRAY, WE HAVE DURING THE MONTH OF OCTOBER 2019, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS ON PART OF LOT 22 OF CHESTER HEIGHTS, A SUBDIVISION RECORDED IN PLAT BOOK 11 PAGE 7 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING. THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 203.0-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 203.0-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 203.0-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2019.
R. = RECORD
S. = SURVEYED

TITLE COMMITMENT PROVIDED BY:
TITLE PARTNERS AGENCY, LLC
COMMITMENT NO.: 19-251976-TH

By: **MARTY L. MARLER**
MISSOURI P.L.S. 2501

follow us: [facebook.com/marler-surveying-company-inc](https://www.facebook.com/marler-surveying-company-inc)
copyright 2019 by Marler Surveying Company, Inc.

MARLER SURVEYING COMPANY, INC.
11402 GRAVENS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

JOB NO. 1910-055
DRWN BY: D.R.G.

DEPUTY: K.M./A.L.
CHK'D BY: M.L.N.





**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 14, 2021**

PETITION NUMBER: PZ-5-22

ACTION REQUESTED: ZONING MAP AMENDMENT

APPLICANT: LOUIS J. MURRAY

PROPERTY LOCATION: 250 COMMERCE AVENUE

CURRENT ZONING: R-4, SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING: R-MM, MISSING MIDDLE RESIDENTIAL

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Map be amended to change the zoning on his property addressed as 250 Commerce Avenue from R-4, Single-Family Residential, to R-MM, Missing Middle Residential. Because this is not a planned district, plans are not required to accompany the request and there are no specific development plans with this request.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The property is located in the Transition Mix Use land use category on the EnVision Kirkwood 2035 Future Land Use Map. The Transition Mix Use in the EnVision Kirkwood 2035 Comprehensive Plan is intended to provide a balance between the Downtown and residential neighborhoods north of Big Bend Blvd and the highway-oriented commercial development south of Big Bend Blvd. This land use category provides for a wide-range of development types, including single-family residential, attached residential (Duplexes/Townhomes/Apartments), and live/work units.

The property is currently zoned R-4, Single-Family Residential. The surrounding zoning is mostly Single-Family Residential, but there is property zoned I-1, Light Industrial, within 140 feet to the east and 185 feet to the north of this property. There are also properties zoned B-1, Neighborhood Business District, within 300 feet to the south of the property, and zoned R-5, Multi-Family Residential, within 400 feet to the west of the property.

The purpose of the R-MM zoning designation is to allow for small-scale multi-family residential uses which provide a transition from detached single-family home districts and more intense districts, multi-family projects, or commercial districts. This district may also be appropriate along major thoroughfares and at major intersections. Multi-family dwellings, row houses and 2-family dwellings are among the principally Permitted with Standards land uses in the R-MM zoning district that are not permitted in the R-4 zoning district.

The property is 25,279 sq. ft. (.58 acres) and 104' in width. The development standards in the Zoning Code would limit any proposed project to 6 multi-family dwelling units or 8 row dwelling units. The height would be restricted to 35 feet and 3 stories. The required yard setbacks would be 8 feet on the

sides, 30 feet on the rear, and an average of the setbacks of the 2 adjacent properties on the front. The lot coverage is limited to 40%. Along with 2 parking spaces per dwelling unit, a proposed development would also need to meet storm water, landscaping, lighting, and architectural standard requirements.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No comments received.

Water: No comments received

Engineering: No comments received.

Building/Fire: Development of the site will require a full review of the building, use, access, and available water flows.

Forester: No comments received.

DISCUSSION:

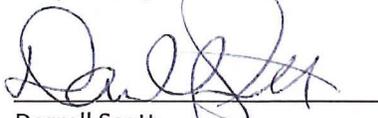
A Zoning Matters sign was placed on the property on June 30, 2021. The request was introduced at the Planning & Zoning Commission meeting on July 7, 2021. A subcommittee meeting was subsequently held at the property on July 14, 2021. A list of attendees of the subcommittee meeting is shown on Exhibit A. The following is a summary of the discussion from the meeting:

- 1) Staff provided information regarding the origins of the R-MM zoning district and described the Transition Mix Use land use designation in the Comprehensive Plan. The subcommittee discussed the appropriateness of the R-MM designation consistent with the Comprehensive Plan, existing surrounding zoning and land use, and the R-MM purpose.
- 2) The subcommittee discussed the future effects of the rezoning on the neighborhood and the fact that each such rezoning would be reviewed according to its specific circumstances. Other smaller lots may not support larger multi-family dwellings.

RECOMMENDATION:

The Subcommittee recommends the Zoning Map amendment from R-4 to R-MM be **approved** after finding that the request met the review criteria for a zoning map amendment listed in Section 25-17(e) of the Zoning Code.

Respectfully submitted,


Darrell Scott

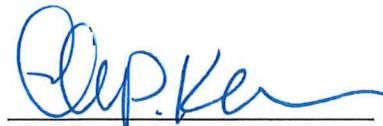

Allen Klippel

EXHIBIT A

**Subcommittee Meeting Attendees
July 14, 2021**

Darrell Scott	P&Z Subcommittee Member
Allen Klippel	P&Z Subcommittee Member
Louis Murray	Applicant
Jonathan Raiche	City of Kirkwood
Amy Lowry	City of Kirkwood
Jack Schenck	City of Kirkwood

PROCEDURE FOR PUBLIC HEARING

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

Establishing the Property Tax Rates for the City of Kirkwood

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?

Director of Finance Sandy Stephens

Mayor: Is there anyone from the public wishing to speak regarding this proposal?

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 2

Before the undersigned Notary Public personally appeared **Stephen Pope** 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 **August 04, 2021** edition and ending with the **August 04, 2021** edition, for a total of 1 publications:

08/04/2021

Stephen Pope

Stephen Pope

Subscribed & sworn before me this 4th day of Aug., 2021
(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

NOTICE OF PUBLIC HEARING

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m. on Thursday August 19, 2021 at which time citizens may be heard on the proposed property tax rates.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation for each subclass. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. This proposed levy is subject to change pending action of the City Council, the Board of Equalization and/or the tax rate certification by the State Auditor.

Assessed Valuation	Previous Year's Valuation <u>2020</u>	Current Year's Valuation <u>2021</u>																																					
<u>City of Kirkwood</u>																																							
Residential	754,956,640	827,382,160																																					
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Personal Property	82,305,188	92,668,478																																					
Total	976,383,868	1,068,817,403																																					
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<u>Special Business District</u>																																							
Commercial	38,214,370	40,873,840																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Proposed Tax Rate</th> <th style="text-align: center;">Proposed Tax Rate</th> <th style="text-align: center;">Proposed Tax Rate</th> <th style="text-align: center;">Proposed Property Tax Revenue</th> </tr> <tr> <th></th> <th style="text-align: center;">Residential</th> <th style="text-align: center;">Commercial</th> <th style="text-align: center;">Personal</th> <th></th> </tr> </thead> <tbody> <tr> <td>Police & Fire Pension</td> <td style="text-align: right;">0.109</td> <td style="text-align: right;">0.136</td> <td style="text-align: right;">0.180</td> <td style="text-align: right;">1,270,973</td> </tr> <tr> <td>Parks</td> <td style="text-align: right;">0.100</td> <td style="text-align: right;">0.109</td> <td style="text-align: right;">0.119</td> <td style="text-align: right;">1,099,813</td> </tr> <tr> <td>General Gov't</td> <td style="text-align: right;">0.253</td> <td style="text-align: right;">0.279</td> <td style="text-align: right;">0.340</td> <td style="text-align: right;">2,823,409</td> </tr> <tr> <td>Library</td> <td style="text-align: right;">0.229</td> <td style="text-align: right;">0.272</td> <td style="text-align: right;">0.355</td> <td style="text-align: right;">2,552,432</td> </tr> <tr> <td>Special Business District</td> <td style="text-align: center;">n/a</td> <td style="text-align: right;">0.361</td> <td style="text-align: center;">n/a</td> <td style="text-align: right;">147,555</td> </tr> </tbody> </table>						Proposed Tax Rate	Proposed Tax Rate	Proposed Tax Rate	Proposed Property Tax Revenue		Residential	Commercial	Personal		Police & Fire Pension	0.109	0.136	0.180	1,270,973	Parks	0.100	0.109	0.119	1,099,813	General Gov't	0.253	0.279	0.340	2,823,409	Library	0.229	0.272	0.355	2,552,432	Special Business District	n/a	0.361	n/a	147,555
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Such hearing may be adjourned from time to time until completed. By order of the City Council.

Laurie Asche
 City Clerk
 City of Kirkwood
 St. Louis County, Missouri
 12024258 County Aug 4, 2021

St. Louis County

Legal Ledger

AFFIDAVIT OF PUBLICATION

State of Missouri

ss

County of St. Louis

See Attached

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

Shannon Grindinger

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

Notice of Hearing

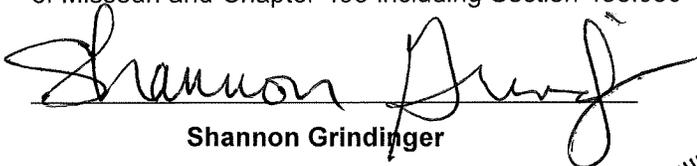
a true copy of which is attached hereto, was published in the St. Louis County *Legal Ledger*, on the following dates:

August 4, 2021

in volume **13**

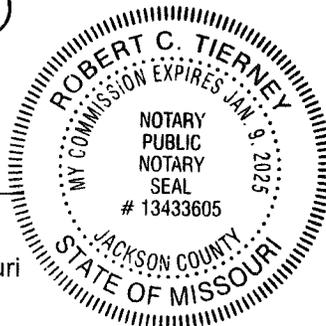
and numbered **306**

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


Shannon Grindinger

Sworn to and subscribed
before me this **August 04, 2021**


Robert C. Tierney
Notary Public—Jackson County, State of Missouri
My Commission expires January 9, 2025
Commission No. 13433605



NOTICE OF PUBLIC HEARING

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m. on Thursday August 19, 2021 at which time citizens may be heard on the proposed property tax rates.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation for each subclass. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. This proposed levy is subject to change pending action of the City Council, the Board of Equalization and/or the tax rate certification by the State Auditor.

Assessed Valuation	Previous		Current		
	Year's Valuation		Year's Valuation		
<u>City of Kirkwood</u>	<u>2020</u>		<u>2021</u>		
Residential		754,956,640		827,382,160	
Commercial		139,122,040		148,766,767	
Personal Property		82,305,188		92,668,476	
Total		976,383,868		1,068,817,403	
Assessed Valuation					
<u>Kirkwood Library</u>					
Residential		747,987,450		819,546,880	
Commercial		121,135,881		129,844,490	
Personal Property		80,351,869		90,843,049	
Total		949,475,200		1,040,234,419	
Assessed Valuation					
<u>Special Business District</u>					
Commercial		38,214,370		40,873,840	
		Proposed Tax	Proposed Tax	Proposed Tax	Proposed
		Rate	Rate	Rate	Property Tax
		<u>Residential</u>	<u>Commercial</u>	<u>Personal</u>	<u>Revenue</u>
Police & Fire Pension		0.109	0.136	0.180	1,270,973
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Library		0.229	0.272	0.355	2,552,432
Special Business District		n/a	0.361	n/a	147,555

Such hearing may be adjourned from time to time until completed. By order of the City Council.

Laurie Asche
 City Clerk
 City of Kirkwood
 St. Louis County, Missouri
 Published August 4, 2021
 306

M2231

WEBSTER-KIRKWOOD
TIMES

122 W. Lockwood Avenue, 2nd Floor
 St. Louis, Missouri 63119

314.968.2699 | fax 314.968.2961

AFFIDAVIT OF PUBLICATION

Date: 08/06/21

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

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times August 6, 2021 edition.


 Authorized Agent, Randy Drilingas
 Webster-Kirkwood Times



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

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m. on Thursday August 19, 2021 at which time citizens may be heard on the proposed property tax rates.

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Assessed Valuation	Prior Year Valuation 2020	Current Year Valuation 2021
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	Proposed Tax Rate Residential	Proposed Tax Rate Commercial	Proposed Tax Rate Personal	Proposed Tax Rate Revenue
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Laurie Asche
 City Clerk
 City of Kirkwood
 St. Louis County, Missouri

BILL

ORDINANCE

AN ORDINANCE FIXING AND ESTABLISHING THE RATE OF TAXATION TO BE LEVIED UPON ALL REAL ESTATE AND CERTAIN TANGIBLE PERSONAL PROPERTY IN THE CITY OF KIRKWOOD, COUNTY OF ST. LOUIS, STATE OF MISSOURI, FOR THE YEAR 2021, FOR THE MAINTENANCE OF THE KIRKWOOD PUBLIC PARKS; FOR THE POLICE AND FIREMEN'S PENSION FUND; FOR GENERAL GOVERNMENT SERVICES AND FOR BUSINESSES IN THE SPECIAL BUSINESS DISTRICT.

WHEREAS, pursuant to State law and the City's ordinances, a public hearing was duly advertised and held on August 19, 2021, setting forth the assessed valuation of real and personal property in the City and the estimated tax rate for 2021, and

WHEREAS, failure to meet this certification could put at risk significant tax revenues that are needed to support the Park System, Police and Firemen's Pension Fund, General Government Services, and Special Business District.

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

SECTION 1. That there be and is hereby levied on all real estate and certain tangible personal property, subject to taxation in the City of Kirkwood, County of St. Louis, State of Missouri, for the year 2021:

A tax for the Kirkwood Public Parks of 10.0 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Residential Real Estate for the maintenance and operation of the Kirkwood Public Parks.

A tax for the Kirkwood Public Parks of 10.9 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Commercial Real Estate for the maintenance and operation of the Kirkwood Public Parks.

A tax for the Kirkwood Public Parks of 11.9 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Personal Property for the maintenance and operation of the Kirkwood Public Parks.

A tax for Police and Firemen Pension Fund of 10.9 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Residential Real Estate

A tax for Police and Firemen Pension Fund of 13.6 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Commercial Real Estate

A tax for Police and Firemen Pension Fund of 18.0 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Personal Property.

A tax for General Government Services including Police and Fire of 25.3 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Residential Real Estate.

A tax for General Government Services including Police and Fire of 27.9 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Commercial Real Estate.

A tax for General Government Services including Police and Fire of 34.0 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Personal property.

A tax for businesses in the Special Business District of 36.1 cents for each One Hundred Dollars (\$100.00) of assessed valuation on Commercial Real Estate.

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

Mayor, City of Kirkwood

ATTEST:

City Clerk
Public Hearing: August 19, 2021
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 9/2/2021

Step #1:

Strategic Plan Select... Goal # & Title

Background To Issue:

City Council certifies the City of Kirkwood property tax rates. These rates are reviewed by the State Auditors office and sent to St Louis County who collects the property taxes. Kirkwood collects property taxes for police & fire Pension, parks, and general government. A public hearing was held on August 19, 2021.

Recommendations and Action Requested:

I recommend Council approve the rates listed in the ordinance.

Alternatives Available:

Council can approve, deny and/or reduce the property tax rates.

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: N/A Project #: Budgeted: YES

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

Department Head Comments:

The City of Kirkwood depends on this revenue source to fund pension contributions, maintain our parks, provide a varied source for general government operations.

BY: Sandra Stephens

Date: 8/9/2021

Authenticated: Stephef

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



DRAFT PPTY Ordinance .docx
Microsoft Word Document
13.7 KB



KWD-SBD SAO Review 2021-
07-31.pdf
Adobe Acrobat Document
605 KB



Revenue Comparison
2021.xlsm
Microsoft Excel Macro-
Enabled Worksheet
31.2 KB

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:

I recommend certifying the attached property tax rates.

BY: Sandra Stephens

Date: 8/9/2021

Authenticated: Stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

8/12/2021



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/31/2021

Summary Page

(2021)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Kirkwood

09-096-0045

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

Table with 5 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate

- A. Prior year tax rate ceiling
B. Current year rate computed
C. Amount of rate increase authorized by voters for current year
D. Rate to compare to maximum authorized levy to determine tax rate ceiling
E. Maximum authorized levy
F. Current year tax rate ceiling
G. 1. Less required sales tax reduction
G. 2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)
H. Less voluntary reduction by political subdivision taken from tax rate ceiling (Line F)
I. Plus allowable recoupment rate
J. Tax rate to be levied
AA. Rate to be levied for debt service, if applicable
BB. Additional special purposed rate authorized by voters

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section. Lines: J AA BB

(Date) (County Clerk's Signature) (County) (Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/31/2021

Summary Page

(2021)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Kirkwood

09-096-0045

Pension

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

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Table with 5 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate

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C. Amount of rate increase authorized by voters for current year
D. Rate to compare to maximum authorized levy to determine tax rate ceiling
E. Maximum authorized levy
F. Current year tax rate ceiling
G. 1. Less required sales tax reduction
G. 2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)
H. Less voluntary reduction by political subdivision taken from tax rate ceiling (Line F)
I. Plus allowable recoupment rate
J. Tax rate to be levied
AA. Rate to be levied for debt service, if applicable
BB. Additional special purposed rate authorized by voters

Certification

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Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

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Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section. Lines: J AA BB

(Date) (County Clerk's Signature) (County) (Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/31/2021

Summary Page

(2021)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Kirkwood

09-096-0045

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

Table with 5 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate

- A. Prior year tax rate ceiling... 0.2700 0.0000 0.2960 0.3400 0.2800
B. Current year rate computed... 0.2530 0.0000 0.2790 0.3400 0.2639
C. Amount of rate increase authorized by voters for current year... 0.0000 0.0000 0.0000 0.0000 0.0000
D. Rate to compare to maximum authorized levy to determine tax rate ceiling... 0.2530 0.0000 0.2790 0.3400 0.2639
E. Maximum authorized levy... 0.3400 0.3400 0.3400 0.3400 0.3400
F. Current year tax rate ceiling... 0.2530 0.0000 0.2790 0.3400 0.2639
G. 1. Less required sales tax reduction
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J. Tax rate to be levied
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Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section. Lines: J AA BB

(Date) (County Clerk's Signature) (County) (Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/29/2021

Summary Page

(2021)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

Kirkwood SBD

15-096-0008

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

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Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section. Lines: J AA BB

(Date) (County Clerk's Signature) (County) (Telephone)

Calendar Year 2020 Property Tax Rates

<u>Taxing Authority</u>	<u>Residential</u>		<u>Commercial</u>		<u>Personal Property</u>	
		<u>%</u>		<u>%</u>		<u>%</u>
Kirkwood School District	3.7375	0.56	5.3997	0.64	5.4021	0.62
Special School District	1.1077	0.17	1.1077	0.13	1.1077	0.13
City of Kirkwood	0.4930	0.07	0.5560	0.07	0.6390	0.07
Kirkwood Library	0.2450	0.04	0.2900	0.03	0.3550	0.04
Metro Zoo Museum District	0.2532	0.04	0.2532	0.03	0.2532	0.03
St Louis Community College	0.1987	0.03	0.1987	0.02	0.1987	0.02
County General	0.1760	0.03	0.1860	0.02	0.2090	0.02
County Health Fund	0.1180	0.02	0.1250	0.01	0.1400	0.02
Roads and Bridges	0.0880	0.01	0.0930	0.01	0.1050	0.01
Dev. Disability - Productive Living	0.0750	0.01	0.0840	0.01	0.0900	0.01
Metropolitan Sewer District	0.1078	0.02	0.1078	0.01	0.1078	0.01
County Park Maintenance	0.0420	0.01	0.0440	0.01	0.0500	0.01
State of Missouri	0.0300	0.00	0.0300	0.00	0.0300	0.00
County Bond Retirement	0.0190	0.00	0.0190	0.00	0.0190	0.00
Total Tax Rate	6.6909	1.0000	8.4941	1.0000	8.7065	1.0000

PROCEDURE FOR PUBLIC HEARING

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

Establishing the Property Tax Rates for the Kirkwood Municipal Library

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?

Director of Finance Sandy Stephens

Mayor: Is there anyone from the public wishing to speak regarding this proposal?

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 2

Before the undersigned Notary Public personally appeared **Stephen Pope** 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 **August 04, 2021** edition and ending with the **August 04, 2021** edition, for a total of 1 publications:

08/04/2021

Stephen Pope

Stephen Pope

Subscribed & sworn before me this 4th day of Aug, 2021
(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

NOTICE OF PUBLIC HEARING

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m. on Thursday August 19, 2021 at which time citizens may be heard on the proposed property tax rates.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation for each subclass. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. This proposed levy is subject to change pending action of the City Council, the Board of Equalization and/or the tax rate certification by the State Auditor.

Assessed Valuation	Previous Year's Valuation <u>2020</u>	Current Year's Valuation <u>2021</u>		
City of Kirkwood				
Residential	754,956,640	827,382,160		
Commercial	139,122,040	148,766,767		
Personal Property	82,305,188	92,668,476		
Total	976,383,868	1,068,817,403		
Assessed Valuation				
Kirkwood Library				
Residential	747,987,450	819,546,880		
Commercial	121,135,881	129,844,490		
Personal Property	80,351,869	90,843,049		
Total	949,475,200	1,040,234,419		
Assessed Valuation				
Special Business District				
Commercial	38,214,370	40,873,840		
	Proposed Tax	Proposed Tax	Proposed Tax	Proposed
	Rate	Rate	Rate	Property Tax
	Residential	Commercial	Personal	Revenue
Police & Fire Pension	0.109	0.136	0.180	1,270,873
Parks	0.100	0.109	0.119	1,099,813
General Gov't	0.253	0.279	0.340	2,823,409
Library	0.229	0.272	0.355	2,552,432
Special Business District	n/a	0.361	n/a	147,555

Such hearing may be adjourned from time to time until completed. By order of the City Council.

Laurie Asche
 City Clerk
 City of Kirkwood
 St. Louis County, Missouri
 12024258 County Aug 4, 2021

St. Louis County

Legal Ledger

AFFIDAVIT OF PUBLICATION

State of Missouri

ss

County of St. Louis

See Attached

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

Shannon Grindinger

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

Notice of Hearing

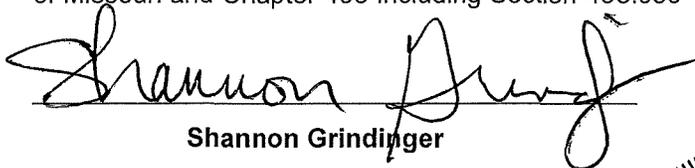
a true copy of which is attached hereto, was published in the St. Louis County *Legal Ledger*, on the following dates:

August 4, 2021

in volume **13**

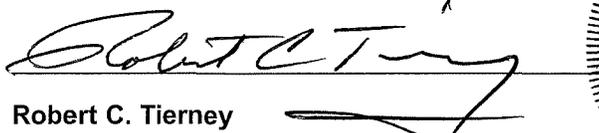
and numbered **306**

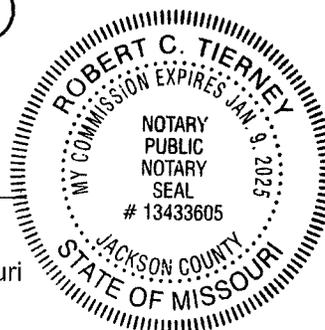
and that the said newspaper in which such notice, was published was, at the time of each and every such publication, a newspaper meeting the requirements and qualifications of Chapter 443, Revised Statutes of Missouri and Chapter 493 including Section 493.050


Shannon Grindinger

Sworn to and subscribed
before me this

August 04, 2021


Robert C. Tierney
Notary Public—Jackson County, State of Missouri
My Commission expires January 9, 2025
Commission No. 13433605



AFFIDAVIT OF PUBLICATION

Date: 08/06/21

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

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times August 6, 2021 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING

before the City Council
of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing at City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m. on Thursday August 19, 2021 at which time citizens may be heard on the proposed property tax rates.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation for each subclass. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. This proposed levy is subject to change pending action of the City Council, the Board of Equalization and/or the tax rate certification by the State Auditor.

	Prior Year Valuation <u>2020</u>	Current Year Valuation <u>2021</u>
Assessed Valuation		
<u>City of Kirkwood</u>		
Residential	754,956,640	827,382,160
Commercial	139,122,040	148,766,767
Personal Property	<u>82,305,188</u>	<u>92,668,476</u>
Total	976,383,868	1,068,817,403
Assessed Valuation		
<u>Kirkwood Library</u>		
Residential	747,987,450	819,546,880
Commercial	121,135,881	129,844,490
Personal Property	<u>80,351,869</u>	<u>90,843,049</u>
Total	949,475,200	1,040,234,419
Assessed Valuation		
<u>Special Business District</u>		
Commercial	38,214,370	40,873,840

	<u>Proposed Tax Rate</u> Residential	<u>Proposed Tax Rate</u> Commercial	<u>Proposed Tax Rate</u> Personal	<u>Proposed Tax Rate</u> Revenue
Police & Fire Pension	0.109	0.136	0.180	1,270,973
Parks	0.100	0.109	0.119	1,099,813
General Gov't	0.253	0.279	0.340	2,823,409
Library	0.229	0.272	0.355	2,552,432
Special Business District	n/a	0.361	n/a	147,555

Such hearing may be adjourned from time to time until completed. By order of the City Council.

Laurie Asche
City Clerk
City of Kirkwood
St. Louis County, Missouri

BILL
ORDINANCE

AN ORDINANCE FIXING AND ESTABLISHING THE RATE OF TAXATION TO BE LEVIED UPON ALL REAL ESTATE AND CERTAIN TANGIBLE PERSONAL PROPERTY IN THE CITY OF KIRKWOOD, COUNTY OF ST. LOUIS, STATE OF MISSOURI, FOR THE YEAR 2021, FOR THE OPERATION AND MAINTENANCE OF THE MUNICIPAL LIBRARY DISTRICT OF KIRKWOOD.

WHEREAS, pursuant to State law and the City's ordinances, a public hearing was duly advertised and held on August 19, 2021, setting forth the assessed valuation of real and personal property in the City and the estimated tax rate of 2021, and

WHEREAS, failure to meet this certification could put at risk significant tax revenues that are needed to support the Municipal Library District of Kirkwood.

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

SECTION 1. That there be and is hereby levied on all real estate and certain tangible personal property, subject to taxation in the City of Kirkwood, County of St. Louis, State of Missouri, and those areas within the Municipal Library District of the City of Kirkwood, Missouri, for the year 2021:

A tax for the Municipal Library District of Kirkwood of 22.9 cents per One Hundred Dollars (\$100.00) of assessed valuation on Residential Real Estate.

A tax for the Municipal Library District of Kirkwood of 27.2 cents per One Hundred Dollars (\$100.00) of assessed valuation on Commercial Real Estate.

A tax for the Municipal Library District of Kirkwood of 35.5 cents per One Hundred Dollars (\$100.00) of assessed valuation on Personal Property.

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

Mayor, City of Kirkwood

ATTEST:

City Clerk
Public Hearing: August 19, 2021
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 9/2/2021

Step #1:

Strategic Plan Select... Goal # & Title

Background To Issue:

City Council certifies the Kirkwood Library property tax rates. These rates are reviewed by the State Auditors office and sent to St. Louis County who collects the property taxes. All proceeds from the attached rates are used for the library operations.

Recommendations and Action Requested:

I recommend Council approve the rates listed in the ordinance.

Alternatives Available:

Council can approve, deny and/or reduce the property tax rates.

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: N/A Project #: Budgeted: YES

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

Department Head Comments:

The Kirkwood Library depends on this revenue source to fund Library operations in Kirkwood.

BY: Sandra Stephens

Date: 8/9/2021

Authenticated: Stephef

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



DRAFT PPTY Library
Ordinance .docx
Microsoft Word Document
12.8 KB



KWD-Library SAO Review
2021-07-31.pdf
Adobe Acrobat Document
301 KB



KWD Library 2021 Property
Tax 2021-08-09.docx
Microsoft Word Document
19.4 KB

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:

I recommend certifying the attached property tax rates.

BY: Sandra Stephens

Date: 8/9/2021

Authenticated: Stephesf

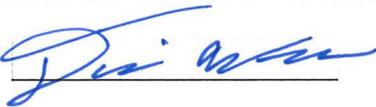
Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve

Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

8/12/2021



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/31/2021

Summary Page

(2021)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Kirkwood 09-096-0045 Library
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

Table with 5 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate

A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if prior year data changed or a voluntary reduction was taken in a non-reassessment year. (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year) 0.1520 0.0000 0.1880 0.2350 0.1638

B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 37 & Line 23 prior method) 0.1420 0.0000 0.1760 0.2350 0.1543

C. Amount of rate increase authorized by voters for current year if same purpose (Form B, Line 8 & Line 11 prior method) 0.0000 0.0000 0.0000 0.0000 0.0000

D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.1420 0.0000 0.1760 0.2350 0.1543

E. Maximum authorized levy the most recent voter approved rate 0.2500 0.2500 0.2500 0.2500 0.2500

F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivision's tax rate (Lower of Line D or Line E) 0.1420 0.0000 0.1760 0.2350 0.1543

G. 1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable

G. 2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)

H. Less voluntary reduction by political subdivision taken from tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.

I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.

J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)

AA. Rate to be levied for debt service, if applicable (Form C, Line 10)

BB. Additional special purposed rate authorized by voters after the prior year tax rates were set (Form B, Line 8 & Line 11 prior method if a different purpose)

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section. Lines: J AA BB

(Date) (County Clerk's Signature) (County) (Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

7/31/2021

Summary Page

(2021)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Kirkwood

09-096-0045

Library-Temp

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

Table with 5 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate

A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if prior year data changed or a voluntary reduction was taken in a non-reassessment year.

Table row for A: Residential 0.0930, Agriculture 0.0000, Commercial 0.1020, Personal Property 0.1200, Prior Method Single Rate 0.0964

B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase

(Form A, Line 37 & Line 23 prior method)

Table row for B: Residential 0.0870, Agriculture 0.0000, Commercial 0.0960, Personal Property 0.1200, Prior Method Single Rate 0.0908

C. Amount of rate increase authorized by voters for current year if same purpose

(Form B, Line 8 & Line 11 prior method)

Table row for C: Residential 0.0000, Agriculture 0.0000, Commercial 0.0000, Personal Property 0.0000, Prior Method Single Rate 0.0000

D. Rate to compare to maximum authorized levy to determine tax rate ceiling

(Line B if no election, otherwise Line C)

Table row for D: Residential 0.0870, Agriculture 0.0000, Commercial 0.0960, Personal Property 0.1200, Prior Method Single Rate 0.0908

E. Maximum authorized levy

the most recent voter approved rate

Table row for E: Residential 0.1200, Agriculture 0.1200, Commercial 0.1200, Personal Property 0.1200, Prior Method Single Rate 0.1200

F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws

Political subdivision's tax rate (Lower of Line D or Line E)

Table row for F: Residential 0.0870, Agriculture 0.0000, Commercial 0.0960, Personal Property 0.1200, Prior Method Single Rate 0.0908

G. 1. Less required sales tax reduction

taken from tax rate ceiling (Line F), if applicable

G. 2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)

H. Less voluntary reduction by political subdivision taken from tax rate ceiling (Line F)

WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.

I. Plus allowable recoupment rate added to tax rate ceiling (Line F)

If applicable, attach Form G or H.

J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)

AA. Rate to be levied for debt service, if applicable

(Form C, Line 10)

BB. Additional special purposed rate authorized by voters after the prior year tax rates were set (Form B, Line 8 & Line 11 prior method if a different purpose)

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section. Lines: J AA BB

(Date) (County Clerk's Signature) (County) (Telephone)

Finance Department

Memorandum

TO: Mayor, City Council and
Russ Hawes, CAO

FROM: Sandy Stephens, Finance Director

DATE: August 9, 2021

RE: Kirkwood Library Proposed 2021 Property Tax Levy

	<u>Residential</u>	<u>Commercial</u>	<u>Personal Property</u>	<u>Total</u>
Assessment Roll-July 1, 2021	819,546,880	129,844,490	90,843,049	1,040,234,419
Assessment 2020	747,987,450	121,135,881	80,351,869	949,475,200
Change in Assessment	<u>71,559,430</u>	<u>8,708,609</u>	<u>10,491,180</u>	<u>90,759,219</u>
2021 Proposed Tax Levy	\$ 0.229	\$ 0.272	\$ 0.355	
2020 Tax Levy	<u>\$ 0.245</u>	<u>\$ 0.290</u>	<u>\$ 0.355</u>	
Change in Tax Levy	<u>(\$ 0.016)</u>	<u>(\$ 0.018)</u>	<u>\$ 0.000</u>	
Estimated Revenue Based on 2021 Proposed Tax Levy	\$ 1,876,762	\$ 353,177	\$ 322,493	\$ 2,552,432
Estimated Revenue Based On 2020 Tax Levy	<u>\$ 1,834,690</u>	<u>\$ 346,649</u>	<u>\$ 300,176</u>	<u>\$ 2,481,515</u>
Change in Estimated Revenue	<u>\$ 42,072</u>	<u>\$ 6,528</u>	<u>\$22,317</u>	<u>\$ 70,917</u>

Example Tax Bill

	<u>Residential</u>	<u>Commercial</u>
Appraised Value	\$ 500,000	\$ 1,000,000
Assessed Value	\$ 95,000	\$ 320,000
Estimated Property Tax	\$ 218	\$ 870

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the August 5, 2021 Council Meeting Minutes
- b) Resolution 83-2021, authorizing an application for use of Community Development Block Grant Funds for the fiscal year 2022 and allocation of said funds (\$46,800)
- c) Resolution 84-2021, accepting the single source quotation of 120Water for the digitization of lead service lines for the Water Department and authorizing and directing the Mayor to enter into a contract (\$24,900)



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

Kirkwood City Council Meeting Minutes Kirkwood City Hall Thursday, August 5, 2021, 7:00 p.m.

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, August 5, 2021, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Member Duwe, Gibbons, Sears, Ward, Wurtz, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Deputy City Clerk Kim Sansegraw, Planning and Development Services Director Jonathan Raiche, City Planner II Amy Lowry, City Engineer Chris Krueger, Communications Manager Freddy Doss, and City Attorney John Hessel.

INTRODUCTIONS AND RECOGNITIONS NONE

PRESENTATIONS NONE

PUBLIC HEARINGS

Public Hearing #1

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding the allocation of \$46,800 in Community Development Block Grant funds which will become available after January 1, 2022. Mr. Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on July 15, 2021, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on July 16, 2021, as Exhibit 2; and the Kirkwood Code of Ordinances, as Exhibit 3.

Assistant Chief Administrative Officer David Weidler presented information to council:

- The funds to be received are the same as previous years
- It is recommended that the City participate with St. Louis County's Home Improvement program. The County would administer the program for the City
- The program is need based and all funds have been expended from previous years
- The maximum amount of the grant is \$5,000, the applicant must meet certain income requirements to participate, and they may only participate in the program once

The bill will be placed on the August 19, 2021 agenda for council consideration.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Public Hearing #2

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for Zoning Code Text Amendments to amend the definition of “Catering Establishment” by adding reference to mobile food trucks, pushcarts, and farmers’ markets and adding this as an available accessory use in educational institutions and places of worship located in residential districts that would be Permitted with Standards. Mr. Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on July 15, 2021, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on July 16, 2021, as Exhibit 2; the report of the Planning and Zoning Subcommittee report dated July 7, 2021, as Exhibit 3; the report of the Planning and Zoning Commission dated July 8, 2021, as Exhibit 4; and the Kirkwood Code of Ordinances, as Exhibit 5.

City Planner II Amy Lowry presented information pertaining to the request:

- The text amendment will allow places of worship and education facilities to rent out their kitchens for use of a commissary
- Grace Episcopal Church has a commercial kitchen to rent out to food trucks and catering businesses
- In addition to meeting the St. Louis County Public Health requirements, the commercial kitchen would need to meet the requirements on fire and building codes of the City
- Under current zoning code, the City does not allow for 3rd party use of the church’s kitchen
- The Planning and Zoning Commission added education institutions
- The text amendment being proposed is adding a catering establishment could be used for mobile food trucks pushcarts, and farmers’ markets
- Delivery hours are based on the hours of operation in the B-1 business district

Petitioner Todd McDowell addressed the council. Some of the discussion that took place is as follows:

- Inquiry was made regarding a third party vendor providing food for the church
- Concern was expressed about the times and noise from deliveries

The bill will be placed on the August 19, 2021 agenda for council consideration.

PUBLIC COMMENTS

1. David Anderson, 521 Taylor Young Drive, spoke regarding reducing the speed limit and making streets safer in the City.



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

CONSENT AGENDA

Motion was made by Council Member Ward and seconded by Council Member Wurtz to approve the Consent Agenda. It was requested that item (b) be pulled from the Consent Agenda and placed at the end of the agenda for discussion. The Consent Agenda with item (b) removed was unanimously approved.

- a) Approval of the July 15, 2021 Council Meeting Minutes
- b) Resolution 77-2021, accepting the bid of TraMar Contracting, Inc. for 2021 Acrylic Waterborne Pavement Markings and authorizing and directing the Mayor to enter into a contract (amount not to exceed of \$79,142.10) ***Removed and placed at the end of the agenda**
- c) Resolution 78-2021, accepting the bid of St. Louis Composting, Inc., for yard waste disposal for the Sanitation Department and authorizing and directing the Mayor to enter into a contract (\$8.75 per cubic yard)
- d) Resolution 79-2021, accepting the bid of Don Brown Chevrolet (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2022 Chevy Tahoe 2wd for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order (\$35,655)
- e) Resolution 80-2021, accepting the bid of Joe Machens Ford (pursuant to State of Missouri Cooperative Contract) for the purchase of a 2022 Ford Interceptor AWD for the Police Department and authorizing and directing the Director of Procurement to issue a Purchase Order (\$34,928)
- f) Resolution 81-2021, accepting the LightLE Enterprises for material and hardware for traffic signs and posts, on an as needed basis, and authorizing and directing the Mayor to enter into a contract (at the rates provided in the memo)

UNFINISHED BUSINESS

Bill 10884, an ordinance granting a Special Use Permit Amendment for Vehicle Sale and Rental; Motor Vehicle Repair Shop, Major; and Vehicle Wash, and approving the amended Site Plan at 10725 Manchester Road (Lou Fusz Toyota) subject to certain conditions was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Bill 10885, an ordinance amending the Kirkwood Code of Ordinances, Chapter 13, Article II, Section 13-34, Subsection (c) for "Itinerant merchants, peddlers and solicitors, plus any additional administrative costs incurred, including the cost of the Criminal Record Check" was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"

Bill 10886, an ordinance amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII, Section 14-396 "Schedule F: Speed Limit Designations" was brought before the council. A discussion was held.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"

NEW BUSINESS

Bill 10887, an ordinance readopting a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials as set forth in Chapter 2, Article 1, Section 2-5 of the Kirkwood Code of Ordinances was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Wurtz to accept the bill for first reading approval.

The bill received first reading approval and was held over.

Bill 10888, an ordinance amending the Kirkwood Code of Ordinances, Chapter 23, Article III, Division 2, Section 23-90 "Heat pump/water pump rebate policy" by deleting it in its entirety was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the bill for first reading approval.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

The bill received first reading approval and was held over.

Bill 10889, an ordinance appropriating \$153,000 from the Park Improvement Fund Balance to the Capital Expenditure/Building and Site Improvement Account, Project #PR2210, for the Emmenegger Park Bank Stabilization Project was brought before the council. Motion was made by Council Member Duwe and seconded by Council Member Gibbons to accept the bill for first reading approval.

The bill received first reading approval and was held over.

Resolution 76-2021, a resolution approving a one year extension to the approval of Resolution 108-2020A granting Site Plan approval for lot 2 of the proposed mixed use subdivision located on the property known as 300 North Kirkwood Road subject to certain conditions was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Gibbons to accept the bill for first reading approval.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"

Resolution 82-2021, a resolution accepting the proposal of KCI Construction Company in the not to exceed amount of \$265,992 (which includes a contingency of \$44,332) for Environmental Services – Soil Remediation at Emmenegger Park and the Bank Stabilization at Emmenegger Park and authorizing and directing the Mayor to enter into a contract was brought before the council. Motion was made by Council Member Duwe and seconded by Council Member Zimmer to accept the bill for first reading approval.

Roll Call:

Mayor Griffin	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

CONSENT AGENDA ITEMS FOR DISCUSSION

Resolution 77-2021, a resolution accepting the bid of TraMar Contracting, Inc. in the amount not to exceed of \$79,142.10 (which includes a contingency of \$6,000) for 2021 Acrylic Waterborne Pavement Markings and authorizing and directing the Mayor to enter into a contract 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.

Roll Call:

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

CITY COUNCIL REPORTS

Mayor Griffin announced that for the foreseeable future beginning August 19, 2021, all City Council meetings will be held via Zoom due to the uncertainty of mask mandates. Also, beginning next week, all Board and Commission meetings will be held via Zoom.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported that the City received an Application for Liquor License to sell intoxicating liquor by the drink, plus Sunday, from Hi-Pointe, 951 S. Kirkwood Road Motion was made by Council Member Wurtz and seconded by Council Member Ward to approve the application. The motion was unanimously approved.

CITY ATTORNEY REPORT

Mr. Hessel reported an order was entered approving the City-wide TDD. The issue will be placed on the November 2021 ballot.

CITY CLERK REPORT

Ms. Asche read the report of the July 26 and August 4, 2021 meeting of the Planning and Zoning Commission. The following action was taken:

July 26, 2021 Planning & Zoning Commission Report

1. The Commission unanimously recommended approval of the request to rezone 250 Commerce Avenue from R-4 to R-MM.
2. By a vote of 4 to 5, the Commission recommended denial of an application submitted by Harmony Homes for a Special Use Permit for a nursing home and Site Plan Review at 600 North Ballas Road.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

August 4, 2021 Planning & Zoning Commission Report.

1. After a presentation by staff and the applicant of the Final Site Plan for The James, a mixed use development in the B-2 Zoning District, at 426 North Kirkwood and a Final Site Plan for a temporary bank building at 128 West Washington, Commissioners Klippel, Eagleton, and Adkins were appointed to the Subcommittee. The Subcommittee scheduled a meeting in City Hall on August 10 at 8:30 a.m.

Ms. Asche reported on the upcoming scheduled public hearings:

August 19, 2021

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

August 26, 2021

- 1) A request for a Special Use Permit for a nursing home and Site Plan Review at 600 North Ballas Road (Harmony Homes)

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:52 p.m. The next regular council meeting is scheduled for August 19, 2021 at 7:00 p.m.

Laurie Asche
City Clerk

Approved:

RESOLUTION 83-2021

A RESOLUTION AUTHORIZING AN APPLICATION FOR USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN THE AMOUNT OF \$46,800 FOR THE FISCAL YEAR 2022 AND ALLOCATION OF SAID FUNDS.

WHEREAS, it is estimated that the City of Kirkwood will receive Community Development funds in the amount of \$46,800 for the year 2022.

WHEREAS, the Council of the City of Kirkwood, after due publication of notice, will conduct a public hearing on the 5th day of August 2021, regarding the annual Community Development Block Grant application for 2022, and

WHEREAS, under the St. Louis County/City of Kirkwood Cooperative Agreement, the City is eligible an allocation of CDBG funds administered through St. Louis County Community Development, to assist in Community Development activities, and

WHEREAS, given the amount and complexity of the administrative burden on the city required by CDBG regulations for administering program funds, staff recommends the entire allocation of 2022 funds in the amount of \$46,800 be dedicated to the home improvement program for the year 2022, and that St. Louis County administer the program on behalf of the City of Kirkwood.

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

SECTION 1. The City is hereby authorized to apply for and allocate \$46,800 of the 2022 Block Grant Funds for home improvement programs managed by St. Louis County.

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

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2021.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/19/2021

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Under the St. Louis Count/City of Kirkwood Cooperative Agreement, the City of Kirkwood is eligible for an allocation of Community Development Block Grant Funds in the amount of \$46,800 administered through St. Louis County Community Development to assist in community development activities.

Recommendations and Action Requested:

Approve a resolution authorizing an application for the use of Community Development Block Grant Funds in the amount of \$46,800 for fiscal year 2022.

Alternatives Available:

Does this project have a public information component? Yes No

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

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

Department Head Comments:

BY: Laurie Asche Date: 7/26/2021 Authenticated: aschelb

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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



Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7-28-21

PROCEDURE FOR PUBLIC HEARING

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

Allocation of \$46,800 in Community Development Block Grant funds which will become available after January 1, 2022

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?

Assistant Chief Administrative Officer David Weidler

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

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

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



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Before the undersigned Notary Public personally appeared **Stephen Pope** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **July 15, 2021** edition and ending with the **July 15, 2021** edition, for a total of 1 publications:

07/15/2021

NOTICE OF PUBLIC HEARING

The City of Kirkwood will hold a public hearing to discuss the estimated allocation of \$46,800 in Community Development Block Grant funds which will become available after January 1, 2022. The public hearing will be held at 7:00 p.m. on August, 5th, 2021, at 139 S. Kirkwood Road, Kirkwood MO 63122.

To further its commitment to fair and equitable treatment of all citizens, the City of Kirkwood has enacted and/or enforces the following:

A Fair Housing Ordinance prohibiting unlawful discrimination against any person because of race, sex, color, religion, disability, familial status or national origin;

A Policy of Nondiscrimination on the Basis of Disability in the admission or access to, or employment in, its federally assisted programs or activities;

A Policy of Equal Opportunity to Participate in Municipal Programs and Services regardless of race, color, religion, sex, age, disability, familial status, national origin, or political affiliation;

A requirement for bidding on CDBG activities that promotes employment opportunities created by HUD funding and that these opportunities be afforded low-income community residents and businesses.

If you would like information regarding the above policies or if you believe you have been unlawfully discriminated against, contact the following municipal official or employee who has been designated to coordinate compliance with the equal employment opportunity requirements referenced above. Additionally, if you are unable to attend the public hearing, you may provide written comments regarding the Community Development Block Grant Program to the following municipal official:

David C. Weidler
Asst. Chief Administrative Officer
City of Kirkwood

Stephen Pope

Stephen Pope

Subscribed & sworn before me this 15th day of July, 2021
(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

Page 2 of 2

139 S. Kirkwood Road
Kirkwood, MO 63122
314-822-5801

If you are a person with a disability or
have special needs in order to
participate in this public hearing,
please contact Laurie Asche no later
than August 3rd, 2021.

For More Information Call:
314-822-5802 VOICE
314-822-5858 TDD
1-800-735-2466 RELAY MISSOURI
VOICE
1-800-735-2966 RELAY MISSOURI
TDD

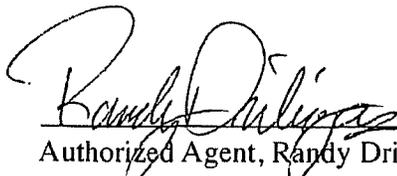
Equal Opportunity Employee
12018493 County Jul 15, 2021

AFFIDAVIT OF PUBLICATION

Date: 07/15/21

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

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times July 16, 2021 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING

The City of Kirkwood will hold a public hearing to discuss the estimated allocation of \$46,800 in Community Development Block Grant funds which will become available after January 1, 2022. The public hearing will be held at 7:00 p.m. on August, 5th, 2021, at 139 S. Kirkwood Road, Kirkwood MO 63122.

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A Policy of Nondiscrimination on the Basis of Disability in the admission or access to, or employment in, its federally assisted programs or activities;

A Policy of Equal Opportunity to Participate in Municipal Programs and Services regardless of race, color, religion, sex, age, disability, familial status, national origin, or political affiliation;

A requirement for bidding on CDBG activities that promotes employment opportunities created by HUD funding and that these opportunities be afforded low-income community residents and businesses.

If you would like information regarding the above policies or if you believe you have been unlawfully discriminated against, contact the following municipal official or employee who has been designated to coordinate compliance with the equal employment opportunity requirements referenced above. Additionally, if you are unable to attend the public hearing, you may provide written comments regarding the Community Development Block Grant Program to the following municipal official:

David C. Weidler
Asst. Chief Administrative Officer
City of Kirkwood
139 S. Kirkwood Road, Kirkwood, MO 63122
314-822-5801

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact Laurie Asche no later than August 3rd, 2021.

For More Information Call:
314-822-5802 VOICE • 314-822-5858 TDD
1-800-735-2466 RELAY MISSOURI VOICE • 1-800-735-2966 RELAY MISSOURI TDD
Equal Opportunity Employee

RESOLUTION 84-2021

A RESOLUTION ACCEPTING THE SINGLE SOURCE QUOTATION OF 120WATER IN THE AMOUNT OF \$24,900 FOR THE DIGITIZATION OF LEAD SERVICE LINES FOR THE WATER DEPARTMENT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, in 2021 the EPA revised the Lead and Copper Rule pertaining to lead service lines within public water infrastructure, and

WHEREAS, these revisions require the inventory of lead service lines, public communications, new sampling protocol and specific water sampling for schools and childcare facilities, and

WHEREAS, in order to stay ahead of the upcoming regulations, the Water Department would like to have the lead service lines digitized, and

WHEREAS, 120Water submitted a quotation in the amount of \$24,900 for the digitization of lead service lines for the Water Department, and

WHEREAS, 120Water is the single source provider of an end-to-end Lead and Copper Compliance program solution, and

WHEREAS, funds are available in Account #505-2215-481.75.15, Project #WA2103.

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

SECTION 1. The single source quotation of 120Water in the amount of \$24,900 for the digitization of lead service lines for the Water Department is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with 120Water in the amount of \$24,900 for the digitization of lead service lines for the Water Department.

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

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2021.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/19/2021

Step #1:

Strategic Plan NO

Goal # & Title

Background To Issue:

In 2021 EPA revised the Lead and Copper Rule (LRC) pertaining to lead service lines (LSL) within public water systems. These revisions require the inventory of LSL, public communications, new sampling protocol and specific water sampling for schools and childcare facilities. Based on the revised LRC regulations these new requirements need to be in place by 2024.

The first step in meeting these regulations is to create, validate and publish an LSL inventory. Currently the Water Division does not have an accurate/updated digital listing of LSL's within our water system, to create the listing. To assist in the implementation of the revised LRC regulations Water is seeking the assistance from a company known as 120Water. 120Water provides an "out of the box/plug and play" solution that other consultants have not shown the capabilities of providing. The 120Water solution provides guidance and data management for the City to comply with the LRC revisions and meet the EPA timeline.

Recommendations and Action Requested:

It is recommended that the City Council accept the proposal from 120Water in the amount of \$24,.900 to as a single source provider to establish a lead service line inventory.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$24,900.00 Account #: 50522154817515 Project #: WA2103 Budgeted: YES

If YES, Budgeted Amount: \$27,353.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

120Water is a software as service with consultation and has an annual reoccurring cost of \$14.900.

BY: Bill Bensing

Date: 8/10/2021

Authenticated: bensinwe

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: Brian Mullady

Date: 8/10/2021

Authenticated: mulladbd

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

 500241 Resolution Letter- signed.pdf Adobe Acrobat Document 855 KB	 Sole Source Letter_Kirkwood MO.pdf Adobe Acrobat Document 1.14 MB	 File Attachment
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Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$24,900 in account 505-2215-481-75-15, Distribution System Improvements, Project WA2103, Operational Improvements to approve the above as requested.

BY: Sandra Stephens

Date: 8/10/2021

Authenticated: Stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 8/12/2021

August 10, 2021

To: Russell Hawes, Chief Administrative Officer

For Your Consideration: LCCR Software Platform, # 500241

In 2021, EPA revised the Lead and Copper Rule (LCR) pertaining to lead service lines (LSL) within public water infrastructure. These revisions require the inventory of LSL, public communications, new sampling protocol and specific water sampling for schools and childcare facilities. Based on the revised LCR regulations these new requirements need to be in place by 2024.

In order to meet these regulations, the Water Department needs to create, validate and publish LSL inventory as the City Water Department does not currently have an accurate/updated digital listing. The Water Department is seeking the assistance of a data management Consultant to assist in implementing this transition.

In order to stay ahead of the upcoming regulations, the Water Department would like to have the assistance of Consultant, 120Water, to input these data values into a SaaS (Software as a System) based platform. 120Water is the only provider at this current time for an “out of the box/plug and play ready” solution. The Water Department is requesting Single Source procurement under Sec. 2-377 “Single Source Procurement Procedure” of our ordinance stating the criteria of “Supplies are proprietary and only available from the manufacturer or a single distributor.”

The purchase will establish an inventory lead service line for the initial year at a cost of \$24,900.00 and then maintain the inventory system on an annual reoccurring basis of \$14,900.00.

Funds are available in the account number, 505-2215-481.75-15, in the amount of \$27,353.00

Attached is a request from Bill Bensing, Public Works Director, for a resolution authorizing a contract in the amount of \$24,900.00 be issued to 120Water to digitalize the Lead Service Lines to stay compliant with the EPA.

Respectfully,



Brian Mullady
Director of Procurement



120Water

120Water
250 S. Elm Street
Zionsville, IN 46077
June 16th, 2021

To Whom It May Concern:

This letter is submitted by request from the City of Kirkwood as confirmation that 120Water is the sole provider of an end-to-end Lead and Copper Compliance program solution.

The regulatory revisions to the Lead and Copper Rule, finalized in January 2021, have more than doubled the efforts required for the City to comply with the updated Lead and Copper Rule, including increasing sampling requirements, requiring a digitized inventory, and increasing the frequency and method of exposing compliance data to the public.

120Water is a technical services company that helps state agencies, schools, and public water utilities plan, manage, and effectively communicate the results of all programs related to the Lead and Copper Rule revisions. 120Water is the only company with a cloud-based technology platform and complementary services to manage the full life cycle of inventory validation through replacement programs. 120Water is the end-to-end solution provider of drinking water voluntary and compliance programs, including Lead and Copper Rule, Lead Service Line Inventory, Lead Service Line Replacement, Facilities Sampling, Pitcher/Filter Distribution, and Wastewater Monitoring across 23 states.

120Water is the only organization that provides out-of-the-box, ready to implement technology solutions to support adherence to all of the updated Lead and Copper Rule revision requirements.

Sincerely,

Sarah Young
Vice President of Sales
sarah@120water.com

BILL 10887

ORDINANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED THIS DAY OF .

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 8/5/2021

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

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

Recommendations and Action Requested:

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

Alternatives Available:

Does this project have a public information component? Yes No

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

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

Department Head Comments:

BY: Laurie Asche

Date: 7/13/2021

Authenticated: aschelb

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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



Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7-28-21

ORDINANCE

AN ORDINANCE AMENDING THE KIRKWOOD CODE OF ORDINANCES, CHAPTER 23, ARTICLE III, DIVISION 2, SECTION 23-90 "HEAT PUMP/WATER PUMP REBATE POLICY" BY DELETING IT IN ITS ENTIRETY.

WHEREAS, in July 2018 the Electric Department received approval from the City Council to restructure its rebate program to reflect the current market conditions, and

WHEREAS, capacity pricing in the market had reduced significantly and continues to be at all-time lows, and

WHEREAS, in addition, the Electric Department's load reduced and continues to show signs that energy efficiency has taken hold in the Kirkwood community, and

WHEREAS, in August 2018 the Electric Department publicly announced its restricted rebate policy that eliminated rebates for HVAC upgrades and hot water heaters, and began offering rebates for upgrades associated with electric vehicle charging and energy storage projects, and

WHEREAS, the Electric Department recommends amending the Code of Ordinances, Chapter 23, Article III, Division 2, Section 23-90 "Heat Pump/Water Pump Rebate Policy" by deleting it in its entirety.

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

SECTION 1. The Kirkwood Code of Ordinances, Chapter 23, Article III, Division 2, Section 23-90 "Heat pump/water pump policy" is hereby amended by deleting it in its entirety:

~~§ 23-90. Heat pump/water heater rebate policy.~~

~~The purpose of this policy is to establish uniform standards and guidelines for a heat pump/water heater rebate program. This policy is designed to encourage new and existing Kirkwood Electric customers to install electric heat pumps and electric hot water heaters. The installation of such being a benefit to both the customer and Kirkwood Electric.~~

~~The following criteria govern the program:~~

- ~~1. The air conditioning portion of heat pumps must have a SEER rating of 9.5 or greater.~~
- ~~2. The air conditioning portion of heat pumps must have a minimum capacity of 1.5 tons.~~
- ~~3. Water heaters must be a minimum of 20 gallons capacity.~~
- ~~4. All appliances must be permanently installed and operational to be eligible for a rebate.~~

~~Following the installation of any electric water heater or heat pump a City of Kirkwood representative will verify the installation and operation of the appliance(s). Within eight weeks of verification a check will be cut in the amount of \$300 for each qualifying heat pump and \$100 for each qualifying water heater and mailed to the owner.~~

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: 8/5/2021

Step #1:

Strategic Plan YES

Goal # & Title Improve the Quality of Life for Kirkwood Residents

Background To Issue:

In July 2018 the Electric Department received approval from council during the strategy planning retreat to restructure its rebate program to reflect current market conditions. Capacity pricing in the market had reduced significantly and continues to be at all-time lows. In addition, Kirkwood Electrics load reduced and continues to show signs that energy efficiency has taken hold in the Kirkwood community. In short, the goals of the old fashioned traditional rebate program mandated to other utilities by the public service commission have been met. In August of 2018 Kirkwood Electric publicly announced its restructured rebate policy that eliminated rebates for HVAC upgrades and hot water heaters, and began offering rebates for upgrades associated with electric vehicle charging and energy storage projects. The attached letter was publicly distributed to the contractor community, placed on billing inserts, and posted on the web and social media sites.

Recommendations and Action Requested:

The Electric Department recommends approval of an ordinance to remove City Code section 23-90 of the Code of Ordinances that defines the old rebate policy.

Alternatives Available:

The old policy reflected market conditions that no longer exist. Our rebate program encourages the new trends in our industry. Section 23-90 needs to be removed.

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 50121104806807 Project #: Budgeted: YES

If YES, Budgeted Amount: \$19,116.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

The new council approved policy is now on the website <https://www.kirkwoodelectric.org/environment/energy-efficiency> and does not need to be contained in the code of ordinances section pertaining to the electric service rates. The Electric Department recommends approval of the ordinance to remove section 23-90 of the Code of Ordinances.

BY: Mark Petty

Date: 7/26/2021

Authenticated: pettyma

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



transformation of rebate
 program letter file
 copy_201809251017.pdf
 Adobe Acrobat Document
 247 KB

File Attachment

File Attachment

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

Approve

Purchasing Director's Comments:

BY: Brian Mullady

Date: 7/27/2021

Authenticated: mulladb

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:

Electric budgetary appropriation is available and sufficient for \$19,116.00 in account 501-2110-480-68-07, Electric Equipment Rebate to approve the above request.

BY: Sandra Stephens

Date: 7/27/2021

Authenticated: forgyjl

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

A handwritten signature in blue ink, written over a horizontal line. The signature is cursive and appears to be "John Doe".

Date:

7-28-21



WHERE COMMUNITY AND SPIRIT MEET

August 3, 2018

Re: Recharging Kirkwood Electric's Rebate Program

Kirkwood Electric is recharging its rebate program to reflect changes in the energy market. In the past, Kirkwood Electric's rebate program was designed to curb energy consumption and avoid the need for the construction of large expensive power plants. Now Kirkwood Electric has a new power portfolio that consists of market power and renewable energy and has no problem accessing additional low-cost energy to meet its customers' demands during the heating and cooling seasons. As a result, Kirkwood Electric will discontinue its traditional HVAC Rebate program effective August 31, 2018, and begin to offer rebates for some newer energy technologies.

Beginning September 1, 2018, Kirkwood Electric will provide a \$300 rebate for customers upgrading their service to add EV charging or energy storage. Although this means that we will no longer provide a rebate towards the purchase of appliances, lighting, water heaters or air conditioning systems, we will be assisting customers with dollars on projects they're undertaking that will move our service territory into the future. Kirkwood Electric prides itself in being a utility that's constantly adapting to meet its customers' ever-changing needs. We're hoping you'll agree that this recharging of our rebate program does just that, and helps us keep pace with the current developments in the energy business.

If you have any questions regarding this program change, or any other programs at the utility please feel free to contact me via email at pettyma@kirkwoodmo.org, or by phone at 314.822.5847.

Sincerely,

Mark Petty

Mark Petty
Director, Kirkwood Electric

BILL 10889

ORDINANCE

AN ORDINANCE APPROPRIATING \$153,000 FROM THE PARK IMPROVEMENT FUND BALANCE TO THE CAPITAL EXPENDITURE/BUILDING AND SITE IMPROVEMENT ACCOUNT, PROJECT #PR2110, FOR THE EMMENEGGER PARK BANK STABILIZATION PROJECT.

WHEREAS, the Emmenegger Park Bank Stabilization Project was not budgeted for in the current fiscal year 2021/2022, and

WHEREAS, in order to move forward with the project, funds need to be appropriated to the appropriate account, and

WHEREAS, funds in the amount of \$153,000 needs to be appropriated from the Park Improvement Fund Balance to Account #301-2001-600.75.03 (Capital Expenditure/Building & Site Improvement), Project #PR2210.

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

SECTION 1. Funds in the amount of \$153,000 are hereby appropriated from the Park Improvement Fund Balance to Account #301-2001-600.75.03 (Capital Expenditure/Building & Site Improvement), Project #PR2210.

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: 8/5/2021

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Emmenegger Park Bank Stabilization Project requires funding to be appropriated from the Park Improvement Fund Balance. This project was not planned for this fiscal year and in order to capture the savings through the use of free rubble the project is taking place now.

Recommendations and Action Requested:

The Parks and Recreation Department recommends approval of an Ordinance to appropriate funds from the Park Improvement Fund Balance to the Capital Expenditure/Building and Site Improvement Account 302-2001-600-75-03 in the amount of \$153,000 to cover the costs associated with the Emmenegger bank stabilization project.

Alternatives Available:

No alternative at this time.

Does this project have a public information component? Yes No

Cost: \$153,000.00 Account #: 30220016007503 Project #: PR2210 Budgeted: NO

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

Department Head Comments:

BY: Kyle Henke

Date: 7/30/2021

Authenticated: henkekk

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



Emmenegger Bank
Stabilization - Rubble
Placement 2021.docx
Microsoft Word Document
21.5 KB

 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**).

Appropriation

From Account # or Fund Name: Park Improvement Fund

To Account # or Fund Name: Capital Expenditure/Building and Site Improve...

Finance Director's Comments:

Park Improvement Fund fund balance is sufficient and available to appropriate \$153,000 from fund balance to account 301-2001-600-75-03, Building & Site Improvement, Project #PR2210, Bank Stabilization as requested above.

BY: Sandra Stephens

Date: 7/30/2021

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 8-2-21

Memo

To: Russ Hawes
From: Kyle Henke
CC: Brian Mullady
Date: 8/2/2021
Re: Emmenegger Park Bank Stabilization – Rubble Placement

During the period of December 23, 2015 to January 9, 2016 severe storms and flooding impacted St. Louis County and the City of Kirkwood. Significant flooding and fast moving waters from the Meramec River caused bank erosion and major bank failure at Emmenegger Nature Park. The effects of erosion caused significant damage to areas of the park including a pavilion and erosion of usable park land. A second major flood event occurred on May 3, 2017, eroding additional bank and land.

Toward the end of 2019, KCI a company hired by MODOT for a portion of the work being accomplished on the I-44 bridge overpass, became aware of the erosion near their work site and realized the rubble used to build a temporary causeway under the bridge could be repurposed to stabilize Emmenegger Park Bank. The material is being offered to the city at no cost. Kirkwood would only be responsible for the cost associated with placing the rubble.

The Park Board pursued the project by engaging the services of an engineering firm for an appropriate plan to stabilize the bank. City Council and the Park Board have discussed the idea of sharing the cost evenly. Utilizing the services of a Contractor and an Environmental Consultant the total expected cost is \$306,000 and does include a suggested contingency of 20%. Should Council approve the idea of sharing in the costs by approving this Ordinance the amount will be 50% of the total cost or \$153,000.

The specific legislative request is to approve an Ordinance to appropriate funds from the Park Improvement Fund Balance to the Capital Expenditure/Building and Site Improvement Account 302-2001-600-75-03 in project number PR2210 in the amount of \$153,000.

BILL 10890

ORDINANCE

AN ORDINANCE AMENDING THE PROVISIONS OF THE MUNICIPAL CODE, CHAPTER 25 – ZONING AND SUBDIVISION, REGARDING THE AMENDMENT OF THE DEFINITION OF “CATERING ESTABLISHMENT” BY ADDING REFERENCE TO MOBILE FOOD TRUCKS, PUSHCARTS, AND FARMERS’ MARKETS AND ADDING THIS AS AN AVAILABLE ACCESSORY USE FOR EDUCATIONAL INSTITUTIONS AND PLACES OF WORSHIP LOCATED IN RESIDENTIAL DISTRICTS THAT WOULD BE “PERMITTED WITH STANDARDS.”

WHEREAS, Ron Gaus, on behalf of Grace Episcopal Church, made application (PZ-4-22) for text amendments to the Zoning Code related to the definition of “Catering Establishment” to allow third-party use of a commercial kitchen in a church; and whereas City staff recommended these revisions be addressed as an accessory use for “Educational Institutions” and “Places of Worship” in residentially-zoned districts; and

WHEREAS, the Planning and Zoning Commission did on the 7th day of July, 2021, by adopting the subcommittee report dated July 7, 2021, (attached hereto and incorporated by reference herein), recommend the approval of said Zoning Code text amendments after finding that the request met the criteria listed in Sections 25-17(e)(2) of the Zoning and Subdivision Code; and

WHEREAS, on the 5th day of August, 2021, the City Council did hold a public hearing with respect to such text amendments to the Zoning Code after duly advertising and giving proper notice of such hearing; and

WHEREAS, the Council does find that the granting of such text amendments would meet the criteria listed in Sections 25-17(e)(2) of the Zoning and Subdivision Code; and

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

SECTION 1. That the City of Kirkwood Municipal Code of Ordinances, Chapter 25 – Zoning and Subdivision, is hereby amended by replacing the definition of “Catering Establishment” in Section 25-104 with the following language:

Catering Establishment

An establishment where the sole business activity is the preparation and delivery of food for: private parties, receptions, banquets, and similar functions; or for mobile food trucks, pushcarts, and farmers’ markets. No food is sold on the premises.

SECTION 2. That the City of Kirkwood Municipal Code of Ordinances, Chapter 25 – Zoning and Subdivision, is hereby amended by inserting a row in Table 44-1: Permitted Accessory

Uses and Structures in Section 25-44 to add “Catering Establishment” in alphabetical order as an accessory use that would be designated as a permitted use with standards (“PS”) in residential zoning districts, and to add “Section 25-45(d)” in the Use-Specific Standard in Section column of said table, re-lettering the existing rows as needed as in the portion of Table 44-1 reprinted below with changes in red:

TABLE 44-1: PERMITTED ACCESSORY USES AND STRUCTURES									
Use Category and Use Type P = Permitted Use PS = Permitted Use with Standards S = Special Use	R-1, R-2, R-3 or R-4	R-5, R-6, or R-MM	B-1	B-2, B-3, B-4, B-5, or I-1	Downtown Master Plan Study Area	F-1	Yards Permitted F = Front S = Side R = Rear	Use-Specific Standards in Section:	
Accessibility Ramps	PS	PS	PS	PS	PS	PS	F, S, or R	§25-45 (a)	
Accessory Dwelling Units	S						S or R	§25-45 (b)	
Amateur Radio Towers and Antennae	PS	PS	PS	PS	PS	PS	S or R	§25-45 (c)	
Catering Establishment	PS	PS						§25-45 (d)	
Clubhouses		S					F, S, or R	§25-45 (e)	

SECTION 3. That the City of Kirkwood Municipal Code of Ordinances, Chapter 25 – Zoning and Subdivision, is hereby amended by adding a new subsection (d) in Section 25-45, Standards for Specific Accessory Uses and Structures, with the following language, re-lettering the existing subsections as needed:

(d) **Catering Establishment**

- (1) The accessory use shall be limited to educational institutions and places of worship.
- (2) The accessory use shall be located within a principal building of a nonresidential use.
- (3) Each catering establishment shall be licensed with the St. Louis County Public Health Department and a commissary agreement must be on file with St. Louis County for each mobile food unit, pushcart, or catering entity.
- (4) Each catering establishment shall obtain a Kirkwood Commercial Occupancy Permit and Business License.
- (5) Deliveries and the loading/unloading of vehicles shall be limited to the hours of 7 a.m. to 11 p.m.
- (6) No vehicles associated with the catering establishment shall be stored overnight at the site of the kitchen.
- (7) The exhaust from the kitchen shall not directly vent onto adjacent residences or must include scrubbers.

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 _____, 2021.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Introduced: August 5, 2021

1st Reading:

2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 8/5/2021

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

APPLICANT GRACE ESPISCOPAL CHURCH REQUESTS ZONING CODE TEXT AMENDMENTS IN ORDER TO ALLOW 3RD PARTY USE OF A COMMERCIAL KITCHEN IN A CHURCH.

Recommendations and Action Requested:

STAFF RECOMMENDED REVISIONS BE ADDRESSED AS AN ACCESSORY USE FOR "EDUCATIONAL INSTITUTIONS" AND "PLACES OF WORSHIP" IN RESIDENTIALLY-ZONED DISTRICTS. THE PLANNING AND ZONING COMMISSION, BY ADOPTING THE SUBCOMMITTEE REPORT, RECOMMENDED APPROVAL BY UNANIMOUS VOTE. A PUBLIC HEARING IS REQUESTED FOLLOWED BY CITY COUNCIL CONSIDERATION OF THE RECOMMENED TEXT AMENDMENTS.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: N/A Project #: N/A Budgeted: YES

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

Department Head Comments:

BY: Amy Lowry

Date: 7/20/2021

Authenticated: lowryag

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



2021-08-05 PZ-4-22
Ordinance.doc
Microsoft Word 97 - 2003
Document
46.5 KB



CCApplicationPacket.pdf
Microsoft Edge PDF Document
5.53 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



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

7-28-21



**APPLICATION FOR PLANNING AND ZONING REVIEW
APPLICATION CHECKLIST (NON SUBDIVISION)
MARCH 2021**

MUST BE SIGNED AND ATTACHED TO APPLICATION FORM

The Planning and Zoning Commission meets on the first and third Wednesdays of each month at 7:00 p.m. in the Council Chambers at Kirkwood City Hall, 139 South Kirkwood Road (see attached schedule). Submittal of a petition authorizes the City to place a Zoning Matters sign on the premises advising the public of the petition.

An applicant shall complete and submit the following items to the Public Services Department according to the attached schedule. **These are the minimum submittal requirements needed for review. Failure to provide all information will result in the application being delayed or returned.**

- APPLICATION FORM.** All forms must be completed in full, including signature of property owners. A copy of the Contract between the property owner and petitioner will suffice. Incomplete or partial applications will not be accepted and will be returned to the petitioner. *All designated spaces on the forms must be appropriately filled in prior to filing of the application.*
- COVER LETTER.** A one-page letter describing the project in detail, including nature of business, proposed use, hours of operation, number of employees, etc.
- PROOF OF OWNERSHIP.** A copy of the title, deed, title commitment, or survey which includes the legal description of the property and present ownership only if the owner's signature does not match County records. N/A
- DRAWINGS.**
 - (a) **Site plan** shall be signed and sealed by a Professional Engineer and shall show all required information as noted on attached checklist.
 - (1) 16 sets 11"x17" (folded into 8.5"x11"); and
 - (2) 3 sets 24"x36" (folded into 12"x9").
 - (b) **Floor plan**, if applicable - 16 copies 11"x17", folded.
 - (c) **Landscaping plan** showing the required information as noted on attached checklist (Article VIII Sections 25-58 through 25-61 of the Zoning and Subdivision Code)
 - (1) 16 sets 11"x17" (folded into 8.5"x11") and
 - (2) 3 sets 24"x36" (folded into 12"x9").
 - (d) **Lighting Plan** shall be signed and sealed by a registered design professional and include all information as required in Section 25-52 of the Zoning and Subdivision Code.
 - (1) 16 sets 11"x17" (folded into 8.5"x11") and
 - (2) 3 sets 24"x36" (folded into 12"x9")
- TREE STUDY.** Study shall be signed by a certified forester, certified arborist, or landscape architect and include value of significant trees and protection methods. Trees on abutting public rights-of-way and private property within five feet of all property lines shall also be shown on study.
- PHOTOGRAPHS.** Two sets of color photographs of site frontage, adjacent properties, and significant site features, including significant trees.
- PROCESSING FEE.** See Application for filing fee required for application



Signature

5/13/2021

Date

Cover Letter for Grace Episcopal Church's Proposal to Allow Non-Profits and Commissary Use Within Churches in Kirkwood.

America's landscape has been comprised of neighborhood churches since the beginning of time. These churches mushroomed in membership serving thousands of people weekly. Though not always built within the business districts of the city, the church became the neighborhood itself. Because of the churches expanded memberships in the fifties, sixties and early seventies, newer facilities were needed and the ensuing zoning regulations came to exist in these new neighborhood areas.

Grace Episcopal church, the oldest church in the City of Kirkwood, fits this description, moving from their original location at Argonne (Main Street) and Taylor to its current location on Argonne and Woodlawn, now four blocks from the business district.

Over the years, most of these churches have programs benefitting their cities and the people within. They are an integral part not only of the neighborhood, but in many cases, a vital resource of programs and projects for the city and region. Grace's contributions to the area include Kirkcare, Sheppard's Center and other programs, but all churches bring value in different ways to the community.

The membership is now a small percentage of what it was in their heyday. Yet, the upkeep of the building is the same percentage of what it was during that time period. The cost of the building at some point can become not just a burden, but a decision of survival for many churches. Income just cannot be raised in all these smaller congregations to meet the demands of the building's operational costs.

Though Grace Episcopal is not to that point, this may be foreseeable issue down the road. In some St. Louis churches, a new concept has been initiated and approved by the cities within which they reside. The concept is to turn their wonderful neighborhood church building from a financial liability into an asset. Rooms sit vacant throughout the week, draining the budget annually. What if those rooms, and other parts of the building, were able to be used without significant impact upon the neighborhood, especially in relation to its original design city approval with the huge number of people in the mid twentieth century?

Though current zoning allows churches to have schools within their building, what if other non-profits were allowed to rent rooms as well? Would it work? The answer is yes, it does work. It turns a relatively vacant building throughout the week into a beehive of cooperative and sharing folks who can combine their resources to better each other. It reinvigorates a church into an entity bringing new life to a neighborhood throughout the week.

There is a business category called a Commissary. What is a commissary? It is a Health Department approved legal kitchen which caterers and food trucks are required to use in order to be in business. A home kitchen is not allowed for any food related business. Who has commissaries? There are not many commissaries to be found. Cities do not want them in their retail districts as they do not bring in much money. People don't invest in building commissaries since they are not profitable to the degree of property investment. In short, they are not only hard to find, but there are few, if any, being built. Those being built charge a high amount of money which most catering startups cannot afford. Enter the church. Most churches have commercial kitchens which sit unused throughout the week. A shared

use, Commissary Kitchen, provides the means which allow folks who are starting catering or food based enterprise to begin their business. The shared use nature allows the rates to be relatively small and affordable, yet the combined income for the church creates a much needed stream to offset the building costs.

There is a church in St. Louis which combined a St. Louis County GED program with St. Patrick's Center Homeless Veteran's group, food trucks and caterers, and connected with various self-help organizations (AA and others). The income from those new tenants created the ability for that church to continue to serve their neighborhood and the region instead of selling the building or hiring a part time pastor, as had been considered. The church is thriving! St. Patrick's commonly shared resources with the GED folks and the kids in the GED program were commonly provided food from the caterers and food trucks. Church projects were supported and even sometimes lead by some of the food truck owners.

Zoning regulations for churches were established many years ago. The proposal here is to look at new ways to assist organizations having a tough time continuing their efforts with smaller membership. It can be a win-win.

The city can benefit from the food related businesses with the income and taxes on the specific use and hours of operation of those enterprises are taxable (without affecting the tax status of the church).

Three years ago, the City of Maplewood was presented with this same proposal. Though all cities have different needs and situations, Maplewood's Planning and Zoning unanimously approved a path whereby churches could be approved for a Commissary. The City Council voted 5-1 on approval of that same amendment. The City of Maplewood includes non-profits within their allowable renters within a church, but Kirkwood does not. That is the reason for our additional request within this proposal.

We are proposing the Planning and Zoning commission and the City Council, consider amending the zoning for churches in order to allow commissaries, within their County Health Department approved kitchens, as well as allowing non-profit groups to utilize their buildings as renters, much as schools are allowed to do now. The impact upon the neighborhood would not be any heavier than the double, quadruple or tenfold membership for the location that was once approved.

Thank you for your consideration.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 7, 2021**

PETITION NUMBER: PZ-4-22

ACTION REQUESTED: ZONING CODE TEXT AMENDMENT

APPLICANT: GRACE EPISCOPAL CHURCH,

APPLICANT'S AGENT: RON GAUS

PROPERTY LOCATION: CITY WIDE

ZONING: R-3, SINGLE-FAMILY RESIDENTIAL

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Code text be amended to permit places of worship to lease their commercial kitchen as a "commissary" under the regulations of the St. Louis County Public Health Department. A commissary is defined by the St. Louis County Code of Ordinances as "a catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged or stored for subsequent transport, sale, or service elsewhere." The County Public Health Department further describes a commissary as "a base of operations for all mobile food units, pushcarts and catering businesses." Each such food vehicle or caterer is required to operate from and report daily to an approved commissary for food preparation, supplies, cleaning, and servicing operations. The County Public Health Department has jurisdiction over all food establishments (whether a fixed-place restaurant, catering business, mobile food unit, or a commissary) so the City would not be inspecting a commissary kitchen or mobile food unit for public health concerns.

The applicant is also requesting the Zoning Code text be amended to permit places of worship to lease offices in their building to nonprofit organizations whose missions align with the church's ministry.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The Grace Episcopal Church site is located in the General Residential land use category on the EnVision Kirkwood 2035 Future Land Use Map. Most other places of worship in the City are also located in the General Residential or Suburban Residential land use categories, however, there are some places of worship located in the Commercial or Downtown land use categories. Institutional uses such as churches are listed in all of the land use categories on the Future Land Use Map as an appropriate development type.

The applicant's property is currently zoned R-3, Single-Family Residential. The surrounding zoning is all Single-Family Residential. Most places of worship are located in Single-Family Residential zoning districts, however, there are some churches located in the following zoning districts: R-5, Multi-Family Residential; B-2, Central Business District; B-3, Highway Business District; and I-1, Light Industrial.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No comments received.

Water: No comments received

Engineering: No comments received.

Building/Fire: Both the Building Commissioner and the Fire Marshal participated in the subcommittee meetings and added comments detailing that the commercial kitchen would need to meet fire and building inspection requirements and codes, including standards for suppression hoods.

Forester: No comments received.

DISCUSSION:

The request was introduced at the Planning & Zoning Commission meeting on June 2, 2021. Subcommittee meetings were subsequently held via Zoom on June 9 and June 16, 2021. A list of attendees of the subcommittee meetings is shown on Exhibit A. The following is a summary of the discussion from the meetings:

Catering Establishment Text Amendment

1. Instead of creating a new land use category for "Commissary Kitchen," the existing land use category of "Catering Establishment" would be amended to include an establishment with a commissary kitchen that services mobile food trucks, pushcarts, and farmers' markets with no food to be sold or eaten by the general public on the premises.
2. "Catering Establishment" would be permitted with standards as an accessory use in residential zoning districts only for educational institutions and places of worship as these entities are likely to have commercial kitchens. Educational institutions were added due to similar institutional purposes. Catering Establishment is already a permitted principal use in the business and industrial zoning districts.
3. Standards should include:
 - a. The accessory use shall be limited to educational institutions and places of worship.
 - b. The accessory use shall be located within a principal building of educational institutions and places of worship.
 - c. Each catering establishment shall be licensed with the St. Louis County Public Health Department and a Commissary Agreement must be on file with St. Louis County for each mobile food unit, pushcart, or catering entity.
 - d. Each catering establishment shall obtain a Kirkwood Occupancy Permit and Business License.
 - e. Deliveries and the loading/unloading of vehicles shall be limited to the hours of 7 a.m. to 11 p.m.
 - f. No vehicles associated with the catering establishment shall be stored overnight at the site of the commissary kitchen.
 - g. The exhaust from the kitchen shall not directly vent onto adjacent residences or must include scrubbers.
4. The subcommittee discussed whether to limit the number of food trucks or catering establishments for each commissary kitchen, but decided that the leasing catering establishment would have discretion based on the size of the kitchen and each specific food

establishment's time and space needs. The subcommittee also discussed limiting the hours of operation for the catering establishment kitchen, but decided against such restrictions based on the situation that a breakfast establishment may need to access the kitchen in the early morning hours and a dinner establishment may need to clean up late in the evening. Alternatively, prohibition of overnight storage of vehicles is recommended.

5. Parking rates are already set for "Catering Establishment" so parking regulations need no amendment.

Office Use Text Amendment

1. The subcommittee considered the issue of rental of church space to separate nonprofit entities. The City Attorney has advised that from a land use perspective the City cannot legally distinguish between nonprofit and for-profit entities. The applicant stated that the church would only rent to organizations that meet the mission and ministry of the church. The subcommittee, with input from the City Attorney and City staff, discussed that each entity should apply to the City for occupancy. City staff would then review the applications to determine consistency with the mission and ministry of the church under the "other activities" clause of the Place of Worship definition in the Zoning Code. Because the uses anticipated by the church are understood to fall within this permitted category, the subcommittee does not recommend any revisions to the Zoning Code.

RECOMMENDATION:

The Subcommittee recommends that the Zoning Code be amended as follows with revised language as indicated in red-colored font:

1. In Section 25-104, the definition of "Catering Establishment" be amended to read: "An establishment where the sole business activity is the preparation and delivery of food for: private parties, receptions, banquets, and similar functions; **or for mobile food trucks, pushcarts, and farmers' markets.** No food is sold on the premises."
2. Under Section 25-44, Permitted Accessory Uses and Structures, amend Table 44-1 (page 72, "Permitted Accessory Uses") to add Catering Establishment as an accessory use permitted with standards in residential zoning districts and to add Section 25-45(d) in the "Use-Specific Standard in Section" column, renumbering the existing rows as needed:

TABLE 44--1: PERMITTED ACCESSORY USES AND STRUCTURES								
Use Category and Use Type P = Permitted Use PS = Permitted Use with Standards S = Special Use	R-1, R-2., R-3 or R-4	R-5, R-6, or R-MM	B-1	B-2, B-3, B-4, B-5, or I-1	Downtown Master Plan Study Area	F-1	Yards Permitted F = Front S = Side R = Rear	Use-Specific Standards in Section:
Accessibility Ramps	PS	PS	PS	PS	PS	PS	F, S, or R	§25-45 (a)
Accessory Dwelling Units	S						S or R	§25-45 (b)
Amateur Radio Towers and Antennae	PS	PS	PS	PS	PS	PS	S or R	§25-45 (c)
Catering Establishment	PS	PS						§25-45 (d)
Clubhouses		S					F, S, or R	§25-45 (e)

EXHIBIT A

**Subcommittee Meeting Attendees
June 9, 2021**

Jim Adkins	P&Z Subcommittee Member
James Diel	P&Z Subcommittee Member
Mary Lee Salzer-Lutz	P&Z Subcommittee Member
Ron Gaus	Applicant
Pastor Todd McDowell	Applicant, Grace Episcopal Church
Jonathan Raiche	City of Kirkwood
Amy Lowry	City of Kirkwood
Dennis Fischer	City of Kirkwood
Jack Schenck	City of Kirkwood

**Subcommittee Meeting Attendees
June 16, 2021**

Jim Adkins	P&Z Subcommittee Member
James Diel	P&Z Subcommittee Member
Mary Lee Salzer-Lutz	P&Z Subcommittee Member
Ron Gaus	Applicant
Pastor Todd McDowell	Applicant, Grace Episcopal Church
Jonathan Raiche	City of Kirkwood
Amy Lowry	City of Kirkwood
Dennis Fischer	City of Kirkwood
John Hessel	City Attorney

3. Under Section 25-45, Standards for Specific Accessory Uses and Structures, add the following new subsection (d) and renumber the existing subsection as needed:

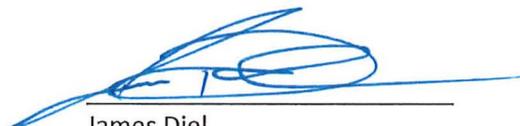
(d) **Catering Establishment**

- (1) The accessory use shall be limited to educational institutions and places of worship.
- (2) The accessory use shall be located within a principal building of a nonresidential use.
- (3) Each catering establishment shall be licensed with the St. Louis County Public Health Department and a Commissary Agreement must be on file with St. Louis County for each mobile food unit, pushcart, or catering entity.
- (4) Each catering establishment shall obtain a Kirkwood Commercial Occupancy Permit and Business License.
- (5) Deliveries and the loading/unloading of vehicles shall be limited to the hours of 7 a.m. to 11 p.m.
- (6) No vehicles associated with the catering establishment shall be stored overnight at the site of the kitchen.
- (7) The exhaust from the kitchen shall not directly vent onto adjacent residences or must include scrubbers.

Respectfully submitted,



Jim Adkins



James Diel



Mary-Lee Salzer-Lutz

PROCEDURE FOR PUBLIC HEARING

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

A request for Zoning Code Text Amendments to amend the definition of “Catering Establishment” by adding reference to mobile food trucks, pushcarts, and farmers’ markets and adding this as an available accessory use in educational institutions and places of worship located in residential districts that would be Permitted with Standards

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 II Amy Lowry

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

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

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



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Before the undersigned Notary Public personally appeared **Stephen Pope** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **July 15, 2021** edition and ending with the **July 15, 2021** edition, for a total of 1 publications:

07/15/2021

**CITY OF KIRKWOOD
NOTICE OF PUBLIC
HEARING**

**BEFORE THE CITY COUNCIL OF
KIRKWOOD, MISSOURI**

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, August 5, 2021 to consider the following:

A request for Zoning Code Text Amendments to amend the definition of "Catering Establishment" by adding reference to mobile food trucks, pushcarts, and farmers' markets and adding this as an available accessory use in educational institutions and places of worship located in residential districts that would be Permitted with Standards.

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.
12018495 County Jul 15, 2021

Stephen Pope

Stephen Pope

Subscribed & sworn before me this 15th day of July, 2021
(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

WEBSTER-KIRKWOOD
TIMES

122 W. Lockwood Avenue, 2nd Floor
St. Louis, Missouri 63119

314.968.2699 | fax 314.968.2961

AFFIDAVIT OF PUBLICATION

Date: 07/15/21

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

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times July 16, 2021 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



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

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**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 7, 2021**

PETITION NUMBER: PZ-4-22

ACTION REQUESTED: ZONING CODE TEXT AMENDMENT

APPLICANT: GRACE EPISCOPAL CHURCH,

APPLICANT'S AGENT: RON GAUS

PROPERTY LOCATION: CITY WIDE

ZONING: R-3, SINGLE-FAMILY RESIDENTIAL

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Code text be amended to permit places of worship to lease their commercial kitchen as a "commissary" under the regulations of the St. Louis County Public Health Department. A commissary is defined by the St. Louis County Code of Ordinances as "a catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged or stored for subsequent transport, sale, or service elsewhere." The County Public Health Department further describes a commissary as "a base of operations for all mobile food units, pushcarts and catering businesses." Each such food vehicle or caterer is required to operate from and report daily to an approved commissary for food preparation, supplies, cleaning, and servicing operations. The County Public Health Department has jurisdiction over all food establishments (whether a fixed-place restaurant, catering business, mobile food unit, or a commissary) so the City would not be inspecting a commissary kitchen or mobile food unit for public health concerns.

The applicant is also requesting the Zoning Code text be amended to permit places of worship to lease offices in their building to nonprofit organizations whose missions align with the church's ministry.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

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DEPARTMENTAL/AGENCY COMMENTS:

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Engineering: No comments received.

Building/Fire: Both the Building Commissioner and the Fire Marshal participated in the subcommittee meetings and added comments detailing that the commercial kitchen would need to meet fire and building inspection requirements and codes, including standards for suppression hoods.

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 - e. Deliveries and the loading/unloading of vehicles shall be limited to the hours of 7 a.m. to 11 p.m.
 - f. No vehicles associated with the catering establishment shall be stored overnight at the site of the commissary kitchen.
 - g. The exhaust from the kitchen shall not directly vent onto adjacent residences or must include scrubbers.
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RECOMMENDATION:

The Subcommittee recommends that the Zoning Code be amended as follows with revised language as indicated in red-colored font:

1. In Section 25-104, the definition of “Catering Establishment” be amended to read: “An establishment where the sole business activity is the preparation and delivery of food for: private parties, receptions, banquets, and similar functions; **or for mobile food trucks, pushcarts, and farmers’ markets.** No food is sold on the premises.”
2. Under Section 25-44, Permitted Accessory Uses and Structures, amend Table 44-1 (page 72, “Permitted Accessory Uses”) to add Catering Establishment as an accessory use permitted with standards in residential zoning districts and to add Section 25-45(d) in the “Use-Specific Standard in Section” column, renumbering the existing rows as needed:

TABLE 44--1: PERMITTED ACCESSORY USES AND STRUCTURES								
Use Category and Use Type P = Permitted Use PS = Permitted Use with Standards S = Special Use	R-1, R-2, R-3 or R-4	R-5, R-6, or R-MM	B-1	B-2, B-3, B-4, B-5, or I-1	Downtown Master Plan Study Area	F-1	Yards Permitted F = Front S = Side R = Rear	Use-Specific Standards in Section:
Accessibility Ramps	PS	PS	PS	PS	PS	PS	F, S, or R	§25-45 (a)
Accessory Dwelling Units	S						S or R	§25-45 (b)
Amateur Radio Towers and Antennae	PS	PS	PS	PS	PS	PS	S or R	§25-45 (c)
Catering Establishment	PS	PS						§25-45 (d)
Clubhouses		S					F, S, or R	§25-45 (e)

3. Under Section 25-45, Standards for Specific Accessory Uses and Structures, add the following new subsection (d) and renumber the existing subsection as needed:

(d) **Catering Establishment**

- (1) The accessory use shall be limited to educational institutions and places of worship.
- (2) The accessory use shall be located within a principal building of a nonresidential use.
- (3) Each catering establishment shall be licensed with the St. Louis County Public Health Department and a Commissary Agreement must be on file with St. Louis County for each mobile food unit, pushcart, or catering entity.
- (4) Each catering establishment shall obtain a Kirkwood Commercial Occupancy Permit and Business License.
- (5) Deliveries and the loading/unloading of vehicles shall be limited to the hours of 7 a.m. to 11 p.m.
- (6) No vehicles associated with the catering establishment shall be stored overnight at the site of the kitchen.
- (7) The exhaust from the kitchen shall not directly vent onto adjacent residences or must include scrubbers.

Respectfully submitted,

Jim Adkins

James Diel

Mary Lee Salzer-Lutz

EXHIBIT A

**Subcommittee Meeting Attendees
June 9, 2021**

Jim Adkins	P&Z Subcommittee Member
James Diel	P&Z Subcommittee Member
Mary Lee Salzer-Lutz	P&Z Subcommittee Member
Ron Gaus	Applicant
Pastor Todd McDowell	Applicant, Grace Episcopal Church
Jonathan Raiche	City of Kirkwood
Amy Lowry	City of Kirkwood
Dennis Fischer	City of Kirkwood
Jack Schenck	City of Kirkwood

**Subcommittee Meeting Attendees
June 16, 2021**

Jim Adkins	P&Z Subcommittee Member
James Diel	P&Z Subcommittee Member
Mary Lee Salzer-Lutz	P&Z Subcommittee Member
Ron Gaus	Applicant
Pastor Todd McDowell	Applicant, Grace Episcopal Church
Jonathan Raiche	City of Kirkwood
Amy Lowry	City of Kirkwood
Dennis Fischer	City of Kirkwood
John Hessel	City Attorney



WHERE COMMUNITY AND SPIRIT MEET

July 8, 2021

Russell B. Hawes
Chief Administrative Officer

At the July 7, 2021, meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of Zoning Code Text Amendments to amend the definition of "Catering Establishment" by adding mobile food trucks, pushcarts, and farmers' markets as an accessory use in residential districts that would be Permitted with Standards.
2. After a presentation by staff to rezone 250 Commerce Avenue from R-4 to R-MM, Commissioners Klippel and Scott were appointed to a Subcommittee. The Subcommittee will meet on site on July 14, 2021, at 8:30 a.m.
3. After a presentation by staff and to extend the time period in which construction shall commence for a new Commerce Bank branch at 300 North Kirkwood Road, the Commission recommended approval of extending the Site Plan Approval to October 1, 2022.

The next meeting of the Planning and Zoning Commission will be held July 21, 2021, in the Council Chambers at City Hall.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

RESOLUTION 85-2021

A RESOLUTION AMENDING THE CONTRACT WITH EFK MOEN BY INCREASING THE CONTRACT AMOUNT BY \$35,000 FOR A NOT TO EXCEED AMOUNT OF \$174,988 FOR ADDITIONAL CONSTRUCTION ENGINEERING SERVICES FOR THE GEYER ROAD PHASE 1 RESURFACING PROJECT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, the City of Kirkwood competitively bid and awarded the Construction Engineering for STP 5502(608) – Geyer Road Resurfacing on December 19, 2019, and

WHEREAS, the contractor for the project, E. Meier, is past their original completion date for the project and additional funds are needed to supplement EFK Moen’s contract for Construction Engineering Services, and

WHEREAS, the Public Services Department is requesting an amendment of the contract with EFK Moen by increasing the contract amount by \$35,000 for a total not to exceed amount of \$174,988 for additional Construction Engineering Services for the Geyer Road Phase 1 Resurfacing Project, and

WHEREAS, funds are available in Account #301-1401-600.75.14, Project #PW2105.

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

SECTION 1. The Mayor is hereby authorized and directed to enter into an amended contract with EFK Moen by increasing the contract amount by \$35,000 for a total not to exceed amount of \$174,988 for additional Construction Engineering Services the Geyer Road Phase 1 Resurfacing Project.

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

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2021.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 8/19/2021

Step #1:

Strategic Plan YES Goal # & Title Goal 5. Invest for the future through infrastructure. Objective C.2

Background To Issue:

The Geyer Road Phase 1 Project STP-5502(608) received Surface Transportation Program (STP) grant funds in an amount not to exceed \$907,343.00 for implementation and construction engineering in 2016. The Geyer Road Phase 1 Resurfacing Project started construction in September 2020. Geyer Road from Manchester Road to Adams resurfacing and the raised intersection is in progress and nearing completion. EFK Moen has been providing construction engineering services for the project thus far. EFK Moen currently has a contract in the amount not to exceed \$139,988. E Meier, the contractor for the project, is past their completion date for the project and therefore, additional funds are needed to supplement EFK Moen's Contract for construction engineering. EFK Moen's cost increase is estimated at \$35,033.28 in order to finish the construction engineering including all grant paperwork. This amount would be eligible for federal funding, if funding is available from MoDOT.

Recommendations and Action Requested:

It is recommended the City Council increase the not to exceed the contracted amount with EFK Moen by \$35,000 for a total amount of \$174,988 for additional construction engineering services to complete the project. This also includes a \$10,000 contingency.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$35,000.00 Account #: 30114016007514 Project #: PW2105 Budgeted: YES

If YES, Budgeted Amount: \$35,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Christopher Krueger

Date: 8/11/2021

Authenticated: kruegeca

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

 File Attachment

 File Attachment

 File Attachment

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

Approve

Purchasing Director's Comments:

BY: Brian Mullady

Date: 8/11/2021

Authenticated: mulladbd

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

 File Attachment

 File Attachment

 File Attachment

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

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is sufficient and available for \$35,000 in account 301-1401-600-75-14, Streets, Project PW2105, Geyer Road Construction to approve the above request.

BY: Sandra Stephens

Date: 8/11/2021

Authenticated: Stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 8/12/2021

RESOLUTION 13-2021

A RESOLUTION AMENDING THE CONTRACT WITH EFK MOEN BY INCREASING THE CONTRACT AMOUNT BY \$20,000 FOR A NOT TO EXCEED AMOUNT OF \$139,998 FOR ADDITIONAL CONSTRUCTION ENGINEERING SERVICES FOR THE INSTALLATION OF A RAISED INTERSECTION AT THE INTERSECTION OF GEYER ROAD, DOUGHERTY FERRY, AND PEEKE AVENUE AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, the City of Kirkwood competitively bid and awarded the Construction Engineering for STP 5502(608) – Geyer Road Resurfacing on December 19, 2019, and

WHEREAS, it has been recommended that a raised intersection at the intersection of Geyer Road, Dougherty Ferry, and Peeke Avenue be installed to enhance pedestrian safety, and

WHEREAS, the Public Services Department is requesting an amendment of the contract with EFK Moen by increasing the contract amount by \$20,000 for a total not to exceed amount of \$139,998 for additional Construction Engineering Services for the installation of a raised intersection at the intersection of Geyer Road, Dougherty Ferry, and Peeke Avenue, and

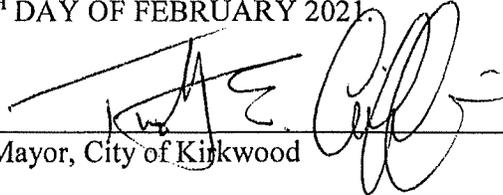
WHEREAS, funds are available in Account #301-1401-600.75.14, Project #PW2105.

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

SECTION 1. The Mayor is hereby authorized and directed to enter into an amended contract with EFK Moen by increasing the contract amount by \$20,000 for a total not to exceed amount of \$139,998 for additional Construction Engineering Services for the installation of a raised intersection at the intersection of Geyer Road, Dougherty Ferry, and Peeke Avenue.

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

PASSED AND APPROVED THIS 18TH DAY OF FEBRUARY 2021.



Mayor, City of Kirkwood

ATTEST:



City Clerk



CITY OF KIRKWOOD

139 S. Kirkwood Road Approved:
Kirkwood, MO 63122

Date: _____

- (-) NEW
() RENEWAL

APPLICATION FOR LIQUOR LICENSE

Type of License Requested:

All applicants must pay \$20 Background check plus a \$20 check must be made out to: Mo Highway Patrol

- () Intoxicating Liquor by the Drink, Not including Sunday \$450.00
(X) Intoxicating Liquor by the Drink, Plus Sunday \$550.00
() Intoxicating Liquor in Original Package, Not including Sunday \$150.00
() Intoxicating Liquor in Original Package, Plus Sunday \$450.00
() Malt Liquor by Drink, Not Including Sunday \$200.00
() Malt Liquor by Drink, Plus Sunday \$500.00
() Malt Liquor in Original Package, Not including Sunday \$22.50
() Malt Liquor in Original Package, Including Sunday \$322.50
() Malt Liquor and Wine by the Drink, Not including Sundays \$225.00
() Malt Liquor and Wine by the Drink, Including Sundays \$525.00
() Wholesaler/Distributor Intoxicating Liquor, All Kinds \$375.00
() Wholesaler/Distributor Intoxicating Liquor, <22% Alcohol by Weight \$150.00
() Wholesaler/Distributor Intoxicating Liquor, <5% Alcohol by Weight \$75.00
() Picnic License (\$25.00 for first day, \$10.00 for each additional day) No organization shall obtain permits for more than 7 days per year. Date of event: _____ Place event will be held: _____

**Establishments licensed to sell intoxicating liquor in the original package may apply for and obtain a license to conduct wine tasting on the premises of the licensed establishment for an additional fee of \$25.00.

Name of Company: EMEXICO, LLC LLC PI PIZZERIA

Location Address: 10312 MANCHESTER Phone: 314 942 3800

Name of Owner of Business: CHRIS SUMMERS Phone: 314 632 6633

Address of Owner: 5277 LINDELL, ST. LOUIS 63108

Name of Managing Officer: Same as above Phone: _____

Address of Managing Officer: _____

Date of Birth: _____ Street _____ City _____ State _____ Zip _____
Place of Birth: ST. LOUIS

Driver's License #: _____ Social Security _____

Do you have an interest in any liquor license which is now in YES, IN ST. LOUIS (NOT IN KIRKWOOD)
If so, give details CITY OF ST. LOUIS, MO

Have you previously held a liquor license of any type? YES
If so, give details Same as above

Have you ever had a liquor license suspended or revoked? NO
If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to toxicating liquor? NO
If so, give details _____

Signature of Applicant

CHRIS SUMMERS
Print Applicant's Name

APPLICATION FOR TEMPORARY
OUTDOOR PROMOTIONAL VARIANCE

Business or Organization Seeking Variance:

Alpine Shop

Name of Business Owner or Manager Seeking Variance:

Teri Rudelic - Facilities Manager

Address or Location of Variance Site:

440 N. Kirkwood Rd.

Description of Activity Needing Variance Including Dates and Times:

Our Semi-Annual Swap (Consignment) Sale, which runs from Friday, October 22 to Sunday, October 24. The tent will go up on Oct 13, or 14th as we will begin to accept items from customers to sell throughout the week before. The Swap will run the same as our regular store hours, except

Applicant's Telephone Number: 314/962-7715 bus

Email Address, if applicable: trudelic@alpineshop.com

If Applicant is not the Property Owner Provide Name and Contact Phone Number of Owner or Property Manager*: Dan Guirl 314/680-9972

*Approval from the Property Owner or Property Manager, prior to submittal to City of Kirkwood.

How Many Parking Spaces Will Be Affected: half of the southside lot

Teri Rudelic
Signature of Applicant
Or Applicant's Representative

8-11-21
Date

If Possible, please sketch an approximate location of the event in relation to closest buildings.

Return this completed form to Betty Montañó, City Clerk, via fax (314-822-5863) or email:
montanbk@kirkwoodmo.org.

O:\CITYCLRK\BETTY\APPLICATION FOR TEMPORARY VARIANCES-EVENTS.doc

aschelb@kirkwoodmo.org