

**CITY OF BRENTWOOD
BOARD OF ALDERMEN MEETING
JULY 18, 2016**

MEETING CALLED TO ORDER

Mayor Christopher Thornton called the meeting to order at 7:00 pm, in the Council Room of City Hall located at 2348 S. Brentwood Blvd., Brentwood, MO 63144 and immediately led the Pledge of Allegiance.

ROLL CALL

The following members were present

Alderman Plufka	Present	Alderman O’Neill	Present
Alderman Wegge	Present	Alderman Leahy	Present
Alderman Lochmoeller	Present	Alderman Sims	Present
Alderman Kramer	Present	Alderman Dimmitt	Present
Mayor Thornton	Present		

Members present constituted a quorum. Also present were City/Clerk Administrator Bola Akande, Planning Director/Assistant City Administrator Lisa Koerkenmeier, and Attorney Kevin O’Keefe.

APPROVAL OF AGENDA

Board of Aldermen July 18, 2016

Motion was made by Alderman Leahy and seconded by Alderman Plufka to amend the meeting agenda, to postpone indefinitely item #11B, to postpone to the August 15th meeting item #5B, to remove Item #15Gi from the agenda and to add item #5D – Presentation. Unanimous vote in favor taken; **MOTION PASSED.**

CONSIDERATION AND APPROVAL OF MINUTES

Board of Aldermen Meeting Minutes June 20, 2016

Hearing no changes; meeting minutes were approved by acclamation.

Special Board of Aldermen Meeting Minutes July 5, 2016

Hearing no changes voice vote was taken for approval; **7 – yes; Leahy – no.**

PRESENTATION/RECOGNITION

Proclamation – Eagle Scout Troop 301 – Noah Lee

Mayor Thornton announced the achievements of Noah Lee and presented a proclamation in recognition.

Proclamation – Children’s Home Society of Missouri

This item is postponed until August 15th.

Community Rating System (CRS)

Karen McCew. State Emergency Management Agency, announced the city’s participation in the national flood insurance program. Based on existing regulations and policies in the City, we have been notified that we are being recommended as a Class 9 community. Under a Class 9 designation, property owners with the regulatory floodplain who choose to purchase flood insurance will receive a 5% discount on their flood insurance premiums. This will save

property owners within the City of Brentwood, based on 2013 data, \$21,303 annually. This amount is expected to be greater as subsidized flood insurance policies are phased out. The city was presented with a plaque in recognition.

PRESENTATION – MANCHESTER PROJECT CASE #15-21

Lisa Koerkenmeier, Planning Director announced the upcoming public hearing to rezone property located on the southwest corner of Manchester and Hanley from Planned Development Overlay District to Urban Development District and to review a conditional use permit and site plan for a 6 story apartment building (2 levels of parking and 4 levels/80 apartment units).

The property is located at the intersection of Manchester Road and Hanley Road. The footprint of the building is 29,398 square feet, and the proposed site plan depicts 37 units per acre. The site coverage includes a building area of 31%, a pavement area of 22%, and the remaining 47% is open space. The proposal includes the construction of a two (2) story parking garage, surface parking, court yard and a dog park. The proposed development would eliminate two existing curb cuts along Manchester Road and utilize a shared access with property located west of the subject site. The 2006 Comprehensive Plan designates the subject site as “Community Mixed Use”, see Future Land Use Plan section below. According to Table 1 on page 39, **multi-family residential** is included as a recommended use in the Community Mixed Use Category. The Concept Plan portion of the Comprehensive Plan identifies a demand for multi-family housing but recognizes that Brentwood has limited opportunities for multi-family construction. The Plan recommends incorporating multi-family units in the redevelopment of commercial property along the City’s arterial roadways (i.e. Manchester). The proposed development is consistent with this recommendation and takes advantage of the closest site to the Metro Train Station to the east (in Maplewood) and offers excellent arterial access.

Based on the recommendations of the City’s Comprehensive Plan, the proposed “UD” District is a more compatible zoning district with the Comprehensive Plan than the current Planned Development Overlay “PD” Zoning District. The proposed rezoning would forward or update the City Zoning Map to become more compliant with the City’s Comprehensive Plan. The purpose of the requested “UD” zoning district is to encourage the development of multifamily.

Section 400.1400.C. requires any building or structure exceeding two (2) stories or thirty-five (35) feet in height to obtain a conditional use permit. Therefore, this development requires a CUP. In presenting any application for a Conditional Use Permit, the burden of proof shall rest with the petitioner to clearly establish that the proposed conditional use meets the standards set forth in Section 400.670. The application information provided by the petitioner should be considered when deliberating on these findings of fact. The Planning and Zoning Commission reviewed the rezoning request at the June 8th, 2016 meeting.

The petitioner, Garrison Development, represented by Gary Hassenflu, announced efforts working with city staff and zoning commission to get this project presented. He added that the \$20mill project is a huge investment offering luxury living; it includes rents from \$1,200 to \$2,000, garage parking, elevator services, dog park, outdoor kitchens, in unit laundry, and 9 foot ceilings.

PUBLIC HEARING

Mayor Thornton opened the public hearing at 7:25 pm.

Case #15-20: A Public Hearing to consider rezoning from “PD” Planned Development Overlay District to “UD” Urban Development District for property located at the northwest corner of Manchester Road and Hanley Road. The applicant is Garrison Development. The legal description of the property is: A TRACT OF LAND BEING ALL OF

LOT 2 AND ALL OF LOT 3 OF "BRAZEAUX PLAZA", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 354 PAGE 105 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI

Case #15-21: A Public Hearing to consider a Conditional Use Permit (CUP) and Site Plan Review for property zoned "UD" Urban Development District and located at the northwest corner of Manchester Road and Hanley Road to authorize the construction of a six (6) story, 80 unit apartment complex. The applicant is Garrison Development. The legal description of the property is: A TRACT OF LAND BEING ALL OF LOT 2 AND ALL OF LOT 3 OF "BRAZEAUX PLAZA", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 354 PAGE 105 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI

Louise Charbonneau, 8833 Madge commented that citizens' concerns are those of public health and safety. She added that the 2006 comprehensive plan calls for urban development but is out dated. She asked the board to closely consider reasoning and common sense to say no the project doesn't fit. S

Susan Lee, Eulalie Ave, agreed that the area is too dense for this amount of apartments. She added concerns with the people living behind the proposed property; their view may now be of brick walls.

Melanie Hancock, 2627 Louis, stated she is not opposed to the project but is opposed of the its appearance; it looks to be more suited for downtown.

Mike Horton, Camden Dr, commented that he is not opposed to changing the zoning and expressed concerns of traffic that may be caused by this project. He also announced concerns with Tax Increment Financing; however he has not heard it mentioned in this project.

Lynn Good, Brentwood Place, commented that she would like to see improvement of the area and reiterated concerns with traffic

Mayor Thornton closed the public hearing at 7:36 pm.

BIDS

None

HEARING OF ANY MATTER OF PUBLIC INTEREST UPON REQUEST OF ANY PERSON

PRESENT (Each person addressing the board shall give his/her name, address and organization or firm represented, if any. He/she shall speak for a period not to exceed three (3) minutes; though additional time may be granted by the presiding officer of the board.)

Louis Charbonneau, offered comments of recent challenges with public safety officers and expressed appreciation for the jobs they do.

Melanie Hancock, Louis Ave, expressed appreciation for the code enforcement improvements taking place regarding the Colt building and suggested informing the public that the materials are being recycled which may help them to understand why it is taking so long. She also expressed appreciation to public safety officers.

John Neurenberger, echoed comments previous comments showing support for the police department.

Aldermanic Response

None

UNFINISHED BUSINESS

None

BILLS TO BE GIVEN A FIRST READING ONLY

Bill No. 6071 – An Ordinance Amending The Zoning Map Of The City Of Brentwood To Rezone Certain Property Numbered 8071 And 8075 Manchester Road From “PD” Planned Development Overlay District To “UD” Urban Development And Establishing The Effective Date Of This Ordinance

Attorney O’Keefe read Bill #6071 by title only. Alderman Kramer provided the synopsis “This bill is for an ordinance granting rezoning approval to Garrison Development for property located at 8071 & 8075 Manchester Road from “PD” Planned Development Overlay District to “Urban Development” to allow the construction of a six-story apartment building. The Planning and Zoning Commission reviewed the rezoning request at the June 8, 2016 meeting”.

Bill No. 6072 – An Ordinance Granting Approval Of A Site Development Plan And Conditional Use Permit To Garrison Development For A Six-Story Apartment Building For Property Numbered 8071 And 8075 Manchester Road, Which Permits Under The Provisions Of Title IV, Chapter 400 Of The Brentwood Code Of Ordinances The Development Of That Site; Providing The Conditions Of Such Development; And Providing For The Effective Date Of This Ordinance

Attorney O’Keefe read Bill #6072 by title only. Alderman Kramer provided the synopsis, “This bill would grant conditional use permit approval and site plan approval to allow Garrison Development to construct a six-story apartment building on property located at 8071 & 8075 Manchester Road. The petitioner is also willing to make the necessary street and public utility improvements as requested by the respected agencies. The Planning and Zoning Commission reviewed the rezoning request at the June 8th, 2016 meeting.

Mayor Thornton reminded that presentations were previously given regarding Bills #6071 and #6072 and questions were accepted from Aldermen for clarity of the request to rezone as well as the proposed project. Clarifications were provided that MoDot has conceptually approved the idea of having a secondary access to the site for emergency personnel only and are willing to work with staff and the developer on the details; once the zoning is approved, it stays with the parcel unless future changes are made; a no-rise flood study has not been conducted and generally would be conducted during the construction phase of the project; according to MSD standards water detention would not be necessary but they will be providing the necessary water quality requirements; it may be necessary to change the road bed of Manchester Road to incorporate the necessary lane changes but it will be reviewed by MoDot; there are no noted issues or conflicts with the addition of the dog park, however permits will be required before construction; the parking garage is required to be above the base flood plain elevation and resident units will be 2 floors above which is not estimated to cause any threat; Discussion ensued regarding the proposed parking which has been noted as sufficient in the consultant studies. And, Interim Chief Kurten also clarified that the fire department relies heavily on mutual aid as the department alone does not have all of the protection equipment available.

Bill No. 6073 – An Ordinance Authorizing The Mayor And/Or City Administrator To Enter Into And Execute A Service Agreement With The REJIS Commission; And Providing For The Effective Date Of This Ordinance

Attorney O’Keefe read Bill #6073 by title only. Alderman Kramer provided the synopsis, “This bill is for an ordinance approving an Intergovernmental Service agreement between the City of

Brentwood and REJIS for desktop support and network services. The support will assist in the ongoing implementation of the IT Strategic Plan. Additionally, the services provide a level of backup planning for the IT Manager should an emergency arise. The Ways and Means Committee members voted unanimously in recommending the REJIS Services Agreement is forwarded to the full Board of Alderman for consideration”.

Presentation By Staff

Administrator Akande announced that this is the renewal of an annual agreement. As with the previous year, the city exceeded the contracted 200 hours and was able to utilize the discounted rate. The public safety systems includes all police database such as the LETS reporting system, St. Louis County CARE system, mobile ticketing, accessing the FBI database, and others. This agreement also provides backup in the absence of the IT Manager. The service will also augment desk top support services and help better manage the City’s IT workload.

BILLS TO BE GIVEN A SECOND READING ONLY

Bill No. 6059.1 – An Ordinance Amending Section 225.040 And Section 600.040 Of The Brentwood City Code Relating To Glass Containers And Alcoholic Beverages In City Parks And Recreational Facilities

Attorney O’Keefe read Bill #6059.1 by title only. Alderman Kramer provided the synopsis, “The purpose of this ordinance is to amend Sections 225.040 and 600.040 of the Brentwood Municipal Code. This ordinance would remove the alcohol restriction for both Brentwood Park and the Brentwood Recreation Complex. The revised language would allow for the consumption of alcohol in all city parks and at the Brentwood Recreation complex with approval from the Director of Parks & Recreation”.

Perfection Of Bills

Motion was made by Alderman Lochmoeller and seconded by Alderman Kramer to perfect Bill #6059.1 into ordinance form. Discussion was held regarding the need to include the properties adjacent to Brentwood Park; the motion for inclusion failed due to lack of second. **ROLL CALL:**

Alderman Dimmitt – yes; Alderman Kramer – no; Alderman Leahy – no; Alderman Lochmoeller – yes; Alderwoman O’Neill – yes; Alderman Plufka – yes; Alderwoman Sims – yes; Alderman Wegge – yes; **MOTION PASSED.**

BILL #6059.1 IS HEREBY PASSED BY THE BOARD OF ALDERMEN AND UPON SIGNATURE BY THE MAYOR BECOMES ORDINANCE #4721

Bill No. 6069 – An Ordinance Authorizing A Contract Between The City Of Brentwood And The Brentwood Century Foundation For The Purposes Of Providing Certain Services Related To The City’s Upcoming Centennial Celebrations And Events And Further Authorizing The Mayor And/Or City Administrator To Execute The Contract On Behalf Of The City

This item has been postponed indefinitely.

BILLS TO BE GIVEN A FIRST AND SECOND READING

Bill No. 6074 – An Ordinance Authorizing The Amendment of The City Of Brentwood’s Current Employee Handbook Providing A Policy For Facility Access Control

Attorney O’Keefe read Bill #6074 by title only. Alderman Kramer provided the synopsis, “This Bill is for an Ordinance authorizing an amendment of the City Of Brentwood’s Current Employee Handbook providing a policy for employees as the city begins to implement a controlled access system at city facilities. This policy has been reviewed by both the Public Safety Committee and Ways and Means Committee who voted unanimously in recommending approval by the full Board of Aldermen”.

Presentation By Assistant Police Chief McIntyre

The Access Control Policy is drafted as direction for city employees to use regarding the access control entry systems; it will be included in the employee handbook.

Questions By Aldermen

After questions from Aldermen, it was explained that the contractor is prepared to install the system at city hall and police department as soon as it is approved.

Perfection of Bills

Attorney O'Keefe read Bill #6074 by title only. Motion was made by Alderman Dimmitt and seconded by Alderman Plufka to perfect Bill #6074 into ordinance form. **ROLL CALL:** Alderman Dimmitt – yes; Alderman Kramer – yes; Alderman Leahy – yes; Alderman Lochmoeller – yes; Alderwoman O'Neill – yes; Alderman Plufka – yes; Alderwoman Sims – yes; Alderman Wegge – yes; **MOTION PASSED.**

BILL #6074 IS HEREBY PASSED BY THE BOARD OF ALDERMEN AND UPON SIGNATURE BY THE MAYOR BECOMES ORDINANCE #4722

RESOLUTIONS

Resolution No. 1054 – A Resolution Providing For The Consumption Of Beer, Wine And Liquors, As Provided For In Section 600.040 Of The Brentwood Municipal Code

Due to the adoption of Ordinance #4721, this Resolution was not needed.

ACCOUNTS AGAINST THE CITY

Alderman Dimmitt announced review of the warrant list in the amount of \$225,641.88 and made a motion for approval. Motion seconded by Alderman Kramer. Unanimous vote in favor taken; **MOTION PASSED.**

REPORT OF COMMITTEES AND DEPARTMENT HEADS

Mayor Thornton announced that the Dancing in the Street event is scheduled for Friday, August 5th at 6:00 pm for the celebration of the completion of improvements to Brentwood Blvd. and provided a list of expected activities.

Public Safety Committee Alderman Plufka

Sonora Avenue/McKnight Road – Enhanced Pedestrian Signage – Authorization for Expenditure – it was announced that this projected has been recommended by both the Public Safety and Ways and Means Committee. Discussions have been held with the City of Ladue and St. Louis County who has agreed to share the cost of expenditures regarding additional signage; updating to current standards and also providing updated pavement markings. Improvements to other crossings will also be considered. The next meeting is scheduled for July 21st at 5:30 pm with discussions of public safety efforts. A public forum is also scheduled for July 19th to discuss a joint collaboration of fire command staff with neighboring communities.

Public Works Committee Alderman Leahy announced that the next meeting is scheduled on August 10th at 4:30 pm.

Director of Planning & Development Director Koerkenmeier announced that staff will be presenting a vacant property registration ordinance for consideration at the next Public Works Committee meeting. It was also announced that a kick off meeting has being scheduled with Houseal Lavign to discuss plans for updating the comprehensive plan; Aldermen were asked to consider meeting with them on August 24th or 25th.

Ways and Means Committee Alderman Dimmitt announced the next meeting to be held on August 11th at 6:00 pm; the 2017 budget forum will be held at this meeting.

City Attorney Kevin O’Keefe had no report.

City Clerk/Administrator, Administrator Akande introduced the new Public Works Director, Dan Gummshheimer and provided a brief background of education and experience.

Excise Commissioner Aldermen Dimmitt had no report.

Municipal League, Mayor Thornton had no report.

Historical Society, Chief Fitzgerald had no report.

ANNOUNCEMENTS

Alderman Leahy announced the upcoming Ward 3 meeting on July 26th; 7:00 pm in the Council Chambers and all are invited.

Alderwoman Sims announced the upcoming Ward 2 meeting on August 1st; 7:00 pm in the Council Chambers and all are invited.

NEW BUSINESS

Alderman Kramer requested the status of the previously passed ordinance regarding the Pasta House project. It was suggested that contact is made with Director Koerkenmeier in this regard for an update.

HEARING OF ANY MATTER OF PUBLIC INTEREST UPON REQUEST OF ANY PERSON

PRESENT (Each person addressing the board shall give his/her name, address and organization or firm represented, if any. He/she shall speak for a period not to exceed three (3) minutes; though additional time may be granted by the presiding officer of the board. Total time allotted for this section shall not exceed 15 minutes)

None

CLOSED SESSION

None

ADJOURNMENT

Motion was made by Alderman Leahy and seconded by Alderwoman O’Neill to adjourn the meeting at 9:35 pm. Unanimous vote in favor taken; **MOTION PASSED.**

Approved as submitted on the 15th day of August, 2016.

Attest:

Christopher A. Thornton, Mayor

Bola Akande, City Clerk/Administrator