

Tuesday, February 16, 2021
BOARD OF ALDERMEN REGULAR MEETING- VIRTUAL

Meeting Minutes

CITY OF BRENTWOOD
BRENTWOOD CITY HALL COUNCIL CHAMBERS
2348 S. BRENTWOOD BLVD.
BRENTWOOD, MO 63144
7:00 PM

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- A. Call to Order – Mayor Dimmitt called the meeting to order at 7:00 PM
B. Pledge of Allegiance – immediately followed

2. ROLL CALL

- A. Roll Call – All members were present

Alderman David Plufka - Present	Alderman Nancy Parker Tice - Present
Alderman Sunny Sims - Present	Alderman Brandon Wegge - Present
Alderman Jeff Gould – Present	Alderman Steve Lochmoeller - Present
Alderman Pat Ebeling- Present	Alderman Kathy O'Neill – Present

3. ANNOUNCEMENTS, APPOINTMENTS, PROCLAMATIONS & RECOGNITIONS

- A. Announcement: Metropolitan St. Louis Sewer District (MSD) 2021 MSD Rate Proposal Presentation - Prop Y

Bret Bethold, Director of Operations at MSD shared his screen and spoke about the Wastewater Rate Proposal and plans amendments:

*Objective of Prop. Y is to fund the Capital Program to meet the regulatory and system improvement needs. Will be over in 3 years with cost of \$1.6 Million and 300+ projects.

*Rate Chart showed that YES votes =Bond Financing (projects funded with cash & debt)

NO votes = Projects only funded with Cash

*MSD Plan Amendments – 5 Charter Changes

- Prop 1- Updates the language and removes obsolete provisions
- Prop 2- Needs unanimous consent or 4 votes for passage of an Ordinance
-Ordinances will take effect immediately
- Prop 3-Deals with MSD rate commission
-Clarifies the participants, length of proceedings and review factor
- Prop 4-Changes compensation for Trustees from \$300 to \$600 per year
- Prop 5-Permits district to use same auditing firm in excess of 5 years

B. Proclamation: Supermarket Employee Day- February 22, 2021

Mayor read the proclamation and encouraged everyone to support our local business.

C. Recognition: Dr. Collins Lewis

Mayor read the recognition and shared his congratulations to Dr. Lewis.

4. PUBLIC HEARING

None

5. AGENDA APPROVAL

A. Approval or Amendment of Agenda

Mayor noted that a Closed Session item for personnel has been added to agenda. With no objections, agenda was approved by acclamation.

6. CITIZEN COMMENTS

A. Citizen Comments

None

7. MAYOR AND ALDERMEN REPORTS

A. Mayor David A. Dimmitt

Thanked Public Works for their efforts during cold and snow removal. He noted two trucks were down, but parts have been replaced and we are fully operational now. He also thanked the Police who continue to patrol in bad weather and slick streets.

Mayor announced that Fire Chief Terry Kurten will be retiring on March 5th with more information to come regarding those plans.

B. Alderman David Plufka - Ward 1 – No Report

C. Alderwoman Nancy Parker Tice - Ward 1 - No Report

D. Alderwoman Sunny Sims - Ward 2 - No Report

E. Alderman Brandon Wegge - Ward 2 - Also offered thanks to Public Works. No Report.

F. Alderman Jeff Gould - Ward 3 – Offered thanks to Dr. Lewis for his service. No Report.

G. Alderman Steve Lochmoeller - Ward 3 – Reminded that Public Safety meets Wednesday, February 24th at 5:30 pm.

H. Alderwoman Patricia Ebeling- Ward 4 – Offered thanks to Trash Collectors today – as it was so cold. No Report.

I. Alderwoman Kathy O'Neill - Ward 4-Reminded that Tuesday, February 23 is Brentwood Forest Condo Association Meeting, and all are welcome for Ward 4.

8. CITY ADMINISTRATOR REPORT

A. Brentwood Bound Update

Craig Schluter with Navigate Building Solutions noted that on the Consent Agenda is a demolition package for approval with Marschel Wrecking. The bid amount is \$360,000 less than budgeted. Projects continue to come in under budget which is great news.

Craig also gave typical Brentwood Bound update for Construction costs and soft costs. There were no property acquisitions this time. There was an additional funding source from Mo. Dept. of Natural Resources for the Conservation and Acquisition Program Grant, which was a grant secured for the City by Eric Gruenenfelder in the amount of \$200,000 for the wetland area, south of the bi-state metro garage.

Alderman Plufka thanked Eric for his efforts and due diligence in securing grant funding and thanked Craig again for the Brentwood Bound tour.

B. Report from Kerber, Eck & Braeckel LP - Independent Review of Expenditures of Proceeds of the 2018 Series Certificates of Participation

Gina Cochran reviewed the Independent Accountant's Review Report dated February 1, 2021 related to the expenditures for the Certificate of Participation Proceeds (COPS) for the Brentwood Bound Project from October 1st to December 31st, 2020. There were No exceptions to Step 1, Step 2, or Step 3. Nothing noted for 2019. It was a good clean report.

9. CONSENT AGENDA

A. Standing Committees Reports

B. Meeting Minutes

C. Warrant List - 2020/2021 Operating Funds Expenditures

D. Warrant List - 2020/2021 Expenditures from the Series 2018 Certificates of Participation Proceeds (COPS)

E. Resolution No. 1277 - A Resolution Authorizing The Amendment Of The Fiscal Year 2020 Budget.

F. Special Use Permit Application for St. Mary Magdalen School

G. Resolution No. 1275- A Resolution Approving The Agreement With Marschel Wrecking, LLC For Brentwood Bound- Demolition Package 1C

Chairman entertained a motion to approve the consent agenda. Motion was made by Alderman Wegge and seconded by Alderwoman Sims. There was no discussion. Roll was called:

Alderman David Plufka - yes

Alderwoman Nancy Parker Tice - yes

Alderwoman Sunny Sims - yes

Alderman Brandon Wegge - yes

Alderman Jeff Gould - yes

Alderman Steve Lochmoeller - yes

Alderwoman Pat Ebeling- yes

Alderwoman Kathy O'Neill - yes

Motion passed by a vote of 8 (yes) to 0 (no).

10. OLD BUSINESS

None

11. NEW BUSINESS

A. Bill No. 6316 - An Ordinance Of The City Of Brentwood, Missouri, Approving A Certain Real Estate Sale Contract With Benz Properties, LLC, For The Purchase Of A Certain Property At 2818 Breckenridge Industrial Court; Authorizing Certain Other Actions In

Connection Therewith; Providing For The Effective Date Of This Ordinance; And Containing A Severability Clause. - First & Second Reading:

Kevin not yet present at meeting, so Bola did the 1st Reading by title only. Mark Murray with Armstrong Teasdale spoke about the Bill noting that it allows the Mayor to enter into a contract with Benz Properties to purchase property at cost of \$700,000.

Alderman Wegge noted that the use for the property has not yet been approved and asked why there was a need tonight for a second reading? Bola stated that we have been working with the owner for some time and due to their other acquisitions, we need to move forward now so as not to lose the property.

A motion was made by Alderwoman Sims and seconded by Alderwoman Tice for a 2nd Reading of the Bill. There was not discussion. Motion carried by unanimous voice vote.

Kevin O'Keefe, the City Attorney, did the 2nd Reading by title only.

Chairman called for a motion. Alderwoman Sims made a motion to approve Bill #6316 and it was seconded by Alderman Lochmoeller. There was no discussion. Roll was called:

Alderman David Plufka -yes	Alderwoman Nancy Parker Tice - yes
Alderwoman Sunny Sims - yes	Alderman Brandon Wegge - yes
Alderman Jeff Gould – yes	Alderman Steve Lochmoeller - yes
Alderwoman Pat Ebeling- yes	Alderwoman Kathy O'Neill – yes

Bill # 6316 passed by a vote of 8 (yes) to 0 (no) and will become Ordinance #4954.

B. Bill No. 6317 - An Ordinance Of The City Of Brentwood, Missouri, Approving A Certain Missouri Highways And Transportation Commission Escrow Agreement With The Missouri Highways And Transportation Commission; Authorizing Certain Other Actions In Connection Therewith; Providing For The Effective Date Of This Ordinance; And Containing A Severability Clause. - First & Second Reading:

City Attorney, Kevin O'Keefe did the 1st Reading by title only.

Mark Murray with Armstrong Teasdale explained that this Bill is to authorize the sale of 6,000 Sq. Ft. of City property (acquired from Frederick Roofing) to the Missouri Dept. of Transportation, and also grants MoDOT a temporary easement on 1/10 of an acre to the south of this space with total compensation payable to City in amount of \$54,000 in connection with MoDOT's Hwy. 100 project.

Motion was made by Alderwoman Ebeling and seconded by Alderman Gould for a second reading of the Bill. Motion carried by unanimous voice vote.

Kevin O'Keefe did 2nd Reading by title only.

Motion was made by Alderwoman Sims and seconded by Alderwoman O'Neill to perfect the Bill into Ordinance form. There was no further discussion. Roll was called:

Alderman David Plufka -yes	Alderwoman Nancy Parker Tice - yes
Alderwoman Sunny Sims - yes	Alderman Brandon Wegge - yes
Alderman Jeff Gould – yes	Alderman Steve Lochmoeller - yes
Alderwoman Pat Ebeling- yes	Alderwoman Kathy O'Neill – yes

Bill # 6317 passed by a vote of 8 (yes) to 0 (no) and will become Ordinance #4955.

C. Bill No. 6318 - An Ordinance Of The City Of Brentwood, Missouri, Granting Site Plan Approval To Navigate Realty LLC For Development Of A Professional Office Building At 8419 Manchester Road. - First & Second Reading

Kevin O'Keefe did 1st Reading of Bill #6318 by title only.

Lisa Koerkenmeier shared that Planning and Zoning Commission met and recommended moving forward, but with 3 conditions:

- 1) A cross access easement as depicted on the site plan shall be executed by property owner and recorded in the office of the St. Louis County Recorder and a copy of the recorded instrument provided to the City of Brentwood to provide access to future development.
- 2) An exception of the front (ROW) setback along Helen Avenue (west property line) of 15' to allow a front (ROW) setback of 10' be granted.
- 3) An exception of the rear setback along the north property line of 6' to allow a rear setback of 19' be granted.

Todd Sweeney spoke and shared his screen to introduce Navigate Building Solutions and the organizations excitement to work with and be a part of the City of Brentwood. The site plan for 8419 Manchester (formerly Tesson Farms Nursery) is location to build their 8,360 sq. ft. building. Navigate will occupy 60% of the building and shared a rendering of the projected building. Todd noted this is the first Net Zero Commercial Building in Missouri – and have worked with Ameren to make this happen. They hope to do construction April – Nov. with a December move-in date.

Alderman Plufka asked about elevation of site plan–Todd responded that it is a low visual impact. Craig Schluter shared that the building is screened from neighbors.

Lisa shared that residents were notified, and any questions were addressed. The access and set-back will be acceptable.

Alderman Gould asked about verification regarding water runoff and rain garden.

Lisa responded that this has been reviewed by MSD with the stormwater permit.

Alderman Wegge noted that pervious pavement is allowed. Todd was aware and have already made the changes to plans with approvals. Alderman Wegge noted his concern for doing 2nd Reading at this time, feeling this is rushed. Todd and Lisa both referenced the time constraints of the project and the opportunity to tap into extensive rebates for the year, if project is completed on time.

Alderman Lochmoeller asked about grades and elevation, as well as access off Manchester. Todd noted that the access is mostly due to the easement.

Alderwoman O'Neill asked about Fire Dept. access to all sides of building. Todd said that they will be able to access all sides with hoses.

Alderman Gould asked about trash and recycling. Todd said yes, they are environmentally conscious and have little waste – sustainability is part of their mission and will ensure that other tenants in building will be environmentally aware as well. It was suggested this be in the tenant contract.

Alderwoman O'Neill made a motion for the 2nd Reading of the Bill, seconded by Alderwoman Sims.

Additional discussion included Alderman Plufka's concern that new building is not placed further back where the new flood plain will be established, and his expressed disappointment.

Roll was called for second reading of the Bill.

Alderman David Plufka -no
Alderwoman Sunny Sims - yes
Alderman Jeff Gould - no
Alderwoman Pat Ebeling- no

Alderwoman Nancy Parker Tice - no
Alderman Brandon Wegge - no
Alderman Steve Lochmoeller - no
Alderwoman Kathy O'Neill - yes

Motion for 2nd Reading failed by a vote of 2 (yes) to 6 (no). Item will be taken up at next Board of Aldermen meeting.

D. Bill No. 6319- An Ordinance Approving Utility Easements And Water Facility Relocation Agreements With Missouri American Water Company For Water Facility Relocations For The Brentwood Bound Improvements Project

Kevin O'Keefe did the 1st Reading of the Bill.

Dan Gummersheimer stated that item was discussed and approved at Public Works Committee. It involves the relocation of two water facilities due to the Brentwood Bound project. He noted that there is enough money in the budget to do these.

Alderman Wegge asked why we are not moving them closer to facilities that we know we will be building.

Dan shared that they have to move the main line now for the Brentwood Bound project, but that other lines will come off of that main line when time for new construction.

Motion was made by Alderman Wegge and seconded by Alderman Lochmoeller for a 2nd Reading of the Bill by title only.

Motion carried by unanimous voice vote.

Kevin did 2nd Reading of Bill # 6319 by title only.

Motion was made by Alderman Wegge and seconded by Alderwoman Tice to perfect the Bill into Ordinance form. Roll was called:

Alderman David Plufka -yes	Alderwoman Nancy Parker Tice - yes
Alderwoman Sunny Sims - yes	Alderman Brandon Wegge - yes
Alderman Jeff Gould - yes	Alderman Steve Lochmoeller - yes
Alderwoman Pat Ebeling- yes	Alderwoman Kathy O'Neill - yes

Bill #6319 passed by a vote of 8 (yes) to 0 (no) and will become Ordinance #4956.

12. CITIZEN COMMENTS

A. Citizen Comments

None

13. CLOSED MEETING

Motion was made by Alderwoman O'Neill and seconded by Alderwoman Sims to move to Closed session with adjournment therein. Roll was called:

Alderman David Plufka -yes

Alderwoman Nancy Parker Tice - yes

Alderwoman Sunny Sims - yes

Alderman Brandon Wegge - yes

Alderman Jeff Gould – yes

Alderman Steve Lochmoeller - yes

Alderwoman Pat Ebeling- yes

Alderwoman Kathy O'Neill – yes

Motion carried by a vote of 8(yes) to 0 (no). Meeting moved to Closed Session at 8:19 pm.

14. ADJOURN

A. Adjournment