

Monday, March 7, 2022
BOARD OF ALDERMEN REGULAR MEETING
MINUTES

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

A. Call to Order – Mayor Dimmitt called the meeting to order at 7:00 PM with the pledge immediately following.

B. Pledge of Allegiance

2. ROLL CALL

A. Roll Call – All members were present

Alderman David Plufka - Present

Aldерwoman Nancy Parker Tice -Present

Aldерwoman Sunny Sims - Present

Alderman Brandon Wegge - Present

Alderman Jeff Gould -Present

Alderman Steve Lochmoeller - Present

Aldерwoman Kathy O'Neill -Present

Alderman Jack Shelton - Present

3. AGENDA APPROVAL

A. Approval or Amendment of Agenda

Staff requested that item 11 A. under New Business- Bill No. 6375 be held over until the March 21, 2022 Board of Aldermen meeting. Staff received notice that MoDOT has not issued an “Acquisition Authority Date” which is a notice to proceed.

Motion was made by Alderman Wegge and seconded by Aldерwoman Sims to approve the amendment to the agenda.

Motion carried by unanimous voice vote.

Amended agenda was then approved by acclamation,

4. ANNOUNCEMENTS, APPOINTMENTS, PROCLAMATIONS & RECOGNITIONS

A. Recognition - Andrew Leahy: Mr. Leahy was unable to attend, but Mayor Dimmitt recognized his 21 years of service to the city and noted that if you want to thank him, he is a greeter at St. Mary Magdalen’s Church for Saturday Mass.

B. Recognition - Thomas Kramer: Mayor Dimmitt recognized the former Ward 4 Alderman for his service to the city and the many committees he supported over his 18 years. Mr. Kramer thanked all the members and Ward 4 residents, wishing everyone the best.

C. Recognition - Terry Kurten: Chief Ronnie Cottrell recognized the service of former Chief Kurten, reading accolades and stating that the Chief was out of state and happily retired.

D. Recognition - Award for Technical Rescue (B Shift): Chief Cottrell recognized the crew for their response in assisting the Shrewsbury Fire Department with a tractor-trailer dangling over a bridge on eastbound Interstate 44. As a result of their actions, members were recognized with a Unit Citation by the Greater St. Louis County Fire Chief’s Association for their “quick and professional actions.” John Youngblood was awarded the Gold Medal of Valor, and Tim Lovaldi received the Medal of Bravery for their personal risk and highest degree of judgement and ingenuity on that day.

E. Recognition - Award for Technical Rescue (C Shift): Chief Cottrell recognized the crew for their response to a construction accident resulting in a worker’s 120 foot fall down a shaft. The teams previous training and collaborative effort was instrumental in saving this man’s life. He was recovering in hospital within 1 hour of the incident. Medals of Bravery were awarded to Captain Jake Erschen and Firefighter/Paramedic Andrew Brinkman for their individual acts of personal bravery and initiative. All members of the team received Certificates of Excellence for their actions on this day.

F. Recognition - Award for Technical Rescue (A Shift): Chief Cottrell recognized the Brentwood Police Department and the Fire Department crew for their outstanding professionalism and teamwork as they responded to a patient suffering a seizure in a Brentwood business. Members of the response team, which included both Police and Fire personnel, received Certificates of Excellence for their cooperation and tireless efforts in service on this day.

5. PUBLIC HEARING

A. Public Hearing on the Text Amendment amending Section 400.1380.C Conditional Uses and E.1. Use regulations in the “PD” Planned Development Overlay District

Mayor gave a brief background and overview of this text amendment. Mayor Dimmitt then gavel opened the hearing, asking if there were any members, present or virtual, who wanted to speak. There were no comments. Mayor then gavel closed the public hearing.

6. CITIZEN COMMENTS

A. Citizen Comments – Lois Truman (8710 Rosalie) spoke via Zoom and asked about the proposed car wash expansion with Mobil on the Run and where she might find the information that justifies the car wash in this area. City Attorney addressed the request stating there is no proposal for an expanded car wash and the city is not considering one.

7. MAYOR AND ALDERMEN REPORTS

A. Mayor David Dimmitt – The item regarding the consolidation/merger of the Planning and Zoning and Architectural Review Board has been presented and discussed on the Public Works Committee, Planning and Zoning Commission and the Board of Aldermen agendas multiple times. There is no consensus, therefore the Bill will be withdrawn from the March 21, 2022, Board of Aldermen meeting, and staff will be directed to cancel the Public Hearing scheduled for the March 21, 2022, meeting as well.

B. Alderman David Plufka - Ward 1- Announced a Ward 1 Meeting at the Recreation Center at 6:30 PM on March 8th.

C. Alderwoman Nancy Parker Tice - Ward 1-Thanked staff for timely and efficient meeting minutes.

D. Alderwoman Sunny Sims - Ward 2 – Announced the Ward 2 Meeting, also at the Recreation Center at 6:00PM on March 8th, and echoed appreciation to the Police and Fire Departments for all that they do.

E. Alderman Brandon Wegge - Ward 2 – Thanked Dan Gummersheimer and his Public Works Team for fixing an ADA issue that was brought to our attention by a resident, and for residents who bring these matters to our attention.

F. Alderman Steve Lochmoeller - Ward 3- No Report

G. Alderman Jeff Gould - Ward 3- Announced the Ward 3 meeting on March 29th at the Recreation Center a 7:00PM

H. Alderman Jack Shelton - Ward 4- No Report

I. Alderwoman Kathy O'Neill - Ward 4- No Report

8. CITY ADMINISTRATOR REPORT

A. Brentwood Bound Update – The City Administrator gave the Brentwood Bound update on behalf of Craig Schluter She reported the construction costs, soft costs, property acquisitions and contingency balance. There were no questions.

B. Kerb, Eck & Braeckel, LLP 4th Quarter Audit Presentation - Period from October 1, 2021 to December 31, 2021.

The City Administrator reported on this as well, noting that representatives of KEB was not present this evening as there are no exceptions to report and the city is in compliance with the city's policy. The report is in BoardDocs for review.

9. CONSENT AGENDA

A. Standing Committees Reports

B. Approval of Meeting Minutes

C. Warrant Lists - Operating Funds and 2021 and 2022 Expenditures from the 2019 Series Certificates of Participation Proceeds (COPs)

D. Resolution No. 1344 - Zobrio/Financial Edge Accounting Platform - A Resolution Authorizing approval of the proposal and integrated software to interface with the Financial Edge Accounts receivable module allowing for better data flow for annual budget process.

E. Resolution No. 1346 - A Resolution Approving a Change Order to the Contract with Hof Construction, Inc., For Additional Work Need For The Brentwood Park Pavilion and Event Lawn Project

F. Resolution No. 1347 – 2022 Compensation Study-A Resolution To Retain The Services Of Lynda Higbee Of Higbee Associates LLC, A Human Resources Consultant, To Perform A Compensation Survey And Analysis, And Make Recommendations Regarding The Overall Pay Plan And Benefits Program For The City.

Motion was made by Alderwoman Tice and seconded by Alderman Lochmoeller to approve the items on the Consent Agenda. 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 Kathy O'Neill - Yes

Alderman Jack Shelton - Yes

Motion carries by a vote of 8 (yes) to 0 (No).

10. OLD BUSINESS

A. Bill No. 6374 - An Ordinance Amending Sections 400.1370 And 400.1380 Of The Zoning Code Relating To Conditional Uses In The "GC" General Commercial District And The "PD" Planned Development Overlay Districts To Eliminate Certain Auto-Oriented And Outdated Uses. Second Reading

City Attorney O'Keefe did the second reading of the Bill.

A motion was made by Alderwoman Sims and seconded by Alderman Plufka to perfect Bill # 6374 into Ordinance form. 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 Kathy O'Neill - Yes	Alderman Jack Shelton - Yes

By a vote of 8 (yes) to 0 (No), Bill #6374 will become Ordinance # 5008 when signed by the mayor.

11. NEW BUSINESS – Item MOVED TO 3.21.22 Board Meeting – per the approved amended agenda (Item 3A)

A. Bill No. 6375 - An Ordinance of the City of Brentwood, Missouri, Approving a Certain Real Estate Sale Contract with Bi-State Development Agency of the Missouri-Illinois Metropolitan District for the Purchase of a Portion of Real Property at 3000 S. Brentwood Blvd. and Real Property at 3120 S. Brentwood Blvd. - First and Second Reading

B. Bill No. 6376: Text Amendment amending Section 400.1380.C Conditional Uses and E.1. Use regulations in the "PD" Planned Development Overlay District regarding Multi-Family Developments - First Reading

City Attorney O'Keefe did the first reading of the Bill.

Director of Planning and Development, Whitney Kelly presented information stating that Cornerstone Brentwood LLC has submitted for a text amendment to the Code that would enable them to build a higher density multi-family development (72 units per acre) in the "PD" district by conditional use permit. Planning and Zoning Commission reviewed and approved. Details are available in Board Docs. Clarification of information and discussion regarding density took place.

Mike Doster, with the Land use Development Team at Cornerstone, asked if it was possible to get a second reading tonight to move project along as this has been elongated and there are term limits to their financing.

Motion was made by Alderman Wegge and seconded by Alderman Shelton to do a second reading of Bill # 6376.

By a voice vote of 6 (Yes) to 2 (No) the motion carried. Alderman Lochmoeller and Alderwoman Tice were opposed.

The City Attorney did a second reading of the Bill.

Motion was made by Alderwoman O'Neill and seconded by Alderwoman Sims to Perfect Bill #6376 into Ordinance form.

Discussion took place regarding a precedent that may be set, even though each business would have to apply for approval. Question was asked why not go through planned development (urban district) instead of text amendment? Mr. Doster responded that this might create an island of urban zoning in the middle of the planned development district. Without text amendment they can't move forward with design elements. Alderman Plufka stated that the language in this text amendment gives the city less justification to decline future conditional use permit applications. He would like more time to review this information and prefers to stagger the readings.

Alderwoman Tice made a motion to table the previous motion until the March 21, 2022 Meeting of the Board of

Aldermen. Alderman Plufka seconded the motion. No discussion. Roll was called:

Alderman David Plufka - Yes	Alderwoman Nancy Parker Tice - Yes
Alderwoman Sunny Sims - No	Alderman Brandon Wegge - No
Alderman Jeff Gould - Yes	Alderman Steve Lochmoeller - Yes
Alderwoman Kathy O'Neill - Yes	Alderman Jack Shelton - Yes

Motion carries by a vote of 6 (Yes) to 2 (No) to table this item until the March 21st meeting.

12. CITIZEN COMMENTS

A. Citizen Comments

Barbara Eichler -daughter of Norma Eichler – 8778 Brentwood Pl. –asked for clarification on the text amendment regarding the development (Mobile station), but then was informed that the text amendment had just passed - so she realized there was no need to discuss.

The Mayor stated that this amendment does not identify a particular business, only the permitted uses in the zoned district to conform to the comprehensive plan. There is a list of multiple business operations identified that are included in this text amendment. Alderman Wegge thanked all residents who gave feedback.

Chad Wallace – Owner of Mobile Station - shared his perspective, stating that he feels their business is being discriminated against by this text amendment [Bill 6374] and this makes their business non-competitive. He feels the text amendment makes no sense and as a local family that participates in the community, they are disappointed in the decision.

Lynn Goode -8783 Brentwood Place – confirmed that the text amendment [Bill 6374] passed and thanked the Board to help make the quality of life better in the neighborhood and improve safety.

Elizabeth -- stated that 80 homes are on Brentwood Place and Bridgeport, with 2 or more people per location, and feels it is good to uphold this [text amendment- Bill 6374] and not diminish home values for those residents. She thanked Board.

Kate Schwedde (sp?) -8724 Bridgeport Ave. -Happy the Board passed this [text amendment – Bill 6374] stating that we don't need this environmentally and appreciates the green space in Brentwood.

Elaine Reed - 8708 Garden Court – Stated she was glad it [text amendment-Bill 6374] passed as it was hard to get in and out of street as it is.

Mr. Ethridge – 8746 Brentwood Place – He is a behavioral economist and feels the gains are better than the losses. It is a dangerous for kids walking, and noise pollution and trash are daily. Appreciates all that has been done.

Mayor Dimmitt commented on how much he and the Aldermen appreciate residents who commented and who came in person to be heard. This is valuable and important. He offered thanks to all.

Karen Smith -responded via Zoom –lives on Harrison – responded regarding text amendment for Bill 6376 – regarding the height and density of the planned development. She stated she was glad this was tabled and would like more information to understand. She appreciates the opportunity to discuss with her Aldermen.

Motion was made by Alderman Plufka and seconded by Alderman Gould to adjourn from this meeting to executive session, for purposes of discussing RSMo 610.021 Legal (1) and Real Estate(2) and to Adjourn therefrom. Roll was called:

Alderman David Plufka - Yes
Alderman Sunny Sims - Yes
Alderman Jeff Gould – Yes
Alderman Kathy O'Neill - Yes

Alderman Nancy Parker Tice - Yes
Alderman Brandon Wegge - Yes
Alderman Steve Lochmoeller - Yes
Alderman Jack Shelton - Yes

Motion carried by a vote of 8 (yes) to 0 (No).
Meeting adjourned at 8:08PM

13. CLOSED MEETING

A. Legal - RSMo 610.021 (1)
B. Real Estate - RSMo 610.021 (2)

14. ADJOURN

A. Adjournment

This meeting was livestreamed on YouTube and recorded. The recording will be made available on the City's YouTube channel.