

**Monday, April 3, 2023**  
**BOARD OF ALDERMEN REGULAR MEETING**

**Minutes**

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

- A. Call to Order – Meeting was called 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 Plufka – Present     | Alderswoman Tice – Present     |
| Alderswoman Sims – Present    | Alderman Wegge – Present       |
| Alderman Gould – Present      | Alderman Lochmoeller – Present |
| Alderswoman O’Neill - Present | Alderman Shelton – Present     |

Additional people present at the meeting included: Eric Gruenenfelder (Director of Parks and Recreation), Dan Gummersheimer (Director of Public Works), Whitney Kelly (Director of Planning and Development), David Fairgrieve (Building Official), Joe Spiess (Police Chief), Ronnie Cottrell (Fire Chief), Bola Akande (City Administrator), Kevin O’Keefe (City Attorney), and Kelle Silvey (Deputy City Clerk).

**3. AGENDA APPROVAL**

- A. Approval or Amendment of Agenda  
The agenda was approved by acclamation.

**4. PUBLIC HEARING**

A. Public Hearing Regarding Text Amendment amending Division 5 of Article V of Chapter 400 of the Code of Ordinances of the City of Brentwood, Missouri, relating to Fences, Walls, and Screening Devices to address: (1) the aesthetics of such physical security measures, (2) access to the public right-of-way, sidewalks, and/or utility easements, (3) the structural soundness of such physical security measures, and/or (4) changes in the drainage of a property, and Accessory Uses and structure where fence regulations are discussed

The Mayor read the notice and gavel opened the public hearing.

Whitney Kelly presented that this item came out of Planning and Zoning last year because the Board of Adjustment received a fence variance. They looked at it to clarify the code and address any changes. Planning reviewed and recommended changes in March.

The Mayor gavel closed the Public hearing,

B. Public Hearing Regarding Text Amendment amending Section 400.1880 Lighting of the Zoning Code relating that new LED Lights have a maximum lighting to Corrected Color Temperature (CCT) to 2700K in furtherance of the public health and safety due to artificial lighting levels - Continue to the April 17th Board of Aldermen Meeting

The Mayor read the notice and gavel opened the public hearing.

The Mayor shared that this matter is not ready to be taken up tonight. Planning and Zoning still needs to address the matter and so have requested that the public hearing be kept open until the April 17<sup>th</sup> Board of Aldermen meeting.

**Motion was made by Alderman Plufka and seconded by Alderswoman Sims to continue and keep public hearing open until April 17, 2023 meeting.**

**Motion carried by unanimous voice vote.**

**5. CITIZEN COMMENTS**

- A. Citizen Comments - None

**6. MAYOR AND ALDERMEN REPORTS**

- A. Mayor David Dimmitt –

\* Read a statement regarding the retirement of Sgt. Chris Gibson on March 28, 2023, noting his responsibilities and accomplishments in 24 years, and congratulating him on entering this next phase in his life.

\*Reminded everyone that election day is tomorrow (April 4<sup>th</sup>) and that Proposition M is on the ballot, encouraging those unfamiliar with this proposition to research it so he does not misrepresent the item. He named each of the candidates for positions; Mayor, Municipal Judge, and Aldermen in each Ward, stating each is elected for a two-year term.

\* Provided an update on the Lee Wynn Trail repair project being done by Castle Construction noting that the Board approved the lane closures to shore up the bank and put the trail and road back to safe condition. The cost is over \$500,000 and was Board approved.

\*Also noted that Russel Ave is closed between Brentwood Blvd. and Collier Ave. for MSD sewer repairs until April 15<sup>th</sup>

\*Announced the Brentwood Park Grand Opening on Saturday, June 3<sup>rd</sup> from 11:00 – 2:00pm -more information to follow.

B. Alderman David Plufka - Ward 1 – Announced the Public Safety Committee will have a Special meeting on April 4<sup>th</sup> at 5:30 PM, stating there is one topic – investment in the fire training facility.

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

D. Alderwoman Sunny Sims - Ward 2 - No Report

E. Alderman Brandon Wegge - Ward 2 - No Report

F. Alderman Jeff Gould - Ward 3 – Announced the Communications Committee is scheduled to meet on April 18<sup>th</sup> and thanked Lt. Simpson and Cpl. Lambert for being present at the last Ward 3 meeting. Their involvement is appreciated.

G. Alderman Steve Lochmoeller - Ward 3 - No Report

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

I. Alderman Jack Shelton - Ward 4 - No Report

## **7. CITY ADMINISTRATOR REPORT**

### **A. Brentwood Bound Update**

Craig Schluter, Navigate Building solutions gave report (Available in BoardDocs). He noted there was just one soft cost since the last Board of Aldermen meeting. There was an update to the categories of funding, showing the Arbitrage funding gained through the 2019 COP investment fund.

Mayor invited Eric Gruenfelder to give an update on the status of the Brentwood Sports Complex and Field #1. Eric shared that we have scheduled work with this field due to flooding. Discussion led to doing what we could do to get the High School season in, even if it was not a great field for this year. Phase 1 was to get infield dirt in place and leveled out. It is holding fairly well. Phase 2 is to do limited support for the outfield and do necessary improvements after Brentwood days to be ready for next year.

Flash flood events are averaging about 4-5 per year and the continual damage just adds to costs and aggravation. They are doing all they can to minimize issues with the fields. The best time to do work to support fields is November through February, but this year was difficult due to rain. The field and mound meet regulations, but field play availability has been rough. Doing best we can but looking forward to Sports Complex updates (and all parks) through the parks master plan.

What we are doing with Brentwood Bound is having a correlated effect on what we do with the Sports complex. We have not had water in the sports complex this year. We are hopeful this correlated effect helps us with future rain events.

Had first Master Plan meeting today, talked about challenges and looking forward to working on this. Following the Public Works Committee meetings provides a summary of this project as well.

Mayor summarized that for Field #1 after consultation with the High School Athletic Director, decision was made to hire a company to handle the infield repairs, and we outsourced this project, due to company's expertise and equipment. Work has been done. We will outsource repairs to the outfield as well but wait until after Brentwood Days to do this work. Field #2 & #3 typically used for adult leagues (High School uses sometimes as well) have had some work done on them already and we can address those concerns with work done in-house.

Alderman Wegge confirmed that the city is doing the best that they can given the constraints and appreciates the efforts to make the best decisions possible.

Alderman Gould refined what work has been done on the infield. The infield dirt was leveled, but infield grass was not leveled. Eric shared that we made an investment in a roller to level that out and help improve grass in between games and start growing grass soon.

## **8. CONSENT AGENDA**

### **A. Standing Committees Reports**

### **B. Warrant Lists - Operating Funds and Expenditures from the 2019 Series Certificates of Participation Proceeds (COP)**

### **C. Approval of Meeting Minutes**

D. Special Use Permit Application For Saint Mary Magdalen Catholic Church Parish

E. Resolution No. 1433 - A Resolution of the City of Brentwood Missouri, approving a subaward agreement with the Missouri Department of Public Safety.

**Motion was made by Alderman Gould and seconded by Alderwoman Tice to approve the consent agenda.**

**Roll call:**

|                          |                            |
|--------------------------|----------------------------|
| Alderman Plufka – Yes    | Alderwoman Tice – Yes      |
| Alderwoman Sims – Yes    | Alderman Wegge – Yes       |
| Alderman Gould – Yes     | Alderman Lochmoeller – Yes |
| Alderwoman O’Neill - Yes | Alderman Shelton – Yes     |

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

## **9. OLD BUSINESS**

A. Bill No. 6453 An Ordinance Adopting new processing, permitting, inspection and similar fees for development and construction activities in the City of Brentwood, Missouri. **Second Reading.**

Second Reading was done by the City Attorney.

**Motion was made by Alderman Lochmoeller and seconded by Alderwoman O’Neill to Perfect Bill #6453 into Ordinance form. Roll Call**

|                          |                            |
|--------------------------|----------------------------|
| Alderman Plufka – Yes    | Alderwoman Tice – Yes      |
| Alderwoman Sims – Yes    | Alderman Wegge – Yes       |
| Alderman Gould – Yes     | Alderman Lochmoeller – Yes |
| Alderwoman O’Neill - Yes | Alderman Shelton – Yes     |

**By a vote of 8 (yes) to 0 (no), Bill #6453 will become Ordinance #5084.**

## **10. NEW BUSINESS**

A. Resolution No. 1432 - A Resolution Approving a Change Order to the Professional Services Master Agreement with Navigate Building Solutions for Owners Representative Services for Brentwood Bound

Director Gruenenfelder shared information stating that the contract with Navigate for flood mitigation Phase 1 & 2 and GRG Connector part A ended late December. This change order is to continue the contract (due to projects delays).

Alderwoman Tice asked if we are getting FEMA money to help pay for some of this – and Eric shared that we are in discussion with FEMA now regarding this. We are hopeful, but it has not been approved or denied our request yet.

**Motion was made by Alderman Lochmoeller and seconded by Alderman Plufka to approve Resolution No. 1432 ...**

**Roll call:**

|                          |                            |
|--------------------------|----------------------------|
| Alderman Plufka – Yes    | Alderwoman Tice – Yes      |
| Alderwoman Sims – Yes    | Alderman Wegge – Yes       |
| Alderman Gould – Yes     | Alderman Lochmoeller – Yes |
| Alderwoman O’Neill - Yes | Alderman Shelton – Yes     |

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

B. Bill No. 6454 An Ordinance of the City of Brentwood, Missouri, authorizing the Mayor and/or City Administrator to execute the attached 2022 Community Development Block Grant (CDBG) Municipal Housing and Community Development Supplemental Cooperation Agreement - First and Second Reading

First Reading was done by City Attorney.

City Administrator shared that the city participates with St. Louis County on this block grant which is to approve the block grant allocation from \$5000 to \$7500. Grant is still at \$20,000 (just allocation amount has increased). No resident in our community has applied yet so we are working to promote this throughout the community. Mayor asked how much was used last year, and Director Kelly said she does not have word on that.

**Motion was made by Alderman Lochmoeller and seconded by Alderman Plufka for a second reading on this.**

**Motion carried by unanimous voice vote.**

Second Reading was done by the City Attorney.

**Motion was made by Alderman Gould and seconded by Alderman Shelton to perfect Bill No. 6454 into Ordinance form. Roll call:**

|                       |                       |
|-----------------------|-----------------------|
| Alderman Plufka – Yes | Alderwoman Tice – Yes |
| Alderwoman Sims – Yes | Alderman Wegge – Yes  |

Alderman Gould – Yes  
Alderman O’Neill - Yes

Alderman Lochmoeller – Yes  
Alderman Shelton – Yes

**By a vote of 8 (yes) to 0 (no), Bill #6454 will become Ordinance #5085**

C. Bill No. 6455 - An Ordinance approving a Text Amendment Regarding Fence and Wall Regulations of the City of Brentwood. **First Reading**

First Reading was done by City Attorney.

Director Kelly presented that this text amendment is looking at the city’s fence regulations under Section 400.020 as well as Article 5, Division 5 to be reorganized and made clearer. It also includes a minor amendment to the swimming pool sections.

Alderman Lochmoeller inquired about Section 400.2400 item A – first sentence refers to Subsection (D) but should maybe be Section 400.2410 (D). Director Kelly agreed this was in error. It was also asked if fences were allowed in the front yard and the Director stated that current code allowed decorative ones up to 24 inches, but Commission board felt they should be allowed to go up to 48 inches if 50% open.

Alderman Wegge clarified that what has changed is front yard definition and fence height, and inquired if clarification on screening was done as he had interest in that section, Whitney referred to Section 400.2430 and noted that the part about “permit required” was moved up to the beginning, new section 2380, to make it clearer. (The redlined document with changes is available in BoardDocs.)

Alderman Lochmoeller asked if fences in front yard had to go to ARB (Architectural Review Board) for review. Director Kelly stated it is not reviewed by ARB.

Mayor noted that since this is a first read, we will take this up again at the next meeting on April 17, 2023.

## **11. CITIZEN COMMENTS**

A. Citizen Comments - None

## **12. CLOSED MEETING**

A. Legal - RSMo 610.021 (1)

B. Real Estate - RSMo 610.021 (2)

C. Personnel - RSMo 610.021 (3)

D. RSMo 610.021 (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected;

**Motion made by Alderwoman O’Neill and seconded by Alderwoman Tice to move to Closed session pursuant to RSMo Section 610.021 subsections 1,2,3, &12 and to adjourn therein. Roll call:**

Alderman Plufka – Yes

Alderwoman Tice – Yes

Alderwoman Sims – Yes

Alderman Wegge – Yes

Alderman Gould – Yes

Alderman Lochmoeller – Yes

Alderwoman O’Neill - Yes

Alderman Shelton – Yes

**Motion carried by a vote of 8(Yes) to 0 (No).**

## **13. ADJOURN**

A. Adjournment –Meeting moved to Closed Session at 7:41PM

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