

Monday, April 5, 2021
BOARD OF ALDERMEN REGULAR MEETING- VIRTUAL
MINUTES

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

2. ROLL CALL

A. Roll Call

Alderman David Plufka – Present Alderwoman Nancy Parker Tice - Present

Alderwoman Sunny Sims - Present Alderman Brandon Wegge - Present

Alderman Jeff Gould – Absent Alderman Steve Lochmoeller - Present

Alderwoman Pat Ebeling- Present Alderwoman Kathy O'Neill - Present

Members present represent a quorum.

Additional people present include: Derek Gokin with Daniel Jones Associates, Eric Fischer with Stock & Assoc. consulting engineers and signing on later was Bob Frederic with Frederic Co., Inc.

3. ANNOUNCEMENTS, APPOINTMENTS, PROCLAMATIONS & RECOGNITIONS

A. Proclamation - Arbor Day

The Mayor shared that the City of Brentwood has earned recognition as a 2021 Tree City USA. Residents of Brentwood should be proud to live in a community that makes the planting and care of trees a priority. Mayor Dimmitt read the full proclamation.

4. PUBLIC HEARING

None

5. AGENDA APPROVAL

A. Approval or Amendment of Agenda

No Changes. Agenda was approved by acclamation.

6. CITIZEN COMMENTS

A. Citizen Comments

None

7. MAYOR AND ALDERMEN REPORTS

A. Mayor David A. Dimmitt

Mayor reminded everyone that election day is tomorrow, and registered voters can vote anywhere in St Louis County.

Mayor decided that the May 3rd Board Meeting would be an In-person meeting with support from STL-TV.

At the end of the Alderman reports the Mayor had additional items to add - Mayor thanked Alderman Wegge for volunteering his time and assisting in a supervisory capacity at the vaccine clinic site-location in Richmond Heights.

He also noted there will be a Workshop in May to review Brentwood Bound and the destination playground. Date will be forthcoming.

B. Alderman David Plufka - Ward 1

No Report

C. Alderwoman Nancy Parker Tice - Ward 1

No Report

D. Alderwoman Sunny Sims - Ward 2

Shared that the Ward 2 meeting will be tomorrow (April 6) via zoom at 6:00 PM and also that a special meeting of the Ways and Means Committee is scheduled for April 15th at 5:30 PM for continued discussion regarding the compensation report prepared by Higbee and Associates.

E. Alderman Brandon Wegge - Ward 2

Shared that the Public Works Committee will meet on Thursday, April 8th at 6:00 PM and that SWT playground design and planning for Brentwood Days are both moving forward.

F. Alderman Jeff Gould - Ward 3 - Absent

G. Alderman Steve Lochmoeller - Ward 3

No Report

H. Alderwoman Patricia Ebeling- Ward 4

No Report

I. Alderwoman Kathy O'Neill - Ward 4

Shared that as Library Liaison there will be a soft opening of the Public Library – reduced hours but allowing entrance to 10 people at a time for 30 minutes per person. Hours of operation were noted. They still do curbside service and offer public computer use.

8. CITY ADMINISTRATOR REPORT

A. Brentwood Bound Update

Craig Schluter with Navigate Building Solutions shared the following:

Board approved the SWT contract at last meeting as the designers for playground - and they will be presenting their concept design drawings at various budget levels at the Public Works Committee meeting on April 8th.

The Event Lawn comfort station building is progressing toward the design development phase and will finish up on April 30th and will be reviewing costs to report back on some of the sustainability items and benefits of those measures in May.

The Deer Creek Greenway Connector with Jacobs Engineering will have their 95% drawings due in early May and will be presenting to Board in May.

Flood Mitigation Project Phase 1 – project is going well and is on schedule and on budget.

Flood Mitigation project Phase 2 – going out for bid April 8th and selecting a contractor in May.

Manchester Road improvement project also going out to bid on April 8th and will allow MoDot to award the contractor in June. MoDot bought 3 buildings on behalf of Brentwood to allow tunnel construction to happen. Buildings to be demo'd in late summer to early fall. MSD will then install pipes in same area. Bridge replacement at Black creek will require full closure for bridge to be rebuilt between May and August of 2022. Pedestrian bridge will happen at same time.

Brentwood Bound risk – Craig noted that costs could be higher due to rising commodities costs. The projects may come in over budget, but contingency should be plenty sufficient to cover projects.

Ameren is moving forward with their part to move lines in Norm West Park.

Craig then gave normal Brentwood Bound Update noting construction costs, soft costs and property acquisitions, contingency fund information, additional funding sources and noted the East/West Gateway grant that has been received.

Alderman Plufka asked about the Ameren bid being 30% higher than budgeted asking if that is now the expected normal due to higher commodities costs. Craig responded that not all will be the same percentage. It is not the same for everything.

Alderman Lochmoeller asked about the tunnel and bridge at Hanley being done at the same time. Craig noted they chose a time when traffic is minimized, and they will keep one lane open each way as part of the agreement. It was asked when they would demo Brentwood plastics. Craig noted it would be this month and will be completed in next 3 weeks.

Alderman Wegge shared that the Sustainability Commission was not in favor of pursuing the geothermal component for the building as it was not cost effective, but that they were in favor of pursuing the solar panels.

B. 2019 Comprehensive Annual Financial Report, 2019 Audit, Internal Control Report and Management Letter Meeting was then turned over to Derek Gokin with Daniel Jones and Associates CPA firm who shared information regarding the 2019 audit. He noted that they issued an unmodified opinion meaning this is a clean audit, which is the highest position they can offer. There were no financial statement findings for year end 2019.

9. CONSENT AGENDA

A. Standing Committees Reports

B. Meeting Minutes

C. Warrant List - 2021 Operating Funds Expenditures

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

E. Resolution No. 1281- A Resolution Approving An Agreement For Relocation Of Ameren Facilities Within The Brentwood Bound Project

F. Resolution No. 1282 - A Resolution Authorizing A Second Amendment To An Agreement With The Metropolitan St. Louis Sewer District (MSD) For Standard Sewer Maintenance Agreement In Association With The Brentwood Bound Civic Improvement Project

Mayor asked if there were any questions regarding the Consent agenda – and seeing none, a motion was made by Alderwoman Sims and seconded by Alderman Wegge to approve the consent agenda.

Roll was called:

Alderman David Plufka – Unavailable to vote on this item due to computer connection failure.

Alderwoman Nancy Parker Tice – yes

Alderwoman Sunny Sims - yes

Alderman Brandon Wegge - yes

Alderman Jeff Gould – Absent

Alderman Steve Lochmoeller - yes

Alderwoman Pat Ebeling- yes

Alderwoman Kathy O'Neill - yes

Motion carried by vote of 6 (yes) to 0 (No).

10. OLD BUSINESS

A. Bill No. 6320- An Ordinance of The City Of Brentwood, Missouri, Granting Site Plan Approval To Frederic Co. Inc. For Access and Parking Lot Modifications At 2827 South Brentwood Boulevard. Second Reading

Kevin O'Keefe, City Attorney did the 2nd Reading of the Bill.

Lisa Koerkenmeier, Director of Planning and Development was asked to give an update on site plan.

Motion was made by Alderman Lochmoeller and seconded by Alderwoman Sims to perfect Bill No. 6320 into Ordinance form.

Discussion item – Alderman Lochmoeller asked Bob Frederic (who was available on the zoom meeting) to be aware of the noise for residents in the area and to be mindful of that. Mr. Frederic agreed.

Roll was called:

Alderman David Plufka – yes

Alderwoman Nancy Parker Tice – yes

Alderwoman Sunny Sims - yes

Alderman Brandon Wegge - yes

Alderman Jeff Gould – Absent

Alderman Steve Lochmoeller - yes

Alderwoman Pat Ebeling- yes

Alderwoman Kathy O'Neill - yes

Motion carried by a vote of 7 (Yes) to 0 (No). Bill No. 6320 will become Ordinance No. 4958.

11. NEW BUSINESS

A. Bill No. 6321 - An Ordinance Of The City Of Brentwood, Missouri, Approving A Certain Easement Agreement With Bi-State Development Agency Of The Missouri -Illinois Metropolitan District; Authorizing Certain Other Actions In Connection Therewith; Providing For The Effective Date Of This Ordinance; And Containing A Severability Clause. - First Reading Only

Kevin O'Keefe did the first reading of Bill No. 6321.

Mark Murray shared information in connection with the Brentwood Bound Project. The City has determined it is necessary and desirable to acquire certain easements (permanent and temporary) and construction slope license

interests in property owned by Bi-State Development Agency of the Missouri-Illinois Metropolitan District. In order to complete the Project, Bi-State desires to grant the City of Brentwood, and the City of Brentwood desires to acquire from Bi-State, the easements described in Exhibits 1, 2, and 3 on Board Docs.

B. Bill No. 6322- An Ordinance Approving Utility Easements With Missouri American Water Company For Water Facility Relocations For The Brentwood Bound Improvements Project

Kevin O'Keefe did the first Reading of Bill No. 6322.

Dan Gummersheimer, Director of Public Works, explained the easements noting that the permanent easements will not incur project expenses. Missouri American Water Company will compensate the City of Brentwood for the temporary construction easement along Manchester Road near the bridge replacement.

Motion was made by Alderwoman Pat Ebeling and seconded by Kathy O'Neill to do 2nd Reading of Bill No. 6322.

Motion carried by unanimous voice vote.

Kevin did 2nd Reading of Bill No. 6322.

Motion was made by Alderwoman Tice and seconded by Alderwoman Sims to perfect 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 – Absent	Alderman Steve Lochmoeller - yes
Alderwoman Pat Ebeling- yes	Alderwoman Kathy O'Neill - yes

Motion carried by vote of 7 (yes) to 0 (No). Bill No. 6322 will become Ordinance No. 4959.

12. CITIZEN COMMENTS

A. Citizen Comments

None

Mayor Dimmitt entertained a motion to move to Closed Session. Motion was made by Alderwoman Ebeling and seconded by Alderman Plufka with Alderwoman Sims noting to adjourn from regular meeting from within. Roll was called:

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

Motion carried by vote of 7 (yes) to 0 (No). Meeting adjourned to closed session at 7:44 PM.

13. CLOSED MEETING

A. Legal - RSMo 610.021 (1)

B. Real Estate - RSMo 610.021 (2)

C. Personnel - RSMo 610.021 (3)

14. ADJOURN

A. Adjournment