

Monday, August 15, 2022
BOARD OF ALDERMEN REGULAR MEETING

MINUTES

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

A. Call to Order

B. Pledge of Allegiance

Mayor David Dimmitt called the meeting to order at 7:01 PM, immediately followed by the Pledge of Allegiance.

2. ROLL CALL

A. Roll Call - All members were present.

Alderman Plufka - Present

Alderwoman Tice - Present

Alderwoman Sims - Present

Alderman Wegge - Present

Alderman Gould - Present

Alderman Lochmoeller - Present

Alderwoman O'Neill - Present (Virtually)

Alderman Shelton - Present (Virtually)

Other members present at the meeting included Kevin O'Keefe (City Attorney), Bola Akande (City Administrator), Eric Gruenenfelder (Parks and Rec. Director), Whitney Kelly (Planning and Development Director), Chief Joe Spiess (Police), Craig Schluter (Navigate Building Solutions), Kelle Silvey (Deputy City Clerk), Fire Chief Ronnie Cottrell, Janet Levy (Communications Manager), Kyle Allen (Public Works Project Manager), Mark Grimm (Attorney, Gilmore Bell), Elise Ibendahl and Spencer Kelly (Jacobs Engineering), John Brancaglione (PGAV), Karin Jacoby (Husch Blackwell), Phil Hulsey and Joel Oliver (Green Street Real Estate Ventures), and Javier Caltenco (US Small Business Administration).

3. AGENDA APPROVAL

A. Approval or Amendment of Agenda - Agenda was approved by Acclamation.

4. ANNOUNCEMENTS, APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS & PRESENTATIONS

A. Presentation - July 26th to August 4th Storm Evaluation

Elise Ibendahl (Jacobs Engineering) presented Power Point slides (available in BoardDocs) and shared information on the catastrophic rains from July 26th to August 4th, noting that the performance of the Brentwood Bound area was successful and is not even completed yet. It is noted that 22 different municipalities drain towards Brentwood Bound. The city received 25% of the annual rainfall in 12 hours, with 7.68 inches of rain in 6 hours. Flooding of this magnitude to happen once every 1000 years. A Flash Flood Emergency was declared. It was stated that under any standard, the flood mitigation project of Brentwood Bound was successful in keeping water off Manchester Road, and that it did what it was intended to do.

Alderman Plufka asked that while project is not yet complete, do we think the capacity to hold additional water is needed? Elise responded that we are restoring the natural flood plain and that when the basins (ponds) that are designed for water retention are complete, the pooling and holding of water will work.

Alderman Lochmoeller asked if Craig could expand on what still needs to be completed. Craig Schluter (Navigate Building Solutions) stated that we have mostly landscape work in Phase 1, and primarily Phase 2 (eastern portion) still needs to construct the big Pond at Breckenridge Industrial Ct. and another pond at former Frederick Roofing, along with stream channel improvements and new bridge. These projects in particular will help with the flooding in Brentwood Bound.

Alderman Gould noted that while there was some flooding on Manchester in the area, the project is not complete. The MSD projects in the area are also not complete, which may also assist the flood mitigation project when completed.

5. PUBLIC HEARING

A. Public Hearing for Amendment to Ordinance No. 5003 regarding the Conditional Use Permit for Kitchen Conservatory, at 9001 Manchester Road for revised elevations to the prior approved plans

Mayor Dimmitt gavel opened the Public Hearing. Whitney Kelly presented information noting that the original CUP was approved in 2020. It lapsed, and in 2022 they sought a new CUP. They looked at cost benefits and revised the elevation. They are seeking an amendment to provide for new elevation. It was approved by the Planning and Zoning Committee by a vote of 8 (yes) to 1 (No). With no further questions or comments, the Mayor gavel closed the hearing.

B. Public Hearing to discuss the estimated allocation of \$20,000 in Community Development Block Grant funds available after January 1, 2023.

Mayor Dimmitt gavel opened the Public Hearing. Whitney Kelly presented the information, stating that each year the city participates with the St. Louis County Community Development Block Grant with \$20,000 for home improvement

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programs. It is generally \$5000 annually for income eligible participants, however that has been increased this year to \$7,500 starting September 1, 2022. On behalf of the city, she recommends continuing that program with St. Louis County. With no further questions or comments, the Mayor gavel closed the hearing.

6. CITIZEN COMMENTS

A. Citizen Comments

The following community members were present to present their thoughts:

1. **David Neuner – 3015 S. Brentwood Blvd.** - asked what is being done to mitigate the flooding issue along Brentwood Blvd. between Manchester Rd. and Marshal Rd. and also the area by the ball fields behind Millman Lumber and his building. What is being done to fix this? Does Brentwood Bound Project alleviate this?
2. **Megan Harris – 8706 Rosalie Ave.** - Thanked the Brentwood community for supporting them during the flood. She would like to understand the plans for Black Creek and the area filled with debris, and also the plans for the other municipalities around the county that have Black Creek, as their drainage impacts us downstream. She asked if the County is following rules for the watershed and inquired if the development on Manchester considered drainage and flood mitigation for the proposed developments.
3. **Dr. Johnathan Bell – 8255 Brentwood Industrial Dr.** - he represents **Custom Technologies LLC** and had not heard about Green Street Development and was concerned and upset about the “new batch” of eminent domain and blighted area. He thought this was done. Feels there should be some consideration given for small family businesses and manufacturing.
4. **Jeremy King – 2615 S. Hanley Rd.** - owns the **Watering Bowl** business and is concerned for Deer Creek conditions. He asked City to please clear out blockage in Black Creek, as that is not helping the flooding and not pass cost to business owners. His building was gutted, and he is concerned about opening in the future.
5. **Chris Thornton – 9421 Tillis Dr.** - He shared a few things forgotten: Mayor Kurtz and Mayor Kelly started this project years ago. Brentwood took unusual strategy to mitigate the problem themselves without State and Federal assistance. City was stringent about granting incentives to developers then, and asked Board to please remember this when negotiating. He reminded the group that the City took on what was physically possible, which was this section of Manchester Road., and that Black Creek could not be done. People can't place expectations on City that are not reasonable.
6. **Stew Clark – St. Claire Ave.** -stated we are getting a beautiful park with Brentwood Bound, and when we did the Redevelopment of Brentwood Square, we gave incentives which are now paying out and allowing us to do some of these projects. He also offered thanks to Jacobs Engineering for the presentation.
7. **Ellen Mel – CEO of Custom Technologies – 8255 Brentwood Industrial-** stated she was knowledgeable about the projects and that good choices were made. She wanted to be a part of Brentwood Businesses but is now concerned for the redevelopment decisions and the possible dismissing of businesses that have been in the community.
8. **Lora Gordon- 2616 Melvin** - has family here and she liked the uniqueness of the businesses in Brentwood as it is not the same as every other area. She asked that we not replace those businesses with ones that are like everywhere else. She asked how this plan will support the people who already live here?
9. **Rob Townsend- 8510 Manchester Rd.** - He runs Sideline Bar in Brentwood Center and wants to be a part of the future in Brentwood but is concerned for buying out the property for redevelopment and replacing small businesses.
10. **Nick Huesman - 8255 Brentwood Industrial (Custom Technology)** He lives in Webster Groves but works here in Brentwood. Loves it here. He is enthusiastic of Navigate Building Solutions and people moving in, but questions the City giving up a mile of main property to the redevelopment plan and not allowing free businesses to move in.
11. **Joe Blitzee** – lives in and leases business space in Brentwood – has plan to rebuild and wants to know what to do about the money he has spent on an Architect that has been hired, if the business is not going to be allowed to build. Should he leave?
12. **John Lowe** – Lives in Rock Hill now. He said “Please don't give away the store” - feels this development is too much, too fast.
13. **Mike Horton - 2527 Kentland Dr.** - would like to see or propose doing 3-D models to help show the proposed project, along with what is already here – a visual representation of what is going in and where. Since people are staying in the area and fighting to be here, why do we want to take them out? Feels we should keep the intentions of history and businesses that continue to be a part of the City.
14. **Venessa Tidwell- 2626 Melvin** – Is a huge supporter of Brentwood Bound but cannot support eminent domain.
15. **Karen Smith- Harrison Ave.** – Several points: *Concerned we are modeling the flooding on what we have present today and not on the future. *Questioned why we used eminent domain to get rid of buildings, and now

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we are wanting to build back buildings and businesses, *She is not supportive of eminent domain, and we had previously said we would not do that. * Other big St. Louis development projects have not done well, so protect the city and the fallbacks.

16. **Dave Ginny – 2616 Cecilia** – stated that problems environmentally will continue, and we need to prepare for flooding in the future and not just for what we have today, which is really an old project. Major concern is the environmental impact for future – adding density with hotels and apartment buildings. He does not think it will be the only 1000-year flood.
17. **Amy Stanford- 8506 Manchester – Time for Dinner** – have endured for years the floods, closure of roads, pandemic, construction, flood again, etc. and now may possibly lose business to eminent domain. She agrees with others that small business provides a service and she hopes this will be recognized in the future.
18. **Liz Baeshe – 8502-8518 Manchester** – she is heartbroken. Their tenant space is fully occupied and have been partners for 20 years in Brentwood. She does not feel there is the same passion for tenants and community. It is devastating how this has not been communicated and is concerned for what happens to small businesses.
19. **Fran Horbeth- 17 York Hills** – She agrees with businesses. She feels the City of Warmth has turned a cold shoulder. She feels the proposal is generic and that we should be addressing roadways and traffic first before building.
20. **Joyce Langguth – 2619 Cecelia** – Agrees with the traffic issue and that the density of the development is not good. She feels the Aldermen should listen to the people who voted for them.
21. **Chad Dykes – 2629-2635 S. Hanley Road with Particle Dynamics** – his business makes pharmaceuticals and has been here since 1973. This is the first time it flooded, and they are doing renovations now. It is difficult to move, and his investors worry. (They back up to Black Creek) They have been shut down since July 26th while they rebuild the plant. They don't want to "get out". Feels there needs to be a clean-out of massive debris in Black Creek.
22. **Judy Chiodini- Cecelia** – has lived here for years and seen many changes. She agrees with area development and feels for businesses, but also feels this is not what she envisioned at the time - and agrees with not replacing businesses. Concerned for traffic on Manchester.

Mayor thanked everyone for attending and sharing their thoughts.

7. MAYOR AND ALDERMEN REPORTS

A. Mayor David Dimmitt- Shared the appointment recommendations of Blaine Thomas and David Plufka to the Communications Committee.

Motion was made by Alderman Gould and seconded by Alderwoman Sims to approve the appointments of Blaine Thomas and David Plufka to the Communications Committee.

Moton carried by unanimous voice vote.

The Mayor also stated that because of the flood mitigation that has been done to date with Brentwood Bound and data that showed this project is working, we also saw that Public Safety had 23 fewer buildings that required a search. Our 1st responders do an excellent job and put their lives on the line to help and were able to assist with the dog rescue buildings as well. Also noted with the flooding events: The New Event Lawn Building, Parking Lot, and Playground constructed in Brentwood Bound did not flood – and he wanted to clear up any misunderstanding about that. There was, however, damage to the Sports Complex, which is being cleaned up, and he noted that Brentwood Days may possibly be in a new location–but more to come in days ahead. Many of the trails still need work and are impassable right now. Also, the Dog park will be going back in. We are still assessing all the damage due to the flood.

B. Alderman David Plufka - Ward 1 – Stated that tonight's Resolution No. 1382 (Re: Green Street Developer) is "not a done deal!" it is to potentially select a developer and come up with a plan for development between now and June 30th of next year. There is no discussion regarding eminent domain or tax incentives. Traffic will be studied at Planning and Zoning and at the Board level, as will vetting for each building proposed, if we get that far. This development is not tied to Brentwood Bound. The financial success of Brentwood Bound does not rely on the development of the Manchester corridor. This is misunderstood. We have great Management and Board in place. Projects like this will not derail what we are doing in the city.

C. Alderwoman Nancy Parker Tice - Ward 1 – Thanked the public for coming and appreciates all the passion. She also thanked the first responders and staff for all of their hard work. She announced the Ward 1 meeting on September 13th at 6:30 pm at the Recreation Center.

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D. Alderwoman Sunny Sims - Ward 2 – Echoes the sentiment for everyone coming and speaking tonight and encourages future input. She noted we are a long way away from development. She thanked the first responders for all their efforts and also announced the Ways and Means Committee meeting for August 16th at 5:30 pm.

E. Alderman Brandon Wegge - Ward 2 – Thanked Eric and the Parks and Rec. staff for all the work at the Brentwood Sports Complex. There was a lot to clean up after the flooding and we can be looking at mitigating concerns for the grounds. They will be assessing the grounds to use for Brentwood Days and hopes that we will be able to host this event. He announced a Special Board meeting that came out of Public Works Committee that is open to the public at the end of August (8.31.22) to review the bids for the destination playground. It was also announced that the Ward 2 meeting will be held on September 7th at 6:00. (Recreation center)

F. Alderman Steve Lochmoeller - Ward 3- Suggested citizens come to the Ward meetings to talk things out. He also thanked Bola and staff, as well as all other Municipalities who came to our aid during the flooding.

G. Alderman Jeff Gould - Ward 3 – Thanked all who came for voicing an opinion and appreciates the words of Alderman Plufka. It was also announced that there will be a Ward 3 meeting on September 27th at 7:00 at the Recreation Center.

H. Alderwoman Kathy O'Neill - Ward 4 – Echoed thanks to all.

I. Alderman Jack Shelton - Ward 4 – Thanked everyone and offered a note of recognition to the Brentwood Forest Board for their gesture of appreciation of pool passes for Brentwood workers and their families.

8. CITY ADMINISTRATOR REPORT

A. Kerb, Eck & Braeckel, LLP 2nd Quarter Audit Presentation

The City Administrator shared that she would be presenting the information on behalf of KEB, since we have such an awesome report and they felt she could deliver the information. KEB is the audit firm on record retained to do the independent oversight and verification services of all the expenditures of the 2018 and 2019 Series Certificate of Participation (COP) for the Brentwood Bound project and reviewing the City's policies and procedures and ensuring the city staff is following all the procedures. She stated that they do three tests: 1. To Compare paid invoices to signed contracts with various consultants approved by the Board of Aldermen 2) Examine invoices to determine if City policies and internal controls were followed 3) Examine invoices for payments allowed by the official statement of the COP. They found there were no exceptions in any of the three categories for 2018 or 2019.

B. Disaster Recovery Update - U.S. Small Business Administration

Javier Caltenco, Public Information Officer with Small Business Administration– was present to share information for the Presidential declaration for St. Louis City, St. Louis County and St. Charles County, for disaster relief affected by the flooding July 25-28, 2022, and how to apply for loans. He stated that businesses and individuals (owners and renters) can apply with FEMA first and the Small Business Administration. He stated that applicants don't have to take the loan, but financing is very low and there are no fees or closing costs, He noted that the recovery centers are open today at Hazelwood Civic Center and in Metro St. Louis at the Urban League on Kingshighway. He encouraged people to apply in person and people are there to help them, to avoid delays.

C. City of Brentwood Storm Update

Eric Gruenenfelder shared that they are cleaning up a lot of things, getting quotes and repairs done as quickly as possible. They will be getting the FEMA application done ASAP. He noted we have taken our insurance carrier (CHUBB) on tours of the area to see the flood damage. They are reviewing policy and estimating damages and will get back with us soon. The FEMA/SEMA public applicant briefing is tomorrow, and he will attend.

D. Brentwood Bound Update

Craig Schluter with Navigate Building Solutions presented the report that is available in BoardDocs. He noted the Constructions costs, Soft Costs, and Categories of Funding. There were no questions.

9. CONSENT AGENDA

A. Standing Committees Reports

B. Approval of Meeting Minutes

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

D. Update to Annual Liquor License Renewal

E. Resolution No. 1383 - A Resolution of the City of Brentwood Missouri, Authorizing the City Administrator to Apply for a Grant from the Municipal Park Grant Commission

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F. Resolution No. 1384 - A Resolution Approving a Charitable Pledge Agreement with West Community Credit Union to Assist with the Completion of the Brentwood Park Master Plan

G. Resolution No. 1385 - A Resolution Approving a Change Order to the Contract with Hof Construction, Inc. for Additional Work Needed for the Brentwood Park Pavilion and Event Lawn Project

H. Resolution No. 1386- A Resolution Approving A Contract with Byrne & Jones for FY 2022 Streets RFP **(Request was made to move to Old Business)**

I. Resolution No. 1387- A Resolution Approving Change Order With L. Keeley Construction For Brentwood Bound Phase 2

J. Resolution No. 1388- A Resolution Approving A Construction Change Directive With L Keeley Construction for Brentwood Bound Phase 2

It was requested to take Item H – Resolution 1386 – off of the Consent Agenda and move to Old Business for further discussion. There were no other changes.

Motion was made by Alderwoman Tice and seconded by Alderman Plufka to approve the amended agenda. Roll was called:

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 (yea) to 0 (nay).

10. OLD BUSINESS

A. Resolution No. 1386- A Resolution Approving A Contract with Byrne & Jones for FY 2022 Streets RFP

Kyle Allen presented information on behalf of Public Works Department Director. He stated that Byrne & Jones was the only contractor who responded to the new RFP. They did ask others to participate. Byrne & Jones came back with the same bid offer as the first time they bid.

Alderman Wegge noted that this bid is 3 times the amount that had been budgeted, and that we should hold off as this is not a competitive pool.

Alderwoman Tice stated that this came from Public Works Committee. We need to do this work and we have been thorough in trying to attract bids.

Motion was made by Alderwoman Tice and seconded by Alderman Shelton to approve the contract with Byrne & Jones. No further discussion. Roll was called:

Alderman Plufka – Yes	Alderwoman Tice – Yes
Alderwoman Sims – No	Alderman Wegge – No
Alderman Gould – Yes	Alderman Lochmoeller – Yes
Alderwoman O’Neill - Yes	Alderman Shelton – Yes

Motion carried by a vote of 6(yea) to 2(nay).

11. NEW BUSINESS

A. **Resolution No. 1382** – Green Street Real Estate Ventures - Manchester Road Redevelopment Area - A Resolution Selecting Green Street Real Estate Ventures, LLC As Preferred Developer For Redevelopment Of An Area Along Manchester Road Between Mary Avenue On The West And Hanley Road On The East; Authorizing The Execution Of A Preliminary Funding Agreement; And Authorizing City Staff To Negotiate A Redevelopment Agreement For Consideration By The Board Of Aldermen.

Joel Oliver and Phil Hulsey (Founder, Green Street) were present, along with several other members of their team, to present the information. The Power Point presentation is available in BoardDocs. Joel noted this is the same information that was presented when they submitted the RFP and the same presentation that was delivered at the Redevelopment Corp. Board Meeting on July 19th. They are a unique company in that all business is done “in house”. They specialize in all asset classes, except individual homes. They are proposing 23 buildings, which by standards is not a “dense” project. He described the buildings and the three phases and noted that they complied with all requirements of the RFP. He then gave a re-cap on workforce housing and how it works. He noted that Green Street is from St. Louis, and they plan to stay and develop and manage the project. They don’t like to do eminent domain – they prefer to meet with owners and tenants as there is no benefit to displace people or businesses from this community. They want to use city owned property in the project, and they shared information on revenue generation and tax abatement over the next 10 years. They also gave a forecast for potential new students to the school system and a predicted number of new jobs in community.

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The Mayor then spoke, encouraging the appointment of Green Street as the Master Developer and the approval of a funding agreement to hire PGAV to run the numbers for the project. He noted that Green Street has never used eminent domain in 23 years and confirmed that we are not putting buildings back in the flooding areas. The goal of the project is to show the community what they said they wanted and reminded everyone that all new buildings are required to have green features. The mayor requested we not vote on the developer tonight, and we put this decision off until the September 19th Board of Aldermen meeting, allowing more time for review and discussion.

Alderman Lochmoeller expressed thoughts on the dense population for the number of apartments and also the safety of the multi-level garage. It was confirmed that Green Street team is open to working with the 1st responders regarding safety concerns, Alderman Lochmoeller suggested maybe taking the Board on tour of other projects to get a feel for the ideas, and the response from Green Street was positive.

Alderman Gould noted this is a land use question for what the community wants to see, and that this plan is a “concept plan” and does not mean it will be exactly this way. He noted that Green Street has to live with this and engage here as well, so he is encouraged that they work with current landowners.

Alderman Wegge inquired what mixed-use commercial property means. Joel gave an example and stated that they are looking at the kind of businesses people want. Joel also noted that a traffic study will be done to limit spaces on and off Manchester and that this will be thoughtful and intentional. Alderman Wegge noted that at this time he is not in favor of eminent domain or tax abatement for this development.

Alderwoman Tice inquired about whether workforce housing was in one building or spread out across buildings. Joel noted that this will be for only 10% of overall units (so approximately 60 units) and that they are in one area (for unit management) but that no one knows who or which unit is part of the program. He gave an example of the Grove in St. Louis.

Alderwoman O'Neill stated that senior housing was not on the list of things requested and inquired why it was included. Joel shared that “active” senior housing (like what is presented) was suggested by the 353 Redevelopment Board and that non-active senior housing (assisted living) is not what they support.

Alderman Gould asked what percentage of density could be cut to be replaced with commercial properties? Joel said they would be open to dialog but would want to look at businesses and make sure they don't have too much of one type thing.

Motion was made by Alderman Plufka and seconded by Alderman Gould to table Resolution 1382 until the September 19, 2022, Board Meeting. There was no further discussion.

Motion carried by unanimous voice vote.

B. Bill No. 6380 - Emergency Authority / Storm Response and Clean-up - An Ordinance Amending Section 115.120 Of The Brentwood City Code Relating To Emergency Authority To Be Exercised By The Mayor And City Administrator. First and Second Reading.

City Attorney O'Keefe did the first reading and then shared that Subsection A of the Bill is already in the city's ordinances and that this Bill adds Subsections B, C & D and expands the range of options and tools available to the Mayor and City Administrator in the face of natural disaster (“qualifying natural events”). This allows the Mayor to declare an emergency circumstance, and then upon financial review, enables the City Administrator to engage contractors, wave city fees and otherwise facilitate property owners and resident's recovery from the disaster.

This is Intended to provide a broader, more robust response opportunity.

Motion for 2nd Reading was made by Alderman Gould and seconded by Alderwoman Sims. No discussion.

Motion carried by unanimous voice vote.

City Attorney did the second reading of the Bill.

Motion was made by Alderman Plufka and seconded by Alderwoman Tice to Perfect Bill No. 6380 into Ordinance form. There was no Discussion. Roll was called:

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 (yea) to 0 (nay) - Bill #6380 will become Ordinance No. 5031

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C. EMERGENCY DECLARATION BY MAYOR DAVID A. DIMMITT UPON APPROVAL OF BILL No. 6380

Mayor Dimmitt read the emergency declaration (available in BoardDocs) and then signed the document.

It was later noted by the City attorney that there was a typo in the document (115.130 – should be 115.120). Typo was corrected and Mayor signed a new copy. Typo was corrected in BoardDocs document as well.

D. **Bill No. 6381** - Second Amendment to Real Estate Agreement - An Ordinance Of The City Of Brentwood, Missouri, Approving A Certain Second Amendment To 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.; Authorizing Certain Other Actions In Connection Therewith; Providing For The Effective Date Of This Ordinance; And Containing A Severability Clause. First and Second Reading.

City Attorney did the first reading of the Bill.

City Administrator shared that this a second amendment to the real estate contract between the City and Bi-State Development Agency. First amendment was to give sufficient time to do the survey and now after the survey it has been determined that part of the parcel is not owned by Bi-state, so the contract has been amended and the cost has decreased by about \$13,000. Alderman Gould confirmed that this is two separate lots. Both lots were part of the same plat that was drawn.

Motion for 2nd Reading was made by Alderman Wegge and seconded by Alderwoman Tice.
Motion carried by unanimous voice vote.

City Attorney did the second reading of the Bill.

Motion was made by Alderman Lochmoeller and seconded by Alderwoman Sims to Perfect Bill No. 6381 into Ordinance form. There was no discussion. Roll was called:

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 (yea) to 0 (nay) – Bill #6381 will become Ordinance No. 5032

E. **Bill No. 6382**- Easement Agreements for Ameren Electric Facilities Related to the Brentwood Bound Project Improvements - An Ordinance Approving Utility Easements with Union Electric Company D/B/A Ameren Missouri For Electric Facilities For The Brentwood Bound Improvements Project. - First and Second Reading.

City Attorney did the first reading of the Bill.

Craig Schluter (Navigate Building Solutions) presented the information noting that Ameren will bury the power lines and remove the poles and that this Ordinance will grant the easements to allow them to bury the lines.

Motion for 2nd Reading was made by Alderman Plufka and seconded by Alderwoman Sims. No Discussion,
Motion carried by unanimous voice vote.

City Attorney did the second reading of the Bill.

Motion was made by Alderwoman Sims and seconded by Alderwoman Tice to Perfect Bill No. 6382 into Ordinance form. There were no questions. Roll was called:

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 (yea) to 0 (nay) – Bill #6382 will become Ordinance No. 5033.

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F. Bill No. 6383 - An Ordinance repealing Ordinance number 5003 and granting approval of a new conditional use permit and site development plan for an establishment providing cooking classes offering instruction on food preparation which is done on-site relative to property numbered 9001 Manchester Road. First and Second Readings.

City Attorney did the first reading of the Bill.

Whitney Kelly presented the information noting the Public Hearing earlier in the meeting. They are seeking approval for revised elevations. Alderman Plufka inquired about the changes, and it was explained that this was approved earlier in 2019 and not completed and now there is a new material that can be used that is more cost effective and a more modern style design.

Motion for 2nd Reading was made by Alderman Plufka and seconded by Alderwoman Tice.
Motion carried by unanimous voice vote.

City Attorney did the second reading of the Bill.

Motion was made by Alderman Plufka and seconded by Alderwoman Sims to Perfect Bill No. 6383 into Ordinance form.

Alderman Gould asked if Planning and Zoning committee approved the new design. It was reported that the P&Z committee and Site plan subcommittee reviewed and voted in favor to approve this.

There was no further discussion. Roll was called:

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 (yea) to 0 (nay) - Bill #6383 will become Ordinance No. 5034

G. Bill No. 6384 - An Ordinance approving a final subdivision plat of a tract of land being Lots 7 and 8 of Parkridge and the northern 7.5 feet of that portion of the 15-foot-wide vacated alley located at 2339 St. Clair Avenue into two (2) single-family residential lots. First and Second Readings.

City Attorney did the first reading of the Bill.

Whitney Kelly presented information noting this is a minor subdivision of an existing lot and includes half of a recently vacated alley. Both lots meet with single family subdivision zoning, and this is an administrative act.

MOTION for 2nd Reading was made by Alderwoman Sims and seconded by Alderman Wegge.
Motion carried by unanimous voice vote.

City Attorney did the second reading of the Bill.

Motion was made by Alderman Gould and seconded by Alderwoman Sims to Perfect Bill No. 6384 into Ordinance form. There was no Discussion. Roll was called:

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 (yea) to 0 (nay) - Bill #6384 will become Ordinance No. 5035.

H. Bill No. 6385 - An Ordinance amending Ordinance No. 5004 granting site development plan approval site plan approval for the exterior modification to the existing building at 2428 S. Brentwood Blvd. for the offices of the St. Louis Cremation to allow for revised elevations. First and Second Readings.

City Attorney did the first reading of the Bill.

Whitney Kelly presented the information stating that the project came in over budget due to construction costs and inflation, and this is to modify the existing structure. Alderman Gould confirmed that the parking structure agreement is still built in and part of building permit.

MOTION was made by Alderman Plufka and seconded by Alderwoman Tice for 2nd Reading of the Bill.
Motion carried by unanimous voice vote.

City Attorney did the second reading of the Bill.

Monday, August 15, 2022
BOARD OF ALDERMEN REGULAR MEETING

MINUTES

Motion was made by Alderman Lochmoeller and seconded by Alderwoman O'Neill to Perfect Bill No. 6385 into Ordinance form. There was no discussion. Roll was called:

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 (yea) to 0 (nay) – Bill #6385 will become Ordinance No. 5036.

12. CITIZEN COMMENTS

A. Citizen Comments

Dr. Johnathan Bell (spoke earlier as well) and endorsed the decision to table Resolution No.1382 to the next meeting. He expressed concern for only one bid for the project. He was glad group was prepared to not consider eminent domain at this time, since the entire community seem opposed to this. He noted that CLA firm aid the project could be done without tax abatement and he hopes the Board will not cave on this decision.

Karen Smith, Harrison Ave., did not think the redevelopment that was agreed upon would be this extensive, and is glad to be able to discuss at Ward 3 meeting before Board meets again. Richmond Heights is supposed to hold waterflow back from Black Creek, so it does not rush and flood so bad here. Is there a way to see if Richmond Heights could do more?

13. CLOSED MEETING

A. Legal - RSMo 610.021 (1)

B. Real Estate - RSMo 610.021 (2)

C. Personnel - RSMo 610.021 (3)

Motion was made by Alderman Plufka and seconded by Alderman Wegge to adjourn pursuant to sections RSMo 610.021 subsections (1), (2) & (3) and to adjourn from meeting therein. No discussion. Roll was called:

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 (yea) to 0 (nay).

14. ADJOURN

A. Adjournment

This meeting was livestreamed on YouTube and recorded. The recording will be made available on the City's YouTube channel. Please be aware that your presence may be recorded.