

Wednesday, August 31, 2022
BOARD OF ALDERMEN - SPECIAL MEETING -WORKSHOP

MINUTES

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

A. Call to Order- Mayor Dimmitt Called the meeting to order at 6:01 PM

2. ROLL CALL

A. Roll Call – Seven members were present:

Alderman Plufka – Present	Alderdwoman Tice – Present
Alderdwoman Sims – Present	Alderman Wegge – Present
Alderman Gould – Present	Alderman Lochmoeller – Present
Alderdwoman O’Neill - Present	Alderman Shelton – Absent

Other members present included Eric Gruenfelder (Parks and Recreation), Ted Spaid (SWT Design), Craig Schluter (Navigate Building Solutions), and Bola Akande (City Administrator)

3. AGENDA APPROVAL

A. Approval or Amendment of Agenda

Motion was made by Alderman Plufka and seconded by Alderdwoman Sims to amend the agenda to add the ability for Public Comment as Item number 4.5 on the agenda.

Motion carried by unanimous voice vote.

Agenda was then approved by acclamation.

4. PRESENTATION

A. Presentation - Brentwood Park Destination Playground

Director Eric Gruenfelder, Ted Spaid and Craig Schluter presented the Power Point presentation (available in BoardDocs) sharing the following:

- The Base Bid included so much more than just the playground (Site infrastructure, grading, pathways/sidewalks, equipment installation, safety surfacing, main pavilion, waterplay area, irrigation and landscape)
- It also included alternate bid items (Water Capture System, Main Entrance Arches, Family Pavilion, Boardwalk/Overlook, Understory Plantings, and Turf at Main Pavilion)
- Three bids were received for the Project – all of which were significantly higher than the budget estimate, due to inflation, labor market and construction costs. Plocher Construction was low bid due to fact that they have an in-house labor force as opposed to Hof Construction who would have to subcontract some of the work out.
- Due to time sensitivity, and seasonal considerations, project needs to move forward. Bids are only good for 60 days to keep costs current.
- Cost of overage on bid project can be covered by Contingency fund and Gift from West Community Credit Union.
- Bid alternates can be funded with combination of Municipal Park Grant, Storm Water and Parks Improvement Fund balance, additional anticipated naming rights, and some Economic Development Sales Tax funds if needed.
- Potential FEMA funds may help with damage due to flooding for any groundwork that was already done
- Total cost of entire project, with increased bid, bid alternates and playground equipment already purchased is nearing \$7.1 M, but added cost will not impact or defer other projects or maintenance already in the budget.
- A recap of all project costs, bid alternate costs and budget options were shared.

4.5 CITIZEN COMMENTS

A. Citizen Comments

- Dan Hancock – Owns REmax - 8081 Manchester – spoke about the business and his concerns for the pending Manchester Rd. Corridor Development project (which is not related to the meeting tonight)
- Rod Wright – Felt the Post-Dispatch wrote an unfair article about the Brentwood Bound Project. He is glad to see adequate reserves and feels results are spectacular, even if improvements still need to be made. He noted that park improvements last for a long time and over 20 years, this is not much when taken into consideration what it will bring to the community. Thinks the Board should support the packet.
- Brian Hansen – Shared that he thought this was a fabulous project and top-notch design. He is a contractor that jumped out of the bid due to timing issues. Feels the water capture system should be the #1 bid alternate priority as an opportunity to save money and add sustainability.

5. NEW BUSINESS

A. Resolution No. 1389 - A Resolution approving the base bid with Plocher Construction to complete the Brentwood Park Destination Playground Project.

Motion was made by Alderman Wegge and seconded by Alderwoman Sims to approve Resolution #1389.

Discussion: Alderman Gould inquired if it we could accept contractor and not the bid. He was hoping that some of the savings we had accumulated in funding sources could be used to pay down other projects and not add to this one. Ted and Craig shared that it is not possible to accept the contractor without the bid, but if we enter a contract with them, we can maybe talk about some "value engineering" in some small ways to save on costs.

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	

Motion carried by a vote of 7(yea) to 0(nay).

B. Resolution No. 1390 - A Resolution approving Bid Alternate #1 - Water Capturing System

Motion was made by Alderman Gould and seconded by Alderwoman Tice to approve Resolution #1390.

Discussion: Alderwoman O'Neill noted that if Deer Creek is a learning opportunity, we need to include sustainable water feature. Alderman Gould agreed noting that it will pay for itself in a very short time.

No further discussion. Roll Call:

Alderman Plufka - Yes	Alderwoman Tice - Yes
Alderwoman Sims - Yes	Alderman Wegge - Yes
Alderman Gould - Yes	Alderman Lochmoeller - Yes
Alderwoman O'Neill - Yes	

Motion carried by a vote of 7(yea) to 0(nay).

C. Resolution No. 1391 - A Resolution approving Bid Alternate #2 - Main Entry Arches

Mayor entertained a Motion to approve this Resolution and no motion was made. Resolution died.

D. Resolution No. 1392 - A Resolution approving Bid alternate #3 - Family Fun Pavilion

Motion was made by Alderman Wegge and seconded by Alderwoman Sims to approve Resolution #1392.

Discussion: Alderman Gould asked if this could be constructed later, and recommendation was that the ground preparation, hillside walls, etc. would be harder to do later and we would pay a more premium price to shut down the play area to rework that site location with overlook and overview after the initial site construction.

Alderwoman Tice asked if there was another pavilion in the base bid, and it was confirmed that there is one that overlooks the water play area, but it is included in the base bid. She also asked about ADA issues for the incline/decline. It was noted there is a 5% grade walkway to enable universal access to pavilion. There are steps and a slide as well for more direct access from pavilion to play area.

Alderwoman O'Neill inquired about shade, noting there is a lot of open space. Ted said that without the overall pavilion, that would be much harder to provide, and not sure what they would be able to do.

No further discussion. Roll call:

Alderman Plufka - Yes	Alderwoman Tice - Yes
Alderwoman Sims - Yes	Alderman Wegge - Yes
Alderman Gould - No	Alderman Lochmoeller - Yes
Alderwoman O'Neill - No	

Motion carried by a vote of 5(yea) to 2 (nay).

E. Resolution No. 1393 - A Resolution approving Bid Alternate #4 - Boardwalk and Overlook

Motion was made by Alderman Plufka and seconded by Alderman Wegge to approve Resolution #1393

Discussion: Alderwoman Tice commented that while t his is expensive, the funding sources have changed her mind. It is a WOW feature, and we should be Bold and do it!

Alderwoman O'Neill has the same hesitancy due to cost and seeing a similar structure at another park she would only be willing to support this if there was access to the feature from both ends.

Alderman Plufka liked that he saw older adults who may not be able to use other features sharing this overlook with their younger kids (grandkids) and thinks it would be a favorite feature.

Alderman Lochmoeller had questions regarding the material this is made of, to make sure it was long-lasting and would not require regular repair. Ted noted this is made of steel posts and Trex decking (not treated lumber) with steel railing and will be long-lasting and sturdy.

There was no further discussion. Roll was called:

Alderman Plufka – Yes
Alderman Sims – Yes
Alderman Gould – No
Alderman O’Neill -No

Alderman Tice – Yes
Alderman Wegge – Yes
Alderman Lochmoeller – Yes

Motion carried by a vote of 5(yea) to 2 (nay).

F. Resolution No. 1394 - A Resolution approving Bid Alternate #5 - Understory Plantings

Motion was made by Alderman Lochmoeller and seconded by Alderman Sims to approve Resolution #1394.

Discussion: Alderman Gould noted that this really could be done over time with grant money, maybe. Ted noted that it does not require significant construction but is better to get it done right away, seeded slopes take longer to establish, and muddy compromised ground does not look nearly as nice. Alderman Gould asked if our city laborers would be able to do this work? Eric commented that the breakout of labor and materials would not save much money and that the time it would take could be extensive (years). Doing it now would be more cohesive, timely, and there would be warranty on plants/trees. Using Forest Relief would not provide the quality of caliper of trees we are planning to install.

There was no further discussion. Roll was called:

Alderman Plufka – Yes
Alderman Sims – Yes
Alderman Gould – No
Alderman O’Neill -Yes

Alderman Tice – Yes
Alderman Wegge – Yes
Alderman Lochmoeller – Yes

Motion carried by a vote of 6 (yea) to 1 (nay).

G. Resolution No. 1395 - A Resolution approving Bid Alternate #6 - Artificial Turf at Main Pavilion

Motion was made by Alderman Tice and seconded by Alderman Sims to approve Resolution #1395.

There was no Discussion. Roll was called:

Alderman Plufka – Yes
Alderman Sims – Yes
Alderman Gould – Yes
Alderman O’Neill - Yes

Alderman Tice – Yes
Alderman Wegge – Yes
Alderman Lochmoeller – Yes

Motion carried by a vote of 7(yea) to 0(nay).

6. ADJOURN

A. Adjournment

Motion was made by Alderman Sims and seconded by Alderman Tice to adjourn the meeting.

Motion carried by unanimous voice vote.

Meeting adjourned at 7:46 PM