

**Tuesday, September 6, 2022**  
**BOARD OF ALDERMEN REGULAR MEETING**

**MINUTES**

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

A. Call to Order – The Mayor called the meeting to order at 7:05 PM, while we continued to experience technical difficulties that impacted video recordings for several minutes of the meeting.

B. Pledge of Allegiance - The pledge immediately followed the Call to Order.

**2. ROLL CALL**

A. Roll Call – All 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 – Present

Additional people present at the meeting included: Jason Peach (CEO West Community Credit Union), Stephanie Tyler and Lori Hudson (West Community Credit), Dan Gummersheimer (Director of Public Works), Eric Gruenenfelder (Director of Parks and Recreation), Whitney Kelly (Director of Planning and Development), Robin Jones (Director of Finance), Jason Kotz (Human Resources Manager), Craig Schluter (Principal of Navigate Building Solutions), John Brancaglione (PGAV), Bola Akande (City Administrator), and Kelle Silvey (Deputy City Clerk).

**3. AGENDA APPROVAL**

A. Approval or Amendment of Agenda – Agenda was approved by acclamation.

**4. ANNOUNCEMENTS, APPOINTMENTS, PROCLAMATIONS & RECOGNITIONS**

A. West Community Credit Union Partnership

Eric Gruenenfelder presented information stating that the new Event Lawn in Brentwood Bound area will now be known as the West Community Credit Union Event Lawn. CEO, Jason Peach was present thanking everyone and celebrating the City’s new partnership, noting they are happy to be a part of the Brentwood community and continue the legacy. Stephanie Tyler and Lori Hudson were also present as part of the team and took pictures. Mayor Dimmitt stated that West Community is a great corporate sponsor and thanked them for their generosity and contribution.

**5. CITIZEN COMMENTS**

A. Citizen Comments – Karen Smith inquired about not being able to see the meeting, as she was an attendee via Zoom. The Mayor shared that we were experiencing technical difficulties.

**6. MAYOR AND ALDERMEN REPORTS**

A. Mayor David Dimmitt – No Report

B. Alderman David Plufka - Ward 1 – No Report

C. Alderdwoman Nancy Parker Tice - Ward 1- Announced the Ward 1 Meeting for Tuesday, September 13<sup>th</sup> at 6:30 at the Community Center, encouraging people to join them.

D. Alderdwoman Sunny Sims - Ward 2 – Announced the Ward 2 Meeting for tomorrow (September 7<sup>th</sup>) at 6:00 pm at the Community Center, also encouraging people to join them.

E. Alderman Brandon Wegge - Ward 2 – Thanked Dan Gummersheimer and Public Works staff for the lights on Rosalie.

F. Alderman Jeff Gould - Ward 3- Announced the Ward 3 meeting on September 12<sup>th</sup> at 7:00pm at the Community Center.

G. Alderman Steve Lochmoeller - Ward 3 – No Report

H. Alderdwoman Kathy O’Neill - Ward 4 – Offered accolades from Brentwood Forest to Matt and Craig for their trash collection and pick-up. They do a great job and are nice and personable.

I. Alderman Jack Shelton - Ward 4 - No Report

**7. CITY ADMINISTRATOR REPORT**

A. Brentwood Bound Update

Craig Schluter with Navigate Building Solutions gave the regular report, noting construction costs, soft costs, updated categories of funding, and updated economic sales tax. There were no questions.

(Video presentation was then restored at 7:12 PM.)

## **8. CONSENT AGENDA**

A. Standing Committees Reports

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

C. Approval Of The 2022 Board of Directors - 8750 Manchester Road Community Improvement District (CID)

D. Approval of the 2nd Quarter Report for Ambulance Fee Write Offs

E. Resolution No. 1396 - A Resolution authorizing an agreement with EMS/MC for Professional services related to collection of revenue from Missouri Ground Emergency Medical Transport Program

F. Resolution No. 1397- A change order approving additional work scope with L. Keeley Construction for Brentwood Bound- Flood Mitigation Phase-1

G. Resolution No. 1398 - A Resolution Approving a Real Estate Loan with Bank of Springfield for the Purchase of of a Portion of Certain Property at 9321 Litzsinger Rd.

H. Special Use Permit Application for Global Brew Tap House

**Motion to approve Consent Agenda was made by Alderman Lochmoeller and seconded by Alderman Gould.**

### **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 vote of 8 (yes) to 0 (no).**

## **9. OLD BUSINESS**

A. Request for Tax Abatement for 241 Hanley Industrial Court

John Brancaglione presented the information and noted that the committee has received the report that was prepared for this project, which follows the city’s guidelines. John stated that they did the site plan review (as our interim planning and development managers during staff transition) and they don’t feel the request for tax abatement is appropriate for a variety of reasons: Granting tax abatement because of increased construction costs is not good to set that precedent. Also, not sure that the Chapter 353 statute qualifies. Also, there is no public, economic return for Brentwood for this project, which does not meet the criteria.

Alderman Lochmoeller noted they requested assistance regarding the flood line. John Brancaglione noted they are on flood line but the project meets flood requirements on site-plan review and could not find justification for that argument.

Mayor said that if so inclined, a motion would need to be made to authorize City Administrator to pursue the agreement with Gilmore and Bell to prepare the transaction documents.

No motion was made.

## **10. NEW BUSINESS**

**A. Bill No. 6406** - An Ordinance correcting and renumbering previously approved Bill Numbers that were given the same number through a scrivener’s error, and matters related thereto. First and Second Reading.

First Reading was done by City Attorney Kevin O’Keefe.

**Motion for 2<sup>nd</sup> Reading was made by Alderman Shelton and seconded by Alderman Lochmoeller.**

**Motion carried by unanimous voice vote.**

Second Reading was done by City Attorney Kevin O’Keefe.

**Motion was made by Alderman Gould and seconded by Alderwoman O’Neill to perfect Bill# 6406 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 (yes) to 0 (no) Bill # 6406 will become Ordinance #5037**

**B. Bill No. 6407**-An Ordinance of the City of Brentwood, Missouri, approving a certain real estate sale contract with Mount Calvary Evangelical Lutheran Church of the Unaltered Augsburg Confession, of Brentwood, Missouri for the purchase of a portion of certain property at 9321 Litzsinger Road in the City of Brentwood, Missouri; authorizing certain

other actions in connection therewith; providing for the effective date of this ordinance; and containing a severability clause. First and Second Reading

First Reading by City Attorney, Kevin O'Keefe.

Eric Gruenenfelder presented the information noting that this is the real estate contract for the green space behind the church.

**Motion for 2<sup>nd</sup> Reading was made by Alderwoman Tice and seconded by Alderwoman O'Neill.**

**Motion Carried by unanimous voice vote.**

Second Reading by City Attorney, Kevin O'Keefe.

Discussion: Alderman Plufka noted that the city would be going into debt here in an effort to save reserve funds, and while he likes the project and is in favor of the park, he does not like the way we chose to do the funding.

**Motion was made by Alderwoman Tice and seconded by Alderman Wegge to perfect Bill # 6407 into Ordinance Form.**

Discussion: Alderwoman Tice thanked City Administrator and Director of Parks for their work in getting to this point with negotiation. She likes having a park in this area (Ward 1) – it is a great amenity for this area.

Alderman Gould asked if there was an updated comprehensive park plan and noted that now is the time to do a system-wide master parks plan with this new area and other area being developed.

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 (Yes) to 0 (No) – Bill #6407 will become Ordinance # 5038**

**C. Bill No. 6408-** Easement Agreements for Ameren Electric Facilities Related to the Brentwood Bound Improvements Project- 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

First Reading by City Attorney, Kevin O'Keefe.

Dan Gummshheimer presented the information stating that the easements will allow Ameren to go underground to bury the Lines so that we don't see the wires.

**Motion for 2<sup>nd</sup> Reading was made by Alderman Lochmoeller and seconded by Alderman Shelton. No discussion.**

**Motion carried by unanimous voice vote**

Second Reading by City Attorney Kevin O'Keefe.

**Motion was made by Alderman Shelton and seconded by Alderwoman Tice to perfect Bill # 6408 into Ordinance Form.** 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 (Yes) to 0(No) – Bill # 6408 will become Ordinance # 5039**

**D. Bill No. 6409-** An Ordinance Approving Maintenance Agreements With Metropolitan St. Louis Sewer District (MSD) For The Brentwood Bound Improvements Project First and Second Reading.

First Reading by Kevin O'Keefe.

Dan Gummshheimer presented the information noting the requested MSD easements are for four locations and it is best management practice for them to be able to maintain the parks area.

**Motion for 2<sup>nd</sup> Reading was made by Alderman Gould and seconded by Alderman Wegge.**

**Motion carried by unanimous voice vote.**

Reading by Kevin O'Keefe

**Motion was made by Alderman Gould and seconded by Alderman Lochmoeller to perfect Bill #6409 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 (Yes) to 0 (No) Bill # 6409 will become Ordinance #5040**

**E. Bill No. 6410-** An Ordinance Approving Easement Agreements For Russell Avenue STP 5577 (638) Shared Use Path-  
First And Second Reading

First Reading by Kevin O’Keefe.

Presentation was made by Dan Gummersheimer who noted that Parcel 17 is a 500 Sq. Ft. easement with a settlement for \$34,000. He requested approval to sign off on this amount for warrant list and check request.

**Motion was made by Alderwoman Tice and seconded by Alderman Gould for a 2<sup>nd</sup> Reading.  
Motion carried by unanimous voice vote.**

Second Reading by Kevin O’Keefe.

**Motion was made by Alderman Lochmoeller and seconded by Alderman Gould to perfect Bill #6410 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 (Yes) to 0 (No) – Bill #6410 will become Ordinance #5041.**

**F. Bill No. 6411 -** Sanitation Division Compensation Plan - An Ordinance Establishing A Pay Classification System For Sanitation Division Full-Time City Of Brentwood Employee Positions And Establishing An Accompanying Pay Classification System For Fiscal Year 2022 And Related Matters, Which Are Contingent Upon The Annual Budget Appropriation; And Providing For The Effective Date Of This Ordinance. First and Second Reading

First Reading by Kevin O’Keefe.

Jason Kotz presented information, noting we have had a difficult time recruiting sanitation workers. Higbee and Associates did the comparison study and found other cities are offering bonuses and stipends to be competitive. They recommend an increase in the pay grade for drivers only (from grade 10 to grade 11) and moving all workers from a 6.5 hr. day to 8.0 hours, effective September 1<sup>st</sup>.

Alderman Wegge asked if we determined they need 8 hours/day? Jason responded that they typically use 8 hrs. and we pay them, so we are not saving that much. We only pay overtime if it exceeds 40 hours/week.

Alderman Gould noted this is also critical for retention and asked if we advertise this. Jason noted we have filled position, but this will help keep them.

Alderwoman Tice understood the 8 hours but questioned the grade change. It was noted that this was for drivers only.

**Motion for 2<sup>nd</sup> Reading was made by Alderman Gould and seconded by Alderman Lochmoeller.  
Motion Carried by unanimous voice vote**

Second Reading by Kevin O’Keefe.

**Motion was made by Alderman Wegge, seconded by Alderwoman Tice to perfect Bill # 6411 into Ordinance form.**

There was 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	Alderman Shelton – Yes

**By a vote of 8 (Yes) to 0 (No) – Bill # 6411 will become Ordinance #5042.**

**G. Resolution No. 1399** – De-attachment of Corporal Lang to the St. Louis County Policy Academy - A Resolution Of The City Of Brentwood Missouri, Approving A Contract Agreement Entered By And Between Saint Louis County, For And On Behalf Of St. Louis County And Saint Louis County And Municipal Police Academy Board Of Managers And Its Past And Present Officers, Elected Officials, Employees And Legal Representatives For The Services Of The Of Brentwood’s Police Officer Corporal Lang.

Chief Spiess presented the information, stating that St. Louis County contacted us and stated that Officer Lang was their first pick for this distinguished position to teach recruits. He noted that this position could be for many years if he does a good job.

Alderman Plufka noted that if he comes back, he would be taken back into the department. Then, if any officer were to leave after he returns, no new officer would be hired.

**Motion was made by Alderman Lochmoeller and seconded by Alderman Shelton to approve Resolution #1399.** 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

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

### 11. CITIZEN COMMENTS

A. Citizen Comments - None

Mayor entertained a motion to move to Closed Session pursuant to RSMo 610.021 Sub-Sections 1 and 2, Legal and Real Estate. City Attorney noted this should also include Sub-Section 12.

**Motion was then made by Alderman Plufka and seconded by Alderman Wegge to move to closed session, as stated to include subsections 1, 2, and 12 and to adjourn therein.**

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 (yes) to 0 (no).**

**Meeting moved to closed session at 7:45 pm.**

### 12. CLOSED MEETING

A. Legal - RSMo 610.021 (1)

B. Real Estate - RSMo 610.021 (2)

### 13. 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.