

Monday, September 19, 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 7:00 PM with the Pledge immediately following.

B. Pledge of Allegiance

2. ROLL CALL

A. Roll Call

Alderman Plufka – Present

Alderman Sims – Present

Alderman Gould – Present

Alderman O’Neill - Present

Alderman Tice – Present

Alderman Wegge – Present

Alderman Lochmoeller – Present

Alderman Shelton – Present

Additional people present at the meeting included: Chief Cottrell (Fire Dept.), Major McIntyre (Police Dept.), Dan Gammersheimer (Director of Public Works), Whitney Kelly (Director of Planning and Development), Robin Jones (Director of Finance), Bola Akande (City Administrator), Janet Levy (Communications Manager), 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. Presentation by Open Space Council

David Wilson, President of the Board of the St. Louis Regional Open Space Council was present to share the focus and mission of water quality for the Open Space Council. He introduced Bonnie Harper, Executive Director, who presented the City with a \$50,000 cash gift toward the purchase of the Bi-State property at 3000 S. Brentwood Blvd. and Marshall for the remnant wetland in partnership with the Deer Creek watershed Alliance and the Mo Dept. of Conservation, for open space land that will protect Deer Creek and the water quality of Deer Creek. They will continue to have partners on this project with us in the future for restoration of plants and maintenance. She gave special recognition to the Robert J. Trueedge, Jr. Family Foundation that helped make this gift possible through the Open Space Council.

B. Appointment of a New Brentwood School District Board of Education Representative to the Brentwood Redevelopment Corporation

Mayor Dimmitt shared that Keith Rabenberg has decided to step down from the Redevelopment Corporation- 353, leaving a vacancy on this Board. He noted the City’s appreciation for his service. The school Board recommended Keith Slusser to fill the vacancy.

**Motion was made by Steve Lochmoeller and seconded by Alderman Plufka to approve the appointment of Keith Slusser to the Brentwood Redevelopment Corp. Board.
Motion carried by unanimous voice vote.**

5. PUBLIC HEARING

A. Public Hearing 2022 Property Tax Rates

Mayor Dimmitt gavel opened the public hearing. No one addressed the Board on this matter. The mayor then gavel closed the hearing.

6. CITIZEN COMMENTS

A. Citizen Comments

The Mayor shared that tonight we are only looking to approve an applicant as a master developer, and that we are not voting on incentives or what the development may look like. This is just an appointment of a master developer and that any negotiation on an agreement will come back before the Board for review and discussion.

Both Jamie Allen, School Board Member, and Lindsay Spencer, School Board President, were present representing the Brentwood School District, stating that the Board of Education is in favor of redevelopment and proposal. The schools have the capacity to bring on additional students, so they are looking forward to the added tax revenue. They are supportive of Green Street as a partner. The School Board operates on a 5-10 year operating plan, and they are concerned about the next 5-10 year impact. They welcome an opportunity to be engaged on this project.

7. MAYOR AND ALDERMEN REPORTS

A. Mayor David Dimmitt - Offered thanks to all staff for their help on Brentwood Days. It is a popular event! He also noted that Saturday the 24th is a recycle event to take advantage of and that the next Coffee with the Mayor will be on Thursday the 29th.

B. Alderman David Plufka - Ward 1 - Offered thanks to the Trustees of York Village for their attendance at the Ward 1 meeting - it was well attended.

C. Alderwoman Nancy Parker Tice - Ward 1 - Echoed the same thoughts as Alderman Plufka.

D. Alderwoman Sunny Sims - Ward 2 - Also offered thanks to all who came to the Ward 2 meeting and thanks as well to all who helped with Brentwood Days.

E. Alderman Brandon Wegge - Ward 2 - Echoed the comments Shared by Alderwoman Sims.

F. Alderman Steve Lochmoeller - Ward 3 - Also offered thanks to all employees who whelped with Brentwood Days - stating it was a great layout that worked well. He also thanked all who attended the Ward 3 meeting.

G. Alderman Jeff Gould - Ward 3- Stated it was a good Brentwood days event, larger than last year and more like the past with the rides. He also noted that the Ward 3 meeting was good and thanked all who attended and made comments.

H. Alderwoman Kathy O'Neill - Ward 4 - She echoed thanks to Public Works for the fencing at the park and doing so much in a short time. She also reminded that the Brentwood Forest Condo Assoc. meeting is the last Tuesday of the month.

I. Alderman Jack Shelton - Ward 4 - No Report

8. CITY ADMINISTRATOR REPORT - No Report

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. Resolution No. 1400 - A Resolution Approving A Contract With Obax Infrastructures For Parking Lot Improvements At City Hall

E. Resolution No. 1401- A Resolution Approving A Contract Amendment To The Agreement With Gonzalez Companies For Revisions To The Stormwater Management Ordinances

F. Special Use Permit Applications

Motion was made by Alderman Plufka and seconded by Alderwoman Tice to approve the consent agenda as stated. 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).

10. OLD BUSINESS

A. Resolution No. 1382 - Greenstreet 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.

Motion was made by Alderman Shelton and seconded by Alderwoman O’Neill to approve Resolution NO. 1382.

Alderman Wegge asked if Green Street will start engaging businesses now or wait until there is a negotiated development agreement? Joel stated that if selected, they can do whatever we want – but would typically wait until there is an agreement, but they will be proactive when time to reach out.

Alderman Lochmoeller stated that he is in favor of Green Street and the fact that they are a local developer and will stick around to maintain it and be members of our community.

Alderman Plufka echoes this, stating that redevelopment cannot continue as before so a decision for a comprehensive developer instead of piece-meal development is favorable. He is in favor of giving them a try to make a plan with greater potential for the area. He noted that in Wisconsin they did not give up and kept working to put a plan together that the community accepted and was approved.

Alderwoman Tice noted they are developing lots of properties and asked what is our assurance that we get the “A” Team for our project? Joel responded that they will not over promise or under perform. They are intentional in assembling the best development team in the region and partnering if needed.

Alderwoman Sims stated she is in support of the Resolution as well. She noted that we dialogued with 42 developers and Green Street responded to our proposal. She looks forward to working with them.

Alderman Shelton also shared his support. He is confident we can work with them and looks forward to what they can do and what they have done in re-vamping St. Louis – while still listening to our citizens.

Alderman Gould stated that the city has taken on bold, visionary objectives and we have done things the right way – not the easy or cheap way. And we will look at this project in the same way. He has confidence that Green Street will listen to the community and make adjustments. He reminded that this is a concept plan and asked Joel to speak to their modification process.

Joel shared that they truly followed the RFP and were responsive to the project. They feel they have a good partner with PGAV and will work collaboratively. Needs are changing since 2020 when the RFP was put out and they can be responsive once there is an agreement.

Alderman Gould noted this is a critical point of preparation and is confident we can do it.

- Better traffic pattern and access management on Manchester Rd.
- Stormwater management and best practices for building
- A sense of place to bring community together – less vehicle traffic and more walkability

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. NEW BUSINESS

A. Bill No. 6412- An Ordinance Amending Table III-A- No Parking At Any Time- Near 2646 High School Drive. First and Second reading.

First Reading by City Attorney, Kevin O’Keefe.

Information was presented by Director of Public Works, Dan Gummertsheimer, who stated this is for parking changes that are a part of the MoDOT project.

Motion for second reading was made by Alderman Plufka and seconded by Alderwoman Sims.

Motion carried by unanimous voice vote

Second Reading by City Attorney, Kevin O'Keefe.

Motion was made by Alderwoman Sims and seconded by Alderman Gould to Perfect the Bill 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 No. 6412 will become Ordinance No. 5043

B. Bill No. 6413- An Ordinance Approving Utility Easement Agreements With Ameren Missouri For Electric Facility Improvements At The Brentwood Sports Complex. First and Second Reading

First Reading by City Attorney, Kevin O'Keefe.

Information was presented by Director of Public Works, Dan Gummertsheimer who stated this for a utility pole for Ameren easement.

Motion for second reading was made by Alderman Lochmoeller and seconded by Alderwoman Tice.

Motion carried by unanimous voice vote.

Second Reading by City Attorney.

Motion was made by Alderman Lochmoeller and seconded by Alderman Shelton to perfect this Bill 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 No. 6413 will become Ordinance No. 5044

C. Bill No. 6414 - A Request To Install ADA Signage at 2516 Melvin Avenue- First and Second Reading

First Reading by City Attorney, Kevin O'Keefe.

Information was presented by Dan Gummertsheimer, noting that this is needed for the person living there who is in a wheelchair.

Motion for second reading was made by Alderman Plufka and seconded by Alderman Lochmoeller.

Motion carried by unanimous voice vote.

Second Reading by City Attorney.

Motion was made by Alderman Plufka and seconded by Alderwoman Sims to perfect this Bill 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 No. 6414 will become Ordinance No. 5045

D. Bill No. 6415 - An Ordinance Approving an Easement with the Metropolitan St. Louis Sewer District for the Brentwood Park Destination Playground Project. First and Second Reading

First Reading by City Attorney, Kevin O'Keefe.

On behalf of the Parks Director, the city Administrator presented the information stating that we are seeking approval of a utility easement and MSD permits.

Motion for second reading was made by Alderman Lochmoeller and seconded by Alderman Shelton.

Motion carried by unanimous voice vote.

Second Reading by the City Attorney.

Motion was made by Alderman Lochmoeller and seconded by Alderman Plufka to perfect this Bill into Ordinance form. Roll was called:

Alderman Plufka – Yes

Alderman Tice – Yes

Alderman Sims – Yes

Alderman Wegge – Yes

Alderman Gould – Yes

Alderman Lochmoeller – Yes

Alderman O'Neill - Yes

Alderman Shelton – Yes

By a vote of 8 (Yes) to 0 (No) Bill No. 6415 will become Ordinance No. 5046

E. Bill No. 6416 An Ordinance Vacating a Certain Twenty-Five-Foot-Wide Right-of-Way Owned by the City on Eager Road Which is No Longer Necessary for the Purposes for Which it was Dedicated

First Reading by City Attorney, Kevin O'Keefe.

Information was presented by the City Administrator stating the City is vacating the 25-foot right of way on Eager Rd. that is no longer needed.

Alderman Shelton confirmed that if the entity is vacated, then the title passes to them through this action.

Motion for second reading was made by Alderman Shelton and seconded by Alderman Tice.

Motion carried by unanimous voice vote.

Second Reading by City Attorney.

Motion was made by Alderman Shelton and seconded by Alderman Gould to perfect this Bill into Ordinance Form. Roll was called:

Alderman Plufka – Yes

Alderman Tice – Yes

Alderman Sims – Yes

Alderman Wegge – Yes

Alderman Gould – Yes

Alderman Lochmoeller – Yes

Alderman O'Neill - Yes

Alderman Shelton – Yes

By a vote of 8 (Yes) to 0 (No) Bill No. 6416 will become Ordinance No. 5047

F. Bill No. 6417 - An Ordinance Establishing The Rate Of Property Tax To Be Levied For The Year 2022 For General Municipal Purposes; Police And Fire Retirement Fund And Public Library Purposes.

First and Second Reading

First Reading by City Attorney Kevin O'Keefe.

Motion for second reading was made by Alderman Tice and seconded by Alderman O'Neill.

Motion carried by unanimous voice vote.

Second Reading by City Attorney.

Motion was made by Alderman Lochmoeller and seconded by Alderman Sims to perfect this Bill into Ordinance form.

Alderman Plufka noted that the tax rate for the general tax is \$0.00, stating that we are one of very few cities with no residential general tax.

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 No. 6417 will become Ordinance No. **5048**

Resolution No. 1399.1 – De-attachment of Corporal Lang to the St. Louis County Policy Academy - A Resolution Of The City Of Brentwood Missouri, Approving An Amended 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.

Major Jim McIntyre presented the information, noting that this particular agreement triggers a CALEA standard (their accrediting body) and we just had to make the agreement compliant.

The City Administrator shared that the county prefers we use their specific language in the contract, so they rejected the first one we had sent to them. The labor counsel wanted us to point out that there is a cap on compensation that St. Louis County will cover and that if we go over that, the City will have to cover that gap. There is also a cap on overtime at \$15,000. We don’t believe that either will be a problem. We will not exceed either and county agreed. Regarding the torte – if there is a claim or injury on their facility, but otherwise, the city is responsible. This just needed to be outlined.

Alderman Plufka does not understand how you can work for one entity and get the compensation from another for injuries that may arise out of that. He does not feel that this is how law was written.

Motion was made by Alderwoman O’Neill and seconded by Alderwoman Sims to approve Resolution No. 1399.1.

Alderwoman Tice asked if we are going by what the County says for legal responsibility? City Administrator replied, “yes”. Alderman Plufka said it really won’t matter – it will be covered.

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)

12. CITIZEN COMMENTS

A. Citizen Comments

Ryan Marshall, 2810 Lawndell (Ward 1) is a 3rd generation Brentwood resident. He supports Green Street an wanted to be on record. He works in commercial real estate, and they are locally based and understand St. Louis. They are a high quality, cohesive development.

Anthony George, resident, thanked the Board for doing this for redevelopment. He asked that we please create a process/procedure for landowners and businesses to stay in Brentwood and be involved in the process.

13. CLOSED MEETING- None

14. ADJOURN

A. Adjournment

Motion was made by Alderman Plufka and seconded by Alderwoman Tice to adjourn the meeting. Motion carried by unanimous voice vote. Meeting ended at 8:02PM

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.