

Monday, October 3, 2022
BOARD OF ALDERMEN REGULAR MEETING
MINUTES

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

A. Call to Order – Mayor Dimmitt called the meeting to order at 7:00 PM. The pledge immediately followed.

B. Pledge of Allegiance

2. ROLL CALL

A. Roll Call – Seven of eight members were present, representing a quorum.

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

Additional people present at the meeting included: 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), Ronnie Cottrell (Fire Chief), Joe Spiess (Police Chief), Bola Akande (City Administrator), and Kelle Silvey (Deputy City Clerk)

3. AGENDA APPROVAL

A. Approval or Amendment of Agenda – Agenda approved by Acclamation.

4. PUBLIC HEARING

A. Public Hearing for a new conditional use permit for Honey Bee Tea, a 1,200 square foot restaurant located within the Dierbergs Brentwood Pointe Shopping Center at the tenant space addressed as 8558 Eager Road. The property is zoned PD-Planned Development Overlay District, where under Section 400.1380(C)(8) Restaurants are listed as a conditional use that requires review at the Planning and Zoning Commission and approval at the Board of Aldermen.

Mayor Dimmitt gavel opened the hearing. Whitney Kelly presented that Planning and Zoning Commission met on 9.14.22 and approved the conditional use permit by a vote of 8 (yes) to 0 (no). Al Lodine (the architect for the project) and Hai Tang (owner of business) were present stating that they are expanding and have a location in Manchester as well. They are happy to be here. They made a request to have a second reading on the Bill tonight, if possible. Mayor noted the committee will take this up at that time.
Mayor Gavel closed the hearing.

5. CITIZEN COMMENTS

A. Citizen Comments - None

6. MAYOR AND ALDERMEN REPORTS

A. Mayor David Dimmitt – Noted that the Board had postponed voting on Green Street in August and encouraged attendance at Ward meetings and the Green Street Open House to ensure everyone was aware of the information. Now that the developer has been selected, it is a good idea to appoint a liaison to the negotiations, to report back to the Board on the status of the negotiation meetings. The mayor recommended Alderman Wegge to be the liaison.

A Motion was made by Alderwoman Sims and seconded by Alderman Gould to approve this recommendation. Motion carried by unanimous voice vote.

B. Alderman David Plufka - Ward 1 - Absent

C. Alderwoman Nancy Parker Tice - Ward 1 – No Report

D. Sunny Sims - Ward 2- Shared that the Ways and Means Committee will meet on October 6th at 5:30 pm – stating it is Budget Season!

E. Alderman Brandon Wegge - Ward 2 – Shared that there will be a Special Public Works Meeting on October 4h regarding the Lee Wynn Trail.

F. Alderman Steve Lochmoeller - Ward 3 - asked to highlight Resolution No. 1404 – noting the city has an agreement from the property owners to do this signage, and he hopes the Board will support this effort and people will continue to make donations on the Go-Fund-Me page for this project.

G. Alderman Jeff Gould - Ward 3 – No Report

H. Alderwoman Kathy O’Neill - Ward 4 – No Report

I. Alderman Jack Shelton - Ward 4 – No Report

7. CITY ADMINISTRATOR REPORT

A. Brentwood Bound Update

Craig Schluter gave the report. (Detailed information is available in BoardDocs).

B. 2023 Proposed Budget of the South Hanley Road CID

The City Administrator noted that annual budget for the South Hanley Road CID is available in BoardDocs and has been posted. It is a requirement to present the information to the Board of Aldermen. If there are no questions regarding the budget, it will go into effect at the start of their fiscal year, January 1, 2023.

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. Resolution No. 1402 - A Resolution Authorizing An First Amendment to the Cooperation Agreement With The Great Rivers Greenway District For Construction, Operation And Maintenance The Deer Creek Greenway Connector.

D. Resolution No. 1403- A Resolution Approving An Amendment To The Agreement With Jacobs Engineering Group For The Brentwood Bound Project

E. Resolution No. 1404 - A Resolution Authorizing An Entryway Sign License Agreement by and between the City of Brentwood, Missouri and GS Brentwood, LLC

F. Resolution No. 1405 - A Resolution Of The City Of Brentwood Missouri, To Withdraw From Participation In An Intergovernmental Cooperation Agreement Relating To A Small Vehicle Share Program.

Alderman Gould had a question regarding Item D, asking if any costs will be recovered by FEMA. Craig Schluter responded, "yes", the project has been approved to be paid, but may have to get reimbursed to keep moving forward.

Motion was made by Alderman Lochmoeller and seconded by Alderwoman O'Neill to approve the consent agenda. Roll was called:

Alderman Plufka - Absent

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 7(yes) to 0 (no).

9. OLD BUSINESS - None

10. NEW BUSINESS

A. **Bill No. 6418** -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.

1st Reading by City Attorney, Kevin O'Keefe.

The presentation of information was by Dan Gummersheimer, who stated that this is for improvements to the east side of Brentwood Blvd. for the Park.

Motion for 2nd Reading was made by Alderman Shelton and seconded by Alderman Could.

Motion carried by unanimous voice vote.

2nd Reading by City Attorney.

Motion was made by Alderman Lochmoeller and seconded by Alderwoman Sims to perfect Bill #6418 into Ordinance Form. Roll was called:

Alderman Plufka - Absent

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 7(yes) to 0 (no) Bill #6418 will become Ordinance #5049

B. **Bill No. 6419** - An Ordinance Approving An Amendment to the Lease Services Agreement Between The City Of Brentwood, Missouri And The Brentwood Public Library - First & Second Reading

1st Reading by City Attorney, Kevin O'Keefe.

The presentation of information was by Gina Gibbons (Library Director) who shared that the first agreement stated they would pay monthly utilities, but the process for doing this is ineffective and they would rather pay the amount averaged over the year, instead of paying each month.

**Motion for 2nd Reading was made by Alderwoman O'Neill and seconded by Alderman Wegge.
Motion carried by unanimous voice vote.**

2nd Reading by City Attorney.

Motion was made by Alderwoman Tice and seconded by Alderwoman O'Neill to perfect Bill into Ordinance Form. Roll was called:

Alderman Plufka - Absent	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 7(yes) to 0 (no) Bill #6419 will become Ordinance #5050

C. Bill No. 6420 - An Ordinance Granting Site Development Plan Approval For Parking Lot Improvements At 950 Hanley Industrial Court. First Reading Only.

1st Reading by City Attorney, Kevin O'Keefe.

Presentation of information was by Whitney Kelly who stated that the condition for approval was that the parking lot be re-stripped, and the condition for approval has been met. Planning and Zoning Commission approved unanimously.

Motion for 2nd Reading was made by Alderman Wegge and seconded by Alderwoman Sims. (Stating there was no need to wait to get this done since it was approved by P & Z)

Motion carried by unanimous voice vote.

2nd Reading by City Attorney.

Motion was made by Alderman Wegge and seconded by Alderwoman Sims to perfect Bill #6420 into Ordinance Form. Roll was called:

Alderman Plufka - Absent	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 7(yes) to 0 (no) Bill #6420 will become Ordinance #5051

D. Bill No. 6421 An Ordinance Approving A Site Development Plan And Granting A Conditional Use Permit For 1,200 Square Foot Restaurant, Honey Bee Tea, At 8558 Eager Road, Within The Brentwood Pointe Shopping Center First Reading Only.

1st Reading by City Attorney, Kevin O'Keefe.

Presentation of information was by Whitney Kelly who noted that this was the item shared in the Public Hearing at the start of the meeting. Since there were no questions, the request was made for a second reading.

Motion for 2nd Reading was made by Alderman Wegge and seconded by Alderwoman Tice.

Motion carried by unanimous voice vote.

2nd Reading by City Attorney.

Motion was made by Alderwoman O'Neill and seconded by Alderman Shelton to perfect Bill #6421 into Ordinance Form. Roll was called:

Alderman Plufka - Absent	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 7(yes) to 0 (no) Bill #6421 will become Ordinance #5052

E. Bill No. 6422- 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.

1st Reading by City Attorney, Kevin O'Keefe.

Presentation of information was made by Eric Gruenenfelder who shared that this is a revised contract with Mt. Calvary, as they would like to keep the playground equipment on the property until the end of the school year.

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

2nd Reading by City Attorney.

Motion was made by Alderwoman Tice and seconded by Alderwoman Sims to perfect Bill #6422 into Ordinance Form. Roll was called:

Alderman Plufka –Absent	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 7(yes) to 0 (no) Bill #6422 will become Ordinance #5053

F. Bill No. 6423 - Compensation Plan Report and Implementation Cost - An Ordinance Establishing A Pay Classification System For All Full-Time City Of Brentwood Employee Positions And Establishing An Accompanying Pay Classification System For Fiscal Year 2023 And Related Matters, Which Are Contingent Upon the Annual Budget Appropriation; And Providing For The Effective Date Of This Ordinance. 75% Uniform, 75% Non-Uniform, with Standard Deviation, Next Appropriate Step, with a 1/1/23 Implementation Date. First Reading Only

1st Reading by City Attorney, Kevin O’Keefe.

Introduction was made by Jason Kotz for a presentation by Lynda Higbee who shared Power Point slides (available in Boarddocs). Lynda noted that they looked at all job descriptions this year, and it was an interesting study. She shared specific information on the following slides:

- Process Review – no change to comparator group or philosophy
- Highlight of the 2022 Uniform survey – noting they added a firefighter engineer classification to pay plan.
- Uniform Decisions Required – reviewed positions and cost implications
- Non-Uniform - reviewed ranges, classifications and cost implication
- Next Steps - approve or reject additional uniform classifications, approve updated classification system for uniform, and approve non-uniform hire rate, grade changes and step structure.

Alderwoman Tice asked how there are a number of jobs that went down a step. A lot of people this happened too have been working for less than a year. There are three job categories where people who have worked here for a long time, the laborer, crew leader and fire captain that went down a step from where they are presently but were seeing a salary increase. I feel these people are being penalized so that they get a lesser pay increase this year, so they can get another raise the following year. Jason explained that to determine where an employee will fall, we look at the placement of the employee at the end of the year, and then where the employee will be in the next year based on the current plan. That number is then compared to the revised plan to put the employee on the next appropriate step. If an employee is capped under the current plan, they would have no increase based on the current plan and are then moved to the appropriate step on the new plan. In some cases, this may have an employee regress a step while still receiving a monetary increase. Ms. Higbee then explained further by saying that nonuniform are on a step plan versus a range. The range got bigger which means a person is raise eligible. The step number is not key. What is key is that they are paid a market wage. From a consistency standpoint, you would have to go back throughout and across your organization and not just for these three classifications.

This item will have a second reading at the next Board Meeting.

G. Bill No. 6424- An Ordinance Approving Easement Agreements With Metropolitan St. Louis Sewer District (MSD) For The Brentwood Bound Improvements- First and Second Reading

1st Reading by City Attorney, Kevin O’Keefe.

Presentation was made by Dan Gummersheimer, stating that this is for stormwater easements which enable MSD to put in the required sewer pipes for the project.

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

2nd Reading by City Attorney.

Motion was made by Alderman Gould and seconded by Alderman Lochmoeller to perfect Bill #6424 into Ordinance Form. Roll was called:

Alderman Plufka –Absent	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 7(yes) to 0 (no) Bill #6424 will become Ordinance #5054

11. CITIZEN COMMENTS

A. Citizen Comments – None

Mayor requested to move to Closed Session pursuant to Section 610.021 subsection 12 of the revised statutes of Missouri. Motion was so moved by Alderwoman O'Neill and seconded by Alderman Gould. Roll was called:

Alderman Plufka – Absent

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 7(yes) to 0 (no)

Regular session concluded at 7:50 PM

12. CLOSED MEETING

A. RSMo 610.021 (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.

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.