



**BOARD OF ALDERMEN  
REGULAR MEETING  
February 17, 2026, at 6:00 PM**

Notice is hereby given that the Board of Aldermen of the City of Brentwood, Missouri, will hold an Open Meeting with a vote to go into Closed Session in the Council Chambers at City Hall located at 2348 S. Brentwood Blvd., Brentwood, MO 63144. Virtual Access is also available via Zoom

**Instructions to Participate Virtually**

**Zoom Webinar:** <https://us02web.zoom.us/j/86547857328>

**Dial:** +1 312-626-6799 /// Webinar ID: 865 4785 7328

**YouTube Channel:** [Brentwoodmo Govtv](#) - Watch a live video broadcast

**Instructions for Public Comments**

You may email comments no later than 24 hours before the start of the meeting. Submit public comments to [CityClerkOffice@brentwoodmo.org](mailto:CityClerkOffice@brentwoodmo.org). Public comments, provided they comply with the City's guidelines, will be read during the meeting, made a part of the official record of the meeting, and made accessible to the public online following the meeting.

**The City of Brentwood will provide reasonable accommodations for people with disabilities to enable their attendance at city meetings. Please contact the city administrator's office at 314-962-4800 extension 8608, use relay Missouri 1-800-735-2966 TDD or contact us by email at [CityClerkOffice@brentwoodmo.org](mailto:CityClerkOffice@brentwoodmo.org) at least 48 hours prior to the meeting to make your accommodation request.**

Posted this 12th day of February, 2026 at 4:30 PM

By: Octavia Pittman, City Clerk

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
  - A. Call to Order and Pledge of Allegiance
- 2. ROLL CALL**

A. ROLL CALL

**3. AGENDA APPROVAL**

A. Approval or Amendment of Agenda

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

**5. PUBLIC HEARING**

A. Public Hearing for text amendment to Sections 400.2900, 400.2910, and 400.3020 of Division 8 of Chapter 400 of Title 4 of the Code of Ordinances of the City of Brentwood regulating Flood Hazard Controls for buildings, and all related utility and structures, within a floodplain.

**SYNOPSIS:**

Public Hearing for text amendment to Sections 400.2900, 400.2910, and 400.3020 of Division 8 of Chapter 400 of Title 4 of the Code of Ordinances of the City of Brentwood regulating Flood Hazard Controls for buildings, and all related utility and structures, within a floodplain.

The Planning and Development Director will speak during the Public Hearing and under New Business section of this agenda.

**INITIATING DEPARTMENT:**

Planning and Development

**SUBJECT:**

Public Hearing for text amendment to Sections 400.2900, 400.2910, and 400.3020 of Division 8 of Chapter 400 of Title 4 of the Code of Ordinances of the City of Brentwood regulating Flood Hazard Controls for buildings, and all related utility and structures, within a floodplain.

**PRESENTER:**

Whitney Kelly, AICP, Planning and Development Director

**BACKGROUND:**

This text amendment requires that such buildings and structures be built at two feet above the base floodplain elevation in order to ensure that buildings located in flood plains and floodways are constructed or renovated in a manner that protects the safety of the occupants and the contents of such buildings.

In addition, the proposed regulations provide that for purposes of

determining whether renovation exceed 50% of the current value of the structure for purposes of compliance with the Code, all renovations performed within a 10 year period will be considered on a cumulative, rather than a case by case basis.

**FINANCE/OPERATIONS:**

Not Applicable

**RECOMMENDATION:**

Discussion and first reading.

**LIST OF SUPPORTING DOCUMENTS ATTACHED:**

[Public Hearing Notice.2.17.2026 .pdf](#) 

- B. Public Hearing on text amendment to Sections 400.450, 400.920 and 400.930 in Division 4 and Division 8 of Chapter 400 of the Code of Ordinances of the City of Brentwood relating to Building Permits For Residential Building and Construction Projects and when approval of the Architectural Review Board is required to allow for Staff approval for of those projects that are not visible from the public right-of-way, and consistent with the Residential Design Guidelines.

**SYNOPSIS:**

Public Hearing on text amendment to Sections 400.450, 400.920 and 400.930 in Division 4 and Division 8 of Chapter 400 of the Code of Ordinances of the City of Brentwood relating to Building Permits For Residential Building and Construction Projects and when approval of the Architectural Review Board is required to allow for Staff approval for of those projects that are not visible from the public right-of-way, and consistent with the Residential Design Guidelines.

The Planning and Development Director will speak during the Public Hearing and under New Business section of this agenda.

**INITIATING DEPARTMENT:**

Planning and Development

**SUBJECT:**

Public Hearing on text amendment to Sections 400.450, 400.920 and 400.930 in Division 4 and Division 8 of Chapter 400 of the Code of Ordinances of the City of Brentwood relating to Building Permits For Residential Building and Construction Projects and when approval of the Architectural Review Board is required to allow for Staff approval for of those projects that are not visible from the public right-of-way, and consistent with the Residential Design Guidelines.

**PRESENTER:**

Whitney Kelly, AICP, Planning and Development Director

**BACKGROUND:**

Public Hearing on text amendment to Sections 400.450, 400.920 and 400.930 in Division 4 and Division 8 of Chapter 400 of the Code of Ordinances of the City of Brentwood relating to Building Permits For Residential Building and Construction Projects and when approval of the Architectural Review Board is required to allow for Staff approval for of those projects that are not visible from the public right-of-way, and consistent with the Residential Design Guidelines.

**FINANCE/OPERATIONS:**

Not Applicable

**RECOMMENDATION:**

Discussion and motion for first reading.

**LIST OF SUPPORTING DOCUMENTS ATTACHED:**

[Public Hearing Notice.2.17.2026 .pdf](#) 

**6. CITIZEN COMMENTS**

**7. MAYOR AND ALDERMEN REPORTS**

- A. Mayor, David Dimmitt
- B. Alderman David Plufka - Ward 1
- C. Alderwoman Nancy Parker Tice - Ward 1
- D. Alderwoman Michele Goad - Ward 2
- E. Alderwoman Sunny Sims - Ward 2
- F. Alderman Steve Lochmoeller - Ward 3
- G. Alderman Jeff Gould - Ward 3
- H. Alderwoman Sharon Harter - Ward 4
- I. Alderman Sullivan Erger - Ward 4

**8. CITY ADMINISTRATOR REPORT**

**SYNOPSIS:**

Residents attended the February 2nd meeting and spoke during Public Comments on light pollution emanating from the Industrial Court off of Litzsinger Road. The residents also mentioned what they believe to be construction material stockpiled

on a property also in the industrial court.

**BACKGROUND:**

**Lights:**

1. 406 Hanley Industrial Ct., - John Benish, Chief Building Official met with Carboline and Kindeva on Wednesday February 3rd. Ameren put up the lights approximately 6 years ago, and Carboline was going to talk with them about adjusting the lights downward.

**Construction Material:**

1. 410 Hanley Industrial Ct. - Chain Link Fence - The chain link fence around the property appears to be in good shape.
2. 410 Hanley Industrial Ct. - Construction Trailer and Material - The items stored on the lot are construction trailers with wheels that can be moved in case of a flood, large cargo containers and construction items. These items are all allowed in that zoning district. The LI-District allows for any display, storage or parking out-of-doors of equipment, vehicle or merchandise as permitted use. Based on the aerial photos they have been there since before 1995/95.
3. 410 Hanley Industrial Ct. - Wooden Fence - Parking lot next to 410 Hanley Industrial Ct., the wooden fence is in poor shape and needs to be removed. Unfortunately, it will not be able to be replaced because of it being in a flood way. City staff is giving consideration on recommendations that will be made in regard to having the property owner do some minor repairs to it so it looks a little better, but the next flood could take it all out anyway.

**9. CONSENT AGENDA**

A. Standing Committees Reports

B. Warrant Lists:

[Operating Funds](#) 

Expenditures from the 2019 Certificates of Participation Proceeds (COP)

The Warrant List is presented for review and approval.

**2025 / 2026 Budget**

**2025 Operating Budget Expenditures     \$ 38,964.75**

**2026 Operating Budget Expenditures     \$ 132,083.99**

**Brentwood Bound:** \$ 0

**Revised 2019 Series Certificates of Participation**

**OVERALL TOTAL** \$171,048.74

**Brentwood Municipal Code - Chapter 135: City of Brentwood, MO Code Chapter 135: Purchasing Code**

<https://ecode360.com/29379408> (Ordinance No. 5021 approved June 21, 2022 has not yet been updated by E-Code)

Per the City of Brentwood Financial Policies and Procedures Manual:

For expenditures of \$2,500 or more, (with the exception of some routine bills, such as utility bills and insurance), the Finance Director prepares a warrant list for review by the City Administrator and Chairman of the Ways and Means Committee. The final version of the warrant list is placed on the agenda for formal approval at the next Board of Aldermen meeting (identified control procedure). These purchases generally consist of equipment and professional services, including legal services. In most cases, the Warrant List is approved prior to checks being mailed; however, invoices due prior to the Board Meeting are mailed when due.

- C. Approval of Meeting Minutes - [February 2, 2026](#)   
Motion to approve Consent Agenda

## 10. OLD BUSINESS

- A. Bill No. 6588 - An Ordinance Granting Site Development Plan Approval For A New Building At 350 Hanley Industrial Court - 2nd Reading

**SYNOPSIS:**

Tyson Pyle, Architect with Arcturis, on behalf of Carboline Global Inc., is seeking approval for the site development plan for a new 15,010 square foot, two story building, and a 1 story 1,875 storage building, at 350 Hanley Industrial Court.

**INITIATING DEPARTMENT:**

Planning and Development Department

**SUBJECT:**

An Ordinance Granting Site Development Plan Approval for a New Building At 350 Hanley Industrial Court

**PRESENTER:**

- Whitney Kelly, Director of Planning and Development
- Tyson Pyle, Architect with Arcturis

**BACKGROUND:**

The property received a variance on October 24, 2024, and site plan approval on November 18, 2024, Ordinance No. 5162. for the renovation and modification to the existing structure for a pergola that would project in front of the non-conforming buildings. However, the building was determined to not be structurally sound to withstand the renovation and code requirements, and the approval has since lapsed. The property is zoned LI-Light Industrial District with FP-Floodplain Overlay District, where Section 400.1390(D) requires site plan approval by the Board of Aldermen with recommendations from the Planning and Zoning Commission for all proposed developments with the LI-Light Industrial District. The proposed new building will meet with the front yard setback. The property received a variance for the rear yard setback on December 3, 2025, where the existing building sits at 7.17 feet from the rear property line. The variance granted approval of a new 3 story building within the same 7.17 feet from the rear property line to tie into the existing connections to the other buildings on the site.

**FINANCE/OPERATIONS:**

None

**RECOMMENDATION:**

Review and discussion.

**LIST OF SUPPORTING DOCUMENTS ATTACHED:**

[Bill No. 6588 - 350 HIC-CarbolineSDP.Draft Ordinance.02.02.2026.docx](#)

[📎 Site Development Plan App 2023-ARC.pdf 📎](#)

[25-3524-00\\_Carboline-P&Z Submittal\\_final v2.pdf 📎](#)

[L-101 - LANDSCAPE SITE PLAN.pdf 📎](#)

Motion to perfect into Ordinance form.

## 11. NEW BUSINESS

- A. Bill No. 6590 - An Ordinance Amending Sections 400.450, 400.920, 400.930 in Division 4 and Division 8 of Chapter 400 Relating To Building Permits For Residential Building and Construction Projects And Declaring When Approval of The Architectural Review Board is Required - 1st Reading

**SYNOPSIS:**

The Planning and Zoning Commission adopted the Residential Design Guidelines on August 13, 2025. In the effort to allow for quicker review of minor projects and to reduce the review at the Architectural Review Board, Staff is seeking a Text Amendment to allow for staff approval of projects that are not visible from the public right-of-way and is consistent with the Design Guidelines. Larger projects, such as room additions, and any projects that are visible from the public right-of-way, or if the Building Official has a concern, then the project will be forwarded to the Architectural Review Board for review and approval.

**INITIATING DEPARTMENT:**

Planning and Development

**SUBJECT:**

An Ordinance Amending Sections 400.450, 400.920, 400.930 in Divisions 4 And Division 8 Of Chapter 400 Relating to Building Permits for Residential Building and Construction Projects and Declaring When Approval of the Architectural Review Board is Required

**PRESENTER:**

Whitney Kelly, AICP, Director of Planning and Development

**BACKGROUND:**

The Planning and Zoning Commission adopted the Residential Design Guidelines on August 13, 2025. The Architectural Review Board has asked for the text amendment, and the Planning and Zoning Commission recommended approval of the text amendment at its meeting on January 14th by unanimous approval.

**FINANCE/OPERATIONS:**

Not Applicable

**RECOMMENDATION:**

Discussion and First Reading. Second Reading scheduled for March 2, 2026

**LIST OF SUPPORTING DOCUMENTS:**

- [Draft Ordinance Staff Approval - Projects Consistent with Design Guidelines.docx](#) 
- [#26-05.Text Amend-ARB.Staff Report.01-14-2026.pdf](#) 
- [Bill No 6590 - text amendment division 4 and 8 .pdf](#) 

- B. Bill No. 6591 - Ordinance Amending Sections 400.2900, 400.2910, And 400.3020 of Division 8 of Chapter 400 of Title 4 of the Code Of Ordinances of the City of Brentwood Regulating Flood Hazard Controls - 1st Reading

**SYNOPSIS:**

FEMA/SEMA has recommended that for buildings, and all related utility and structures, within a floodplain should be built at two feet above the base floodplain elevation in order to ensure that buildings located in flood plains and floodways are constructed or renovated in a manner that protects the safety of the occupants and the contents of such buildings. In addition, the regulations provide that any renovation exceeding 50% of the current value of the structure should be on a cumulative, rather than a case-by-case basis, is to be floodproofed. The cumulative period would be for 10 years.

**INITIATING DEPARTMENT:**

Planning and Development Department

**PRESENTER:**

Whitney Kelly, AICP, Director of Planning and Development

John Benisch, Chief Building Official

**SUBJECT:**

Ordinance Amending Sections 400.2900, 400.2910, And 400.3020 of

Division 8 of Chapter 400 of Title 4 of the Code Of Ordinances of the City of Brentwood Regulating Flood Hazard Controls

**BACKGROUND:**

Division 8: Flood Hazard Control of the City's Zoning Regulations provides specific standards for all properties within the Floodplain areas. The Planning and Zoning Commission recommended approval at the January 14th meeting by a unanimous approval.

**FINANCE/OPERATIONS:**

Not Applicable

**RECOMMENDATION:**

Discussion and First Reading. Second Reading scheduled for March 2 Board of Aldermen Meeting.

**LIST OF SUPPORTING DOCUMENTS ATTACHED:**

- [Draft Ordinance amending Chapter 400 Re Flood Management .docx](#) 
- [#26-04. Floodplain Regulations Staff Report.01-14-2026.pdf](#) 
- [Bill No 6591 - text amendment flood hazard controls.pdf](#) 

- C. Bill No. 6592 -An Ordinance Amending Sections 375.010 Through 375.150 Of Chapter 375 Of Title 3, Repealing Sections 340.100 And 340.107 Of Chapter 340 Of The Code of Ordinances Of The City Of Brentwood Regulating The Use of Alternative Vehicles In The City of Brentwood, Missouri, And Amending Section 225.040 Of Chapter 225 Of The Code Of Ordinances Regarding Park Rules - 1st Reading

**SYNOPSIS**

The City of Brentwood began receiving a number of safety complaints regarding the use of mini-motor bikes powered by electric motors being operated in an unsafe manner by juvenile drivers.

**INITIATING DEPARTMENT**

Police

**SUBJECT**

## Alternative Vehicles

### **PRESENTER**

Major Joe Sullivan

### **BACKGROUND/MEETING HISTORY**

After receiving complaints regarding the reckless nature of alternative vehicles being operated on city streets, the Police Department reviewed our current ordinance addressing motorized bicycles. In its current form, municipal code does not define or regulate many of the latest versions of mini bikes being manufactured and sold to consumers.

### **FINANCE/OPERATIONS**

N/A

### **RECOMMENDATION**

The Police Department recommends an updated ordinance to address and enforce the reported safety issues regarding the use of alternative vehicles on city streets.

### **LIST OF SUPPORTING DOCUMENTS ATTACHED**

[Bill No 6592 Ordinance amending Chapters 375 and 340 Regarding Alternative Vehicles and Sec. 225\(3592057.1\).pdf](#) 

[Memo to Board of Aldermen re Regulation of Alternative Vehicles \(02-10-2026\)\(3602508.1\).pdf](#) 

[Memo to Board of Aldermen re Regulation of Alternative Vehicles \(01-30-2026\)\(3592073.1\).docx](#) 

[Communications Roll Out E-Bikes.pdf](#) 

## **12. CITIZEN COMMENTS**

## **13. CLOSED MEETING**

## **14. ADJOURNMENT**

Regular meetings are 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.