



BOARD OF ALDERMEN

Regular Meeting

January 20, 2026

6:00 P.M.

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: 301-715-8592 /// 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. 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 at least 48 hours prior to the meeting to make your accommodation request.

Posted this 15th day of January, 2026 at 4:00pm

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

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

Public Works Update - Sanitation Schedule

9. CONSENT AGENDA

- A. Standing Committees Reports
- B. Warrant Lists:
[Operating Funds](#) 

2nd Reading

SYNOPSIS:

Zach Brown, Perspective Architecture + Design, on behalf of T-Mobile, has submitted a request for the Conditional Use Permit and Site Development Plan approval to lease the existing 3,966 square foot building for a new T-Mobile Commercial Retail Phone Store. Hours of operation will be 10 AM to 8PM, 7 Days a week. Modifications to the existing building include removing the awnings, the brick knee walls, and a portion of the patio on the south elevation that was previously used for outdoor dining for the restaurant. The two doors on the south side of the building are unnecessary for required ingress/egress and, therefore, they will be replaced with glazing to match the existing construction. The existing awning on the north side of the building will also be removed and replaced with an 8" thick black metal awning tied back to the structure. The Amended ordinance has been updated to reflect the revised comprehensive sign plan received January 13, 2026.

INITIATING DEPARTMENT:

Planning and Development

SUBJECT:

An Ordinance Approving The Site Development Plan And Authorizing The Issuance Of A New Conditional Use Permit For T-Mobile To Operate A Retail Store At 1201 Strassner Drive, Within The Hanley Station Development Center In The UD-Urban Development District

PRESENTER:

Whitney Kelly, Director of Planning and Development

BACKGROUND:

The subject property is the former Twin Oaks Wood Fire Fare Restaurant space within the Hanley Station Development. The Brentwood Board of Aldermen adopted Ordinance No. 3954 in 2004 and Ordinance No. 4026 approving the site development plan for Hanley Station and granting a conditional use permit for the operation of up to four restaurants, including the Houlihan's restaurant, within this development. The building at 1201 Strassner was originally designated as retail. A restaurant use at this location was later approved in 2010, with an outdoor smoker included in 2013. The Hanley Station Development Ordinance was amended in 2018

with Ordinance 4854 for the dental offices at 1801-1819 S. Hanley Road. The development received approval for the reduction in the required parking, and that provides for a shared parking agreement, where 126 spaces are available in the parking garage for the restaurant and retail uses. The restaurant use vacated the property earlier this year. The property is zoned Urban Development District, where under Section 400.1400(C)(5) Retail sales are listed as a conditional use that requires review at the Planning and Zoning Commission and approval at the Board of Aldermen. Per Section 400.1600(C)(1) Indoor Retail Businesses have a parking requirement of Four (4) parking spaces for each one thousand (1,000) square feet of gross floor area (GFA). The Planning and Zoning Commission recommended approval at the December 10, 2025 meeting by a unanimous approval.

FINANCE/OPERATIONS:

None

RECOMMENDATION:

Motion to perfect Bill No. 6582 into ordinance form for an ordinance approving the site development plan and authorizing the issuance of a new conditional use permit for T-Mobile to operate a retail store at 1201 Strassner Drive, within the Hanley Station Development Center in the UD-Urban Development District.

UPDATED LIST OF SUPPORTING DOCUMENTS ATTACHED:

[Bill No 6582 Amended TMobile CUP and Site Plan redlined.pdf](#) 

[Bill No 6582 Amended TMobile CUP and Site Plan .pdf](#) 

[T-Mobile 3SGG Completed REV3 1-13-26.pdf](#) 

[FW_3SGG Brentwood Board of Aldermen Meeting - email regarding dedicated parking spaces.pdf](#) 

LIST OF SUPPORTING DOCUMENTS:

- [Bill No. 6582 - T-Mobile CUP and Site Plan 1.5.2026 .docx](#) 
- [3SGG - STRASSNER DR & S HANLEY RD - P&Z SUBMISSION - 11.20.2025.pdf](#) 
- [PZ #25-015.T-Mobile CUP.1201 Strassner.Staff Report.12.10.2025.pdf](#) 
- [25-1121 T Mobile Review.pdf](#) 

- [PZ #25-015.T-Mobile CUP.1201 Strassner.Staff Report.11.12.2025.pdf](#)  [3SGG - STRASSNER DR & S HANLEY RD - CONDITIONAL USE PERMIT SET - 10.13.2025.pdf](#) 
- [Brentwood Planning & Zoning Rationale Letter.pdf](#) 

Motion to perfect Bill No. 6582 into ordinance form for an ordinance approving the site development plan and authorizing the issuance of a new conditional use permit for T-Mobile to operate a retail store at 1201 Strassner Drive, within the Hanley Station Development Center in the UD-Urban Development District.

B. (AMENDED) Bill No. 6583 - An Ordinance Approving An Amendment To Ordinance No. 4051 That Authorized A Comprehensive Sign Plan For The Hanley Station Development - 2nd Reading

SYNOPSIS:

Steve Behrens, of Warren Sign Company, on behalf of T-Mobile, submitted for an amendment to the Comprehensive Sign Plan. The proposal would allow for larger tenant wall signs on all four sides of the building, and branded window signs. The Amended Bill includes the revised drawings received January 13, 2026, that shows renderings of the designated parking spaces with the hours of operation added so that others may use these spaces during the evening/overnight hours. And modifies the ordinance that the background of the window graphics is to be a neutral color to be consistent with the drawings and revises the trimming of tree condition. Also included is the email regarding the use of the parking spaces for the businesses, and that HOA approval is not required.

INITIATING DEPARTMENT:

Planning and Development

SUBJECT:

Amendment to the Comprehensive Sign Plan for T-Mobile Retail Store at 1201 Strassner Drive within the Hanley Station Development

PRESENTER:

Whitney Kelly. Director of Planning and Development

BACKGROUND:

Section 410.135 Comprehensive Sign Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Sign Plan subject to the recommendation of the Planning and Zoning Commission and approval of the Board of Aldermen. The property originally received approval for a Comprehensive Sign Plan with Ordinance No. 4051 approved on January 4, 2007. For retail uses, the Comprehensive Sign Plan specifies that a sign is permitted on the front and rear of the building, and that sign cabinets or fascias are not permitted. The Plan specifies individual illuminated channel letters covering no more than 7.5% of the wall area on which the sign area is located. Further, letters are to be a minimum of 18” to a maximum of 24”. The signs indicated in the application show that the proposed signs will have a box panel that, in effect, makes these signs a cabinet or fascia. The Planning and Zoning Commission recommended approval at the December 10th meeting by a unanimous vote.

FINANCE/OPERATIONS:

None

RECOMMENDATION:

Motion to perfect Bill No. 6582 into ordinance form for an ordinance approving an amendment to Ordinance No. 4051 that authorized a Comprehensive Sign Plan for the Hanley Station Development for the T-Mobile Retail Store.

UPDATED LIST OF SUPPORTING DOCUMENTS ATTACHED:

[Bill No 6583 Amended TMobile CUP redlined.pdf](#) 

[Bill No 6583 Amended TMobile CUP.pdf](#) 

[T-Mobile 3SGG Completed REV3 1-13-26.pdf](#) 

[FW 3SGG Brentwood Board of Aldermen Meeting - email regarding dedicated parking spaces.pdf](#) 

LIST OF SUPPORTING DOCUMENTS ATTACHED:

- [Bill No. 6583 - T-Mobile Comprehensive SignPlan.1.5.2026.docx](#) 
- [T-Mobile CSP - Completed.pdf](#) 
- [PZ #25-018.T-Mobile CompSignPlan.1201 Strassner.Staff](#)

[Report.12.10.2025.pdf](#) 

- [Ordinance 4051-Hanley Station Comprehensive Sign Package and Criteria.pdf](#) 

Motion to perfect Bill No. 6583 into ordinance form for an ordinance approving an amendment to Ordinance No. 4051 that authorized a Comprehensive Sign Plan for the Hanley Station Development for the T-Mobile Retail Store

- C. Bill No. 6587 - An Ordinance Enacting Emergency Measures To Extend The Continued Use Of Temporary Parking Lots For Brentwood Park - 1st and 2nd Reading

SYNOPSIS:

Staff was requested to investigate possible drainage improvements and dust control measures for the lot located on the north side of Manchester Road at 8615 Manchester Road. The permit for the two temporary parking lots is scheduled to expire on January 26, 2026. Public Works Committee recommended improvements on the north side parking lot as well as permit extensions for the two temporary parking lots associated with Brentwood Park.

INITIATING DEPARTMENT:

Public Works

SUBJECT:

Temporary Parking Lots for Brentwood Park

PRESENTER:

Dan Gummersheimer, PE, Director of Public Works

BACKGROUND:

The two temporary parking lots are needed to provide overflow parking for Brentwood Park. Per Municipal Code Section 605.1600, Temporary Parking Lots, the permitted duration for such use is 180 days. The permit for the temporary parking lots was previously extended by 90 days, revising the expiration date to January 26, 2026. Staff anticipates requesting an additional time extension from the Board of Aldermen.

Regarding drainage improvements on the east side of 8615

Manchester Road, staff measured elevations at the existing stormwater inlets located at the northeast and southeast corners of the lot. Engineering calculations were completed to determine slope, velocity, and other design parameters for a proposed drainage ditch. The ditch would run north to south, conveying runoff from the northeast corner to the existing stormwater inlet at the southeast corner. This improvement would provide limited runoff storage capacity and help mitigate runoff and sediment that historically flowed eastward onto adjacent private property.

Regarding dust control, staff purchased two products for trial use at the Public Works facility prior to application at the north parking lot. One product, Ground Glue, is a liquid applied by spraying and designed to bind gravel dust together. The second product, Slow Dust, is a pellet applied using a broadcast spreader and activated with water to bind dust particles.

FINANCE/OPERATIONS:

Ground Glue costs approximately \$35 per gallon and is diluted at a ratio of one part product to five parts water. The diluted solution covers approximately 200 square feet per gallon.

Slow Dust costs \$149 for a six-pound package. The application rate is 1.5 pounds per 1,000 square feet.

Staff will apply test areas on gravel surfaces at 8330 Manchester Road (Public Works/Parks) to evaluate ease of application, effectiveness, and duration between applications. The preferred product may be applied at the north parking lot between the spring and summer seasons and reapplied as necessary to control dust.

RECOMMENDATION:

At its meeting held on January 8, 2026, Public Works Committee recommended modifying the north-side parking lot at 8615 Manchester Road to install a drainage ditch between the existing stormwater inlets on the east side of the lot and utilizing dust control products to mitigate airborne dust particles. Grading work for the drainage ditch will be scheduled for spring 2026.

Furthermore, it was recommended to extend the permitted use of both temporary parking lots at 8615 Manchester Road and 8616 Manchester Road for another 180-day period from the current expiration date which is January 26, 2026.

LIST OF SUPPORTING DOCUMENTS ATTACHED :

[BOA Memo 2026.01.20-North Temporary Parking Lot](#)

[Improvements.docx](#) 

[Bill No. 6587 - An Ordinance Enacting Emergency Measures to Extend Temporary Parking for Brentwood Park 180 day extension.doc](#) 

[Survey Data for north side Rte 100 parking lot 12.23.2025 PWC.pdf](#)


Motion for a permit extension along with improvements on the north side parking lot are recommended with concurrence from the Public Works Committee. Therefore, a motion to extend the temporary parking lots for 180 days is requested.

11. NEW BUSINESS

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.