

**CITY OF BRENTWOOD, MISSOURI
BOARD OF ALDERMEN MEETING MINUTES
FEBRUARY 17, 2026**

Mayor Pro Tem Nancy Parker Tice called the meeting to order at 6:00 p.m. in the Council Chambers at Brentwood City Hall, 2348 S. Brentwood Blvd, Brentwood, MO 63144. She immediately led the Pledge of Allegiance.

ROLL CALL:

Alderman David Plufka – Present	Alderdwoman Nancy Parker Tice – Present
Alderdwoman Michele Goad – Absent	Alderdwoman Sunny Sims – Absent
Alderman Steve Lochmoeller – Present	Alderman Jeff Gould – Present
Alderdwoman Sharon Harter – Present	Alderman Sullivan Erger – Absent
Mayor David Dimmitt – Absent	

A quorum was declared. Also present were: City Administrator Bola Akande, Communications Manager Michelle Boyer, Planning Director Whitney Kelly, Fire Chief Ed Beirne, City Attorney Jim Hetlage, Human Resource Manager Tangula Bell, Police Chief Joe Spiess, Parks Director/Assistant City Administrator Eric Gruenenfelder, Finance Director Michelle DePew, Public Works Director Dan Gammersheimer, Major Joe Sullivan, Building Official John Benisch and City Clerk Octavia Pittman.

AGENDA APPROVAL

The amended agenda was approved by acclamation.

ANNOUNCEMENTS APPOINTMENTS PROCLAMATIONS AND RECOGNITIONS

None

PUBLIC HEARING

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.

Whitney Kelly, AICP, Planning and Development Director explained 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 the for the 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.

There were no public comments; the hearing was closed at 6:02 p.m.

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

Whitney Kelly, AICP, Planning and Development Director explained 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.

There were no public comments; the hearing was closed at 6:02 p.m.

CITIZEN COMMENTS

None

MAYOR AND ALDERMEN REPORTS

Mayor Dimmitt was in Jefferson City attending the MML Legislative Conference.

Alderman Plufka announced the upcoming Public Safety Committee Meeting on 2/25 at 5:30 p.m. in the Council Chambers.

Alderwoman Parker Tice announced the upcoming Ward 1 meeting on 3/10 at the Community Center. Representatives from SWT will be present to address the water run off at Mt. Calvary Park.

Alderwoman Sims was not present.

Alderwoman Goad was not present.

Alderman Lochmoeller had no report.

Alderman Gould announced the upcoming Communications Committee meeting on 2/24 at 6:00 p.m.

Alderwoman Harter announced the February Brentwood Forest meeting has been cancelled, the next meeting will be held the end of March.

Alderman Erger was not present.

CITY ADMINISTRATOR REPORT

Administrator Akande provided an update in response to residents' concerns noted at the February 2nd meeting regarding light pollution emanating from the Industrial Court from Litzsinger Road as well as what they believed to be construction material stockpiled on a property also located within the industrial court.

With regards to the lights at 406 Hanley Industrial Ct., John Benish, Chief Building Official met with Carboline and Kindeva on Wednesday February 3rd; the lights were installed by Ameren put up the lights approximately 6 years ago and they will be contacted with a request to adjust the lights downward.

With regards to the construction materials and fencing at 410 Hanley Industrial Ct., the chain link fence around the property appears to be in good shape, however the wood fence is in disrepair. They are unable to replace the fence due to the flood way but staff is considering recommendations. The large cargo containers and construction trailers stored on the lot have wheels that can be moved in case of a flood. These items are all allowed in that LI-District.

CONSENT AGENDA

Standing Committee Reports

None

Warrant Lists

2025 Operating Budget Expenditures - \$38,964.75

2026 Operating Budget Expenditures - \$132,083.99

Revised 2019 Certificates of Participation Proceeds (COP) - \$0

Overall Total - \$171,048.74

Approval of Meeting Minutes

Regular Meeting February 2, 2026

A motion was made by Alderman Gould and seconded by Alderman Plufka to approve the consent agenda. **ROLL CALL:** Alderman Plufka – aye; Alderwoman Tice – aye; Alderwoman Goad – absent; Alderwoman Sims – absent; Alderman Lochmoeller – aye; Alderman Gould – aye; Alderwoman Harter – aye; Alderman Erger – absent; **MOTION PASSED.**

OLD BUSINESS

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

Attorney Hetlage provided the title only reading of Bill #6588. A motion was made by Alderman Lochmoeller and seconded by Alderwoman Harter to perfect Bill #6588 in Ordinance form. **ROLL CALL:** Alderman Plufka – aye; Alderwoman Tice – aye; Alderwoman Goad – absent; Alderwoman Sims – absent; Alderman

Lochmoeller – aye; Alderman Gould – aye; Alderwoman Harter – aye; Alderman Erger – absent; **MOTION PASSED.**
(Now Becomes Ordinance #5214)

NEW BUSINESS

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

Attorney Hetlage provided the title only reading of Bill #6590. Director Kelly explained, as presented during the public hearing, that 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. It was clarified that small projects are those like doorways, windows, even sunrooms and that any project for staff review would not prompt a notice to the neighbors.

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

Attorney Hetlage provided the title only reading of Bill #6591. Director Kelly explained, as presented during the public hearing that FEMA/SEMA has recommended buildings and all related utility and structures within a floodplain 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. It was clarified that taking no action could potentially impact flood insurance.

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

Attorney Hetlage provided the title only reading of Bill #6592. He proceeded to explain being prompted to amend related codes sections after receiving complaints regarding the reckless nature of alternative vehicles being operated on city streets.

The proposed bill addresses regulations for the various styles of alternative vehicles. It also provides updated definitions and an easy to read chart for clarity.

CITIZEN COMMENTS

None

CLOSED MEETING

None

ADJOURNMENT

Having no further business, the closed meeting adjourned at 6:23p.m.

Approved on the 2nd day of March, 2026.