

**CITY OF BRENTWOOD, MISSOURI  
REGULAR BOARD OF ALDERMEN MEETING  
MINUTES**

**City Hall  
Council Chambers**

**November 1, 2010  
7:00 pm**

Mayor Kelly called the meeting to order and led with the Pledge of Allegiance. Roll call was taken with the following members present: Alderman Marshall, Alderman Leahy, Alderwoman Krewson, Alderman Kramer, Alderman Robertson, Alderman Wynn, and Alderman Harper.

The following member(s) was absent: Alderwoman Clements.

Staff present: City Attorney Albrecht, City Clerk/Administrator Seemayer and Director of Parks and Recreation Frankowski.

Staff absent: Executive Secretary Williams and Director of Planning and Development/Asst. City Administrator Rottjakob.

**CONSIDERATION AND APPROVAL OF THE NOVEMBER 1, 2010 AGENDA**

Motion was made by Alderman Leahy, second by Alderman Robertson to approve the November 1, 2010 meeting agenda. All in favor none opposed.

**CONSIDERATION AND APPROVAL OF THE OCTOBER 18, 2010 MINUTES**

Motion was made by Alderwoman Krewson, second by Alderman Leahy to approve the October 18, 2010 meeting minutes. All in favor none opposed.

**BIDS** – Surplus Property Sale

City Administrator Seemayer stated that bids were received and opened on Tuesday, October 26, 2010 for the sale of three city vehicles. Listed below are the highest bidders:

M&M Investment	2006 Ford Crown Victoria	\$ 3,779.00
Mullen Investments, LLC	1996 Ford F-350 Bus	\$ 3,888.88
Truck & Parts of Tampa, Inc.	2004 Trash Truck	\$34,700.00

**HEARING OF ANY MATTER OF PUBLIC INTEREST UPON REQUEST OF ANY PERSON PRESENT**

Bonnie Rasmussen, resident at 8828 Pendleton came before the Board to thank Alderman Leahy and Alderman Wynn for their vote in the upcoming election on maintaining the two-year term for the Board. She stated that four years is too long and the public has no way to get rid of the elected official with a four-year term. In her opinion, the Board is doing a great job and if they love this kind of work, they

could run for a higher office. There are many younger people in town that would be anxious and willing to serve on the Board. She cannot imagine anybody living in Brentwood with an interest in the community that would not be interested in serving on the Board. It is certainly an honor for those who serve. Everybody who has done so, in her observation, has done so in a way that they and the community should be proud of. She stated that she lives in one of the oldest houses in town and it has been a joy to live there but the house is falling apart. She has had a long-term plan to market the land and move on. She has recently received information on Brentwood Historical Society's Century Home Program and she does not support it. Her home was on a Missouri Historical Society's tour a couple of years ago. A huge bus showed up in front of her house. Barbara Gill helped and they brought about 50 to 60 people into her home. She doesn't support the Century Home Program because in about 35 years, the City will have Century Home plaques on about 3,000 homes in Brentwood and that is not the way to keep the community in good shape. In her experience of having some close ties to the development of new homes, through her father's family business, and looking around Brentwood, the way to keep your community vital is to keep the prices up on housing and you're not going to do so with 3,000 century old homes. She would encourage redevelopment as quickly as possible.

In response to Bonnie Rasmussen's comments about the terms, Alderman Kramer stated that there are members of the Board who voted in favor of the Bill to increase their terms. They did not vote in favor of the terms for offices. They voted for the opportunity for the voters to decide and they will get that opportunity tomorrow at the polls.

#### **INTRODUCTIONS, READINGS, AND PASSAGE OF BILLS AND RESOLUTIONS**

##### **Bill No. 5574 – Agreement with GBA Architects**

Motion was made by Alderman Marshall, second by Alderwoman Krewson to remove Bill No. 5574 from hold. All in favor none opposed.

City Attorney Albrecht gave Bill No. 5574, AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF BRENTWOOD, MISSOURI WITH GBA ARCHITECTS AND ENGINEERS, FOR ARCHITECTURAL SERVICES FOR THE BRENTWOOD RECREATION CENTER; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE, its first and second readings.

Alderman Marshall stated that Bill No. 5574 was reviewed in the Ways and Means Committee meeting. Some of the discussions focused on what happens if the company comes in and start reviewing all the systems in the building, as far as the cost associated with the contract, and early on, they find out that it is not worth fixing because the cost is too high. They were assured that they would not continue with the review just to finish the contract if it was evident that it would be too costly to repair the building. He mentioned that the architectural services were budgeted.

Alderman Leahy stated that he had requested that the Ways and Means Committee review the Bill with the intent of possibly having the City's in-house personnel accomplish some of the tasks to reduce the cost. He asked if there is a resolve on that request.

City Administrator Seemayer responded that he had turned the list over to the Ways and Means Committee and the answer was no. They identified some of the problems, which are the ADA issues

and the lack of a fire alarm system, etc. It was explained to him that to perform the analysis or the cost design to put in the new systems, that they felt better leaving that to someone in that field.

Alderman Kramer read a synopsis of Bill No. 5574 as a Bill that would authorize the Mayor to enter into an agreement with GBA Architects & Engineers to perform an evaluation of the existing Recreation Center. The study would include the following:

- Identify what must be brought into compliance with federal, state or local laws & codes
- Identify aspects of the complex that require repair or replacement
- Develop cost estimates for the improvements identified
- Develop phases for the improvements based upon financial & operational efficiencies
- Determine expansion capabilities in terms of square footage and spatial arrangements

The fee for this service shall not exceed \$79,800. This item has been budgeted for 2010. If approved it is anticipated the assessment would be completed by January 2011. It was reviewed and recommended approval by the Ways and Means Committee.

City Administrator Seemayer pointed out that on the first bullet point of the synopsis staff would work with the company on the code issues to identify them, so that it is not redundant.

Alderman Wynn asked Alderman Marshall if he had any idea of how they would identify the point where the analysis of the repairs would become too costly that the building would not be worth fixing.

Alderman Marshall stated that the representative from GBA Architects stated that they would be giving staff and the Board bi-weekly updates.

Alderman Wynn asked if the Ways and Means Committee came to a conclusion on the stopping point.

Alderman Marshall responded that it was talked about but nothing was decided as far as a firm number.

Alderman Robertson stated that he was not able to attend the Ways and Means Committee meeting where the Recreation Center issue was discussed. He asked the architect how in-depth will the review go as far as seismic bracing, code and structural substance. They did a lot of the preliminary work with the Recreation Center in identifying the problems and costs that they thought would lead to a recommend for the Recreation Center, but they were not able to come up with an accurate cost for those specific items.

John Choinka, George Butler Associates came before the Board and stated that he is a civil engineer that will be looking at the ADA compliances, parking issues, expansion capability issues, etc. Regarding the seismic, for any type of new construction they would look at the existing code that is currently enforced by the City. He believes it is the 2003 IBC Code, so that is what they would be referring to for any type of new expansion. There was discussion at the Ways and Means Committee meeting of possibly constructing the building with a second story addition. They will look into those things as well. It is something that is possible if the loads would allow it. There may have been some soil issues at the time the original building was constructed. That maybe why it was reduced to one story, but they would look into those things as far as expansion capability. As far as bracing the building for seismic, he doesn't know if they would specifically look into that to meet those requirements since it was constructed under

a previous building code, unless it is something that the City feels is absolutely necessary or required. It is not going to be required by the existing building because it was built under a previous code.

Alderman Robertson stated that his understanding is that they would lose the grandfathering since there would be a substantial amount of work if they renovate it, for the purposes of the study.

Mr. Choinka stated that if there is grant funding involved that is another aspect to look at to see if they would have to provide seismic bracing.

Alderman Robertson stated that the building is a non-reinforced masonry building, so it would not hold up in a seismic event. Part of their purpose in doing the study is to determine if the building could be used in emergency circumstances.

Alderman Leahy stated that in his email to the Ways and Means Committee he asked why was the ice-skating rink area removed from the study.

Director of Parks and Recreation Frankowski responded that the refrigeration system would not be included.

Motion was made by Alderman Marshall, second by Alderman Harper to approve and adopt Bill No. 5574. Roll call: Alderman Marshall, yes; Alderman Leahy, yes; Alderwoman Krewson, yes; Alderman Kramer, yes; Alderman Robertson, yes; Alderman Wynn, yes; Alderman Harper, yes.

The Mayor thereupon upon declared Bill No. 5574 duly passed and signed same into approval thereof. Said Bill was given Ordinance No. 4258.

#### Resolution No. 971

Alderman Kramer read a synopsis of Resolution No. 971 as a Resolution that would allow for the consumption of beer and wine at the City's Veterans Day Program at City Hall on November 11, 2010 and at the City's Holiday Party at the Recreation Center on December 13, 2010.

Motion was made by Alderman Marshall, second by Alderman Leahy to approve Resolution No. 971. Roll call: Alderman Marshall, yes; Alderman Leahy, yes; Alderwoman Krewson, yes; Alderman Kramer, yes; Alderman Robertson, yes; Alderman Wynn, no; Alderman Harper, yes.

#### Resolution No. 972

Alderman Kramer read a synopsis of Resolution No. 972 as a Resolution that supports the City's effort to obtain a grant through FEMA for the purpose of acquiring a portion of the Executive Walk Apartments located at 8703 Brentshire Walk. The grant is part of the flood mitigation program and FEMA would provide 75% of the funds. The local match or 25% would come from MSD.

Mayor Kelly stated that the grant request is for the Phillip Barron property.

City Administrator Seemayer stated that the City applied for the grant last year, but due to lack of funding it was turned down at that time, so another application has been submitted. It is with the

complete consent and backing of Mr. Barron, the property owner. Those buildings remain vacant. The cost, including the demolition and the site prep work to convert it into green space, is just under \$2.1 million of which FEMA will pay, if approved, \$1,571,000. MSD would pay \$500,000 and the City would be responsible for approximately \$24,000. They will find out next spring if the grant will be awarded.

Alderman Marshall stated for clarification that they would no longer be allowed to build on the property.

City Administrator Seemayer stated that it would have to be maintained as open space or something to go along with the park.

Motion was made by Alderman Wynn, second by Alderman Leahy to approve Resolution No. 972. All in favor none opposed.

### **ACCOUNTS AGAINST THE CITY**

Alderman Kramer asked about the expenditure for Busy Bee Paving for \$27,825.00.

City Administrator Seemayer stated that the paving was a project on the City's west side where MSD has been working extensively on a sewer restoration program. They had to repave a number of streets, which included portions of Parkside, Tilles, Kempton, White and Pine. The City planned to repave a portion of Pine Avenue that was not within the MSD work schedule, but it was adjacent and butted up to it. The contractor who was already on site performed the work, which was from Pine and Kempton going east to Parkridge. That work has been completed and is in good shape.

Alderman Kramer stated that as a follow up from the resident's comment at a previous meeting, City Administrator Seemayer mentioned that the contractor had been notified about the debris in the cul-de-sac area.

City Administrator Seemayer stated that he does not know if the cleanup has been completed but he will check with Street Superintendent Nahmensen.

Motion was made by Alderman Marshall, second by Alderwoman Krewson to approve the warrant list dated 11/1/10. All in favor none opposed.

### **REPORTS OF COMMITTEES AND DEPARTMENT HEADS:**

#### **Mayor's Report**

Mayor Kelly stated that Ameren UE is trying to increase the fee on streetlights. They tried to increase it last year but pulled the municipalities out of the rate increase. Now they are asking for it again. If they are successful, the increase could be anywhere from 40 to 60 percent. A street light audit is being done. They think that they might be charging the City for streetlights that no longer exist.

**Public Safety Committee** – No report

**Public Works Committee** – No report

Director of Planning and Development – No report

Ways and Means Committee – No report

City Attorney – No report

City Clerk/Administrator

City Administrator Seemayer stated that next Thursday is the Veterans Day program at 6:00 pm in City Hall Council Chambers. Everyone is invited.

Excise Commissioner – No report

Library – No report

Municipal League – No report

Communication

Alderman Marshall stated that he would like to review the computer needs as far as software for the City. Currently the City has several different programs running. He would like to see a more comprehensive package, which might reduce the cost.

Historical Society – No report

### **UNFINISHED BUSINESS**

City Administrator Seemayer stated that Asst. Fire Chief Kurtz informed him that on November 15, at 6:00 pm, the Board is invited to tour the new fire station.

Alderman Kramer asked if the firefighters would be moved in after that date.

City Administrator Seemayer stated that they plan to move in after November 15, around Thanksgiving. One of the things they are waiting on is the furniture. They have placed the order and delivery is expected in four to six weeks, which would put them right around Thanksgiving for receiving the order.

Mayor Kelly stated that regarding the Litzsinger Bridge, the City had an issue with one of the property owners and a needed easement. Work had stopped for two weeks. The easement is literally in the middle of the creek. The property owner of the building, which used to be the old transmission building, wanted \$12,000 for the easement as well as to change all the verbiage in MSD's standard form, which they would not do. Ultimately, they made a proposal to the property owner that the City would pay him \$4,000, he agreed and the terms were worked out on the contract. The contract was signed early last week and then the engineer had to get the permit from MSD in order to proceed.

Alderman Wynn stated that since the bridge closed it has been much quieter on the street.

Mayor Kelly stated that he has gotten many compliments on Strassner Road.

Alderman Marshall stated that he has received phone calls about the lack of traffic on the streets as well. One of the things that came up was the possibility of making the Litzinger Bridge outbound traffic only. Is that something that can be reviewed?

Mayor Kelly responded that it could be reviewed.

**NEW BUSINESS**

Alderman Leahy stated that bags would go out on Saturday, November 13 for the Scouting for Food Program sponsored by the Boy Scouts of America. The boys will pick up the bags on Saturday, November 20. Everything that is collected in the St. Louis area will go to the greater St. Louis area food pantries for their ability to meet the needs of the citizens of the area. He asked everyone to be generous.

Alderman Leahy announced that the Ward 3 meeting would be held on Tuesday, November 30 at 7:00 pm.

Alderman Harper stated that it is his understanding that Brentwood Police Officer, Nick Nilson is participating in the annual Backstopper's Guns 'N Hoses boxing competition on November 24 at the Scottrade Center. He asked the residents to come out and support him.

**ADJOURNMENT**

Motion was made by Alderman Leahy, second by Alderman Wynn to adjourn the meeting at 7:38 pm. All in favor none opposed.

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Pat Kelly, Mayor

Attest:

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Chris Seemayer, City Clerk