

MINUTES OF BOARD OF EDUCATION

Open Session                      Conference Center                      7:00 p.m.                      December 4, 2018  
Joint Meeting

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**Kind of Meeting                      Location                      Time                      Date**

Members

Present

Jamie Allen  
Dan Brouillet  
Melissa Nehrt  
Keith Rabenberg  
Lindsay Spencer  
Kerry Trostel  
Mark Womer

Absent

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Call to Order                      Board President, Mr. Keith Rabenberg, called the open meeting to order at 7:00 p.m.

Roll Call                      Board members were present or absent as stated above.

Attendance                      Also in attendance was Superintendent, Dr. Brian Lane.

Introduction of Participants      Participants from the City of Brentwood:  
The Honorable Chris Thornton, Mayor  
Ms. Bola Akande, City Manager  
Mr. David Dimmitt, First Ward Alderman  
Ms. Sunny Sims, Second Ward Alderman  
Mr. Brandon Wegge, Second Ward Alderman  
Mr. Andy Leahy, Third Ward Alderman  
Mr. Steve Lochmoeller, Third Ward Alderman

Absent:

Mr. David Plufka, First Ward Alderman  
Ms. Kathy O'Neill, Fourth Ward Alderman  
Mr. Tom Kramer, Fourth Ward Alderman

Open Dialogue                      Board members agreed to an open dialogue format.

Dr. Lane provided an update on the BMS/BHS projects. The district has conducted meetings with user groups and consultants. \$18 million projects are heavy on infrastructure, including new plumbing, electrical work, LED and energy efficient lighting, and HVAC. Two new, secure entrances will allow for increased safety. A second elevator and ramps will be added for easier accessibility. Projects also include a new commons/library for school and community use and all new science labs with separate STEM areas. Both gyms will get new floors, paint, bleachers, and backboards. BSD is working with food service on ways to refresh the look and feel of the cafeteria. Auditorium updates, such as refreshing the

seats and carpet, would be listed as project alternates. Fields are in decent shape and are not included. Some funds are available in the capital projects budget for ongoing maintenance.

During off hours community use, areas outside of the commons will not be accessible.

The project is currently on budget and on schedule. Work will go out for bid in January and contracts will be awarded in February. Construction is scheduled for completion by August 2020.

Ittner Architects will be giving a presentation at the December 18, 2019 Board business meeting.

Dr. Lane provided an update on the work of the Elementary Facilities Committee. Mayor Thornton is on the committee. Members are a cross-section of Brentwood. After much study by the first facilities committee it was determined that there should be two separate bond issues. BHS/BMS projects were on the ballot in April 2018 and the elementary projects would be on the ballot in April 2020.

Some participants like the concept of two small elementary schools and some like the idea of one elementary school.

The committee has reviewed a traffic study, staffing, current and projected enrollments, design options, and budgets. Two options and anticipated costs to property owners will be presented via phone survey. Participants will be asked to select their preferred option. Survey will cost \$9,000 and will take 6-8 weeks to develop and complete.

Committee is looking at the cost to build and the long term; educational advantages; and the impact on property values, etc. McGrath would need to be completely redone and Mark Twain needs upgrades.

#### *Dialogue*

- What is the city's commitment to supporting the selected solution? The City believes good schools keep the community going.
- If needed, BSD may start bus transportation.
- BSD is only considering projects at the McGrath and Mark Twain sites. Other properties, such as the Brentwood Bound sites, are not under consideration.
- BSD is not considering merging with another district.

- BSD is in good financial shape for operations. Depending which elementary project is selected, taxes could increase approximately \$185 - \$250 per year on a \$250,000 home.
- There are 23 school districts in the St. Louis region. BSD has the 9<sup>th</sup> lowest tax rate.
- BSD cannot borrow beyond its bonding capacity.
- Enrollment is expected to remain even or increase slightly with construction of larger homes. VICC enrollment will stop in the next 5-10 years. Students enrolled in the program can continue to attend.
- Plan to start marketing the bond issue 6-8 weeks ahead of time.
- The City recently completed two surveys: One related to community services and one related to the recreation center renovation.

*Follow-up*

- Dr. Lane will send the 23 district tax rate information and the traffic study to Ms. Akande.

Mr. Thornton provided an update on Brentwood Bound. Focus of the project is flood mitigation along Manchester Road; MODOT improvements to Manchester Road; and Great Rivers Greenway improvements. Key parties are engineers, planners, attorneys, MODOT, and Great Rivers Greenway.

The city obtained a certificate of participation, which is a \$42 million loan for property acquisition and professional design services. A portion of the loan must be kept in reserve. Budget for the remainder is \$15 million for property; \$3.5 million for professional services; and \$18 million to start projects.

MODOT can complete 1 mile of road improvements per year. It will take 2 ½ years to redo the creek. Schedule: Complete property acquisition in 2019. Bids in early 2020. Construction starts in Spring 2020. Construction complete 2023-2024.

Brentwood Bound area has 60 acres in a flood plain. Redesign will remove 30 acres. Setbacks along Manchester Road will be increased with parking located behind buildings. Planned improvements include designated crosswalks on all sides of the intersection at Manchester and Hanley; a re-engineered creek; the addition of 2 retention ponds; parking; and buildings.

City anticipates \$55 million in new business with \$1.3 million in revenue per year to the city. Increased property values could result in an additional \$450,000 per year for BSD.

When the projects are under way, the city will look at other funding options. Brentwood currently has \$660 million in sales that generate \$3.2 million in annual revenue. Four in five people who make purchases in Brentwood do not live in the city. One option would be an economic development sales tax of up to ½ cent. State statutes restrict economic development taxes and uses must be listed. City can put in a sunset provision but should be careful not to be premature

The city could also activate an existing property tax that has not been needed. The Hancock Amendment limits the annual increase, and it would net \$300,000 maximum. The city may also consider another certificate of participation. The Board of Aldermen will review tax options and will share information with the public at the meeting on January 7, 2019. In the event that a decision is made to put one of the tax options on the ballot, a simple majority is required for passage.

The Brentwood Bound Task Force started meeting in July 2018. Promotional materials were prepared with help from Unicom Arc and others. Two hundred people attended the open houses.

#### *Dialogue*

- City would like to make Brentwood Bound a live-work-play destination.
- Interested in local businesses more than big box stores.
- Business development continues along Brentwood Blvd. although the current focus is on the Brentwood Bound project.
- Redevelopment area along Brentwood Blvd. has been increased to 300 feet to give potential developers some leeway.
- City would like to have unique businesses locate in Brentwood. New developments and businesses may want to purchase and own property, but the lease holders may not want to sell.
- Enforcing the unused property tax that is currently in place may conflict with the BSD tax ask, so one or both may fail. The economic development tax may be the better choice.
- City would like to minimize the use of Tax Increment Financing and tax abatements.
- With certificate of participation funding, Brentwood is making an investment on the front end. It removes some of the risk for new businesses and puts the city in a better bargaining position.
- City may want to have the economic development funds in place before negotiating with businesses.
- City is asking BSD for confirmation of support. Dr. Lane said there ways he may be able to help.

*Follow-up*

- Ms. Akande will provide copies of Brentwood Bound binders.
- Dr. Lane will speak with BSD Board to determine what support may be provided.

Conclusion of Open Dialogue

The open dialogue session concluded at 8:50 p.m.

ACTION 104  
Approval of SRO MOU Amendment

Dr. Lane reported that a city audit found two changes that should be made to the 2018-2019 School Resource Officer Memorandum of Understanding. Major Jim McIntyre of the Brentwood Police Department provided the proposed changes. The motion was made by Mr. Womer and seconded by Mr. Brouillet to approve the proposed amendment. The motion passed by a 7-0 voice vote.

ACTION 105  
Approval of School Crossing Guard Agreement as Amended

Dr. Lane presented the 2018-2019 School Crossing Guard Agreement. Morning schedule is 7:30 a.m. – 8:30 a.m. Early Release schedule is 11:45 a.m. – 12:45 p.m. Afternoon schedule is 2:45 p.m. – 3:45 p.m. Board members requested that the afternoon schedule be changed to 3:00 p.m. – 4:00 p.m. and, if needed, the total be expanded to 75 minutes, with the understanding that the cost would increase. Dr. Lane will review the afternoon schedule with the Principals before making a decision on adjustments. The motion was made by Mr. Womer and seconded by Mr. Brouillet to approve the agreement with proposed amendments. The motion passed by a 7-0 voice vote.

ACTION 106  
Adjournment 8:55 p.m.

The motion was made by Mr. Womer and seconded by Mr. Brouillet to adjourn. The motion passed by a 7-0 roll call vote.

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President



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Secretary



