

**CITY OF BELLEFONTAINE NEIGHBORS  
BOARD OF ALDERMEN MEETING MINUTES  
October 18, 2018**

**MEETING WAS CALLED TO ORDER BY** Mayor Robert J. Doerr at 7:30 p.m. Copies of all ordinances and resolutions to be considered at the meeting were made available for public inspection prior to the time of consideration by the Board of Aldermen.

**PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Mayor Doerr.

**ROLL CALL:**

**PRESENT:** Mayor Robert J. Doerr, City Attorney Kevin O'Keefe, City Collector Dr. Mark Tranel, Chief Jeremy Ihler, City Clerk Deni Donovan, Alderwoman West, Alderman Merz, Alderman Jordan, Alderman Christian, Alderwoman Dailes; and Alderwoman Avant-Elliott.

**ABSENT:** Alderman Herl, Alderwoman Reed.

**APPROVAL OF THE AGENDA:** Alderman Jordan moved for the approval of the Agenda, seconded by Alderman Christian. Motion carried unanimously.

**PRESENTATION OF THE UNAPPROVED MINUTES:** Alderwoman Avant-Elliott moved for approval of the October 4, Minutes of the Board of Aldermen Meeting, seconded by Alderman Merz. Alderwoman Avant-Elliott questioned the wording of Alderman Jordan's comments; Alderman Jordan would like to leave them the way they were. Alderwoman Avant-Elliott would like to listen to the audio for accuracy. Mayor Doerr tabled the approval of the minutes until the tape is reviewed.

Alderwoman Avant-Elliott made a motion to withdraw her previous motion for the approval of the October 4, 2018, minutes, seconded by Alderman Merz. Motion carried.

**MEETING OPEN TO THE PUBLIC:**

Alderwoman West brought up the question as to why there needs to be a motion to open the meeting to the public when it is already stated in the approved Agenda. After much discussion, it was decided no motion needs to be made so the Mayor will announce the meeting is open to the public. It was, also, decided, moving forward, to have the City Clerk update the Agenda so it reflects a "3-minute time limit or as long as the Mayor deems necessary" wording.

Mayor Doerr opened the meeting to the public and asked that John Schebaum, representing BRG NLD Development, speak first.

**JOHN SCHEBAUM, CIVIL ENGINEER, BFA ENGINEERING, 1578 HWY 19 SOUTH, HERMANN, MO:** He gave a presentation regarding the property at 9266 Lewis & Clark; they want to have it as a fast food, drive-thru Burger King. This property is already classified C-1, but it needs to be rezoned to a C-2. They are, also, applied for a Conditional Use Permit. The Jennings side of the property would only be used for parking, although the city needs a letter confirming this agreement from the City of Jennings because the property is mostly in Bellefontaine.

Some of the Aldermen's concerns/questions dealt with the following: buffer; shielded lights; drive-thru "ordering" point; trash container placement; alley issues; traffic flow; sound barrier; PD substation; title search; timeline; and access from Advance Auto.

**KATHY MASON, 10XX DONNELL AVENUE:** She told Chief Ihler how grateful she was for the help PD gave her when she had a medical issue. The Chief said he would pass along her thanks.

**PEG WARNUSZ, 100XX CRETE DRIVE:** She complained about the enormous amount of trash there is behind the stores at the Bissell Hills Shopping Center, especially Ruler Foods; Peg will send pictures to the Mayor. He will contact the property manager. She would like to see citations issued now.

Mayor Doerr asked if anyone had any other comments. Since there were none, the meeting was brought back to the Board.

**TREASURER'S REPORT:** Due to the recent audit, there is no Treasurer's report to review. City Treasurer, Bill Krenn, asked if the Board had any questions. The following was discussed:

- A breakdown of the \$8,000+ miscellaneous fees on the City Attorney's last statement;
- The Election Board - the payment comes out of the General Fund;
- "Under \$500" invoices regarding Advertisement. The City Clerk will send the Board the flyers for Do-Dads and CLN Golf Tournament;
- SWT Design; and
- The City's current Auditors, procedure, and the length of their contract.

**INVOICES OVER \$500:** Alderman Christian moved to pay invoices 1 through 17, dated October 8-11, 2018, in the amount of \$369,173.52, seconded by Alderwoman Avant-Elliott. Motion carried.

**INVOICES UNDER \$500:** Informational only - October 8-11, 2018, in the amount of \$7,812.08.

**COLLECTOR'S REPORT:** The Board reviewed the August and September, 2018, Collector's reports. Dr. Tranel asked for clarification regarding the changes to his report requested by the Board. He explained the business licenses are issued January thru December and liquor licenses need to be approved by the Board at the end of the year. Dr. Tranel asked if he could give an explanation to the Board, at the November 1<sup>st</sup> workshop meeting, to inform them about the process of liquor licenses approval needed by the Board.

Discussions continued on the following: fee increases and possibly the reconstruction of business licenses; the Hancock amendment; true user fees may be increased, but higher fees for liquor licenses and taxes need a vote of the people; and restructuring the payment system to collect taxes quarterly vs. annually.

**PLANNING & ZONING:** The Board reviewed the September 10, 2018, Minutes. Chairman Bob Stolte reported on the following:

- Addressing In-Home Day Care issues regarding the current moratorium.

**PLANNING & ZONING:** The Board reviewed the October 8, 2018, Minutes. Chairman Bob Stolte reported on the following:

- John Schebaum, representing Burger King, was in attendance to discuss the property located at the old Regions Bank, 9266 Lewis & Clark. The Bellefontaine side of the property would only be used for parking although the city needs a letter confirming this agreement from the City of Jennings.
- Chairman Stolte requested Board approval to have a Public Hearing at the November 15<sup>th</sup> Board of Aldermen Meeting to rezone the property from a C-1 to a C-2, under Code Section 29-96 (5f) which allows for a fast food, drive-thru restaurant and their request

for a Conditional Use Permit. Letters will be sent by the city to all those residents within 185' per the City Code. There was a discussion about how to get the word out to those living more than 185'.

Alderwoman Avant-Elliott made a motion to have a Public Hearing on November 15, 2018, to rezone the property located at 9266 Lewis & Clark from a C-1 to C-2, and, also, their request for a Conditional Use for a fast food, drive-thru restaurant, seconded by Alderwoman Dailes. Motion carried.

- Saint Louis Fish•Chicken•Grill submitted a Letter of Intent for a fast food restaurant at the property located at 10049 Bellefontaine Neighbors; it is zoned properly.
- Jake Nguyen, with Furniture for Less #2, submitted a Letter of Intent regarding the property located at 1050 Pershall Road; this is zoned properly although an inspection needs to be done. This would be used to store furniture only.
- Alderwoman Avant-Elliott questioned whether the (2) day cares, recently approved by the city, have been State approved. **ADDED:** Mayor Doerr requested the Building Inspector to follow up on the status of the two day cares.

**BUILDING INSPECTOR:** The Board reviewed the August and September, 2018, reports. Joe Raben reported on the following issues:

- Inspections update;
- Roadside Trailer has finished their parking lot per MSD requirements;
- McBride is still building at Harbor Landings;
- Furniture for Less has been inspected by Bellefontaine and the Riverview Fire Department;
- Mayor Doerr stated home ownerships have risen; and
- Follow up on complaints from a citizen.

**CITY ENGINEER:** The Board reviewed the August and September, 2018, reports. Mayor Doerr reported the city is very close to hiring a City Engineer.

**CHIEF OF POLICE:** The Board reviewed the August and September, 2018, Police reports. Chief Ihler reported on the following:

- Clarification on the job description for the Evidence Mgr/Support position – discussion on how to advertise the pay, experience, etc...The Ordinance for this position will be November 1<sup>st</sup> Agenda.
- Disaster Training was held at the Rec Center – thanks to the Rec Center for their help in setting up. It was very well attended.
- Thanks to Chief Goldstein and the Riverview Fire Department for their donation of (3) AED units; and
- Mr. Krenn asked if the Evidence Mgr/Support position is in the budget; Chief Ihler said the salary was, not the position.

**CITY ATTORNEY:** No report given.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

It was clarified the FOP did not require the City to eliminate the Insurance Advisory Board from the City's Code Book

**BILL NO. 2527 – INTRODUCED BY ALDERMAN JORDAN**

**AN ORDINANCE REPEALING ARTICLE VI AND SECTIONS 2-226 THROUGH 2-229 OF CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF BELLEFONTAINE NEIGHBORS AND ELIMINATING THE CITY'S INSURANCE ADVISORY BOARD.**

Alderman Jordan read the Bill for the first time and moved for approval of the first reading of Bill No. 2527 and to go on to the second reading. The motion was seconded by Alderman Christian. Motion passed unanimously. Alderman Jordan then read Bill No. 2527 for a second time and thereafter made a motion that the Bill be approved by the Board of Aldermen for enactment as an Ordinance, seconded by Alderwoman Avant-Elliott. Motion carried.

**Upon the roll being called the votes were cast as follows:** Alderman Jordan; yes; Alderwoman Avant-Elliott, yes; Alderman Christian, yes; Alderwoman West, yes; Alderwoman Dailes, no; and Alderman Merz, yes.

With a 5-1 majority of the members elected to the Board of Aldermen having voted for passage of Bill No. 2527, the Bill was passed by the Board and will become Ordinance No. 2442 when and if signed by the Mayor.

**REPORT OF THE MAYOR:**

- Reminded everyone about Family Fright Night tomorrow night; and
- Don't forget to vote on November 6<sup>th</sup>.

**REPORT OF THE ALDERMEN:**

**ALDERWOMAN AVANT-ELLIOTT:** The Halloween Dinner was very nice. She is looking forward to changing some of the ordinances based on the recommendations from Alderman Christian who is revisiting some of the inconsistencies in the language and to improve better communication with the residents.

**ALDERWOMAN WEST:** She has selected the Alderpersons to serve on the committee to revisit the fence Ordinance. She would like them to select (2) volunteers from the community to be on the committee. The purpose is to change the fence Ordinance to better represent the needs of all the residents. She does not want anyone on the committee who is in opposition of the changes.

**ALDERMAN MERZ:** It's good to see Kathy Mason in the audience.

**ALDERMAN JORDAN:** No report given.

**ALDERMAN CHRISTIAN:** Happy Halloween! Be safe. Hopefully, the police will be out in force. He told Chief Ihler he was glad to see an Officer stop a driver who went through a stop sign. Chief Ihler clarified the numbers used in his August report regarding "motorists contact". He had a little setback, but he is ready to research the city's fee structure and better communication with the residents.

**ALDERWOMAN DAILES:** No report given.

**MARK TRANEL, CITY COLLECTOR:** Dr. Tranel reported the Special Administrative Board (SAB) will put out a detailed report on the progress in the Riverview School District. Everyone is welcomed to the groundbreaking at the high school, on October 29<sup>th</sup> at 12:30 p.m., regarding the opening of the health clinic.

Mayor Doerr asked if anyone in the audience would like to make any comments with a 3-minute time limit.

**BOB STOLTE, 11XX SIEBE DRIVE:** Announced there will be a blood drive at Holy Name Catholic Church on October 24<sup>th</sup> from 4:00-6:30 p.m.

Mayor Doerr brought the meeting back to the Board.

Alderman Christian made a motion to adjourn the meeting, seconded by Alderman Jordan. Motion carried unanimously.

**MEETING ADJOURNED:** Meeting adjourned at 9:05 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Deni Donovan, City Clerk

Approved by the Board of Aldermen on November 1, 2018