

**CITY OF BELLEFONTAINE NEIGHBORS  
BOARD OF ALDERMEN  
REGULAR MEETING MINUTES  
THURSDAY OCTOBER 6, 2022 7:31 P.M.**

**PRESENT** Mayor Tommie Pierson, City Attorney Dorothy White-Coleman, Chief Jeremy Ihler, Street Director Jeff Ross, Recreation Center Director Jimmy Kinirich, Treasurer Rick Rognan, and City Clerk Semmie Ruffin-Hall

**MEETING WAS CALLED TO ORDER BY** Mayor Pierson called the meeting to order at 7:31 pm.

**PLEDGE OF ALLEGEANCE**

**ROLL CALL:** City Clerk Semmie Ruffin Hall called the roll,  
Present: Alderman Dinah Tatman, Alderman Theresa Hester, Alderman Peg Warnusz, Alderman Lynette VonSeggern, Alderman James Thomas, Alderman Regina Harmon-Ward, Alderman Alease Dailes, Alderman Alicia Smith-Quorum was present.

**MEETING OPEN TO THE PUBLIC (With 3-minute time limit)**

- Barbara Powell-12XX Laire Drive
  - Streets deep holes near Kilgore
  - Where does she stand on her curbing
  - 1200 Block of Odessa empty house next door music was sounding for 3 hours
  - Stop signs being run
  - 367 and 270 ramp will cause an accident
- Paula Fain-2XX Harbor Landing Circle
  - Speeding down Pershall ridiculous since new bridge was built
  - No more Police presence in their subdivision anymore
  - Do not want to move to St. Charles
  - Nuisance house-Feds kicked in that house last month, process to get those people removed
  - Should not have to live like this
- Ramond Smith-92XX Bellefontaine Road
  - Will the Police be defunded-directing that question to his Alderman's and the Chief
  - It is wrong, never it should not be, I am all for the Police. Police need help
  - Speeders in my area
  - 3 incidents happen with shooting right next door to me
  - Asked about speed bumps
  - Give them what they want
- Marjorie Cook-89XX Bellefontaine Road
  - Barriers take them down or you will be sued
- Tracy Gibbs-104XX Bellefontaine

- Anyway, to know what ordinance is before it goes into effect
- Gail Dugery-1511
  - Nuisance properties I have called a couple of times about next door
  - Hands are tied, what do I do
  - Feeling safe, not at all
  - Something needs to be done, never been scared
- Robert
- Anderson-24XX Harbor Landing Circle
  - Nuisance home, called police numerous times
  - Nuisance house set neighbor's yard on fire
  - Asked neighbors to watch the kids, seen people in this nuisance house make drug deals
  - 6 to 12 cars parked at this house in any given day
  - Done so much last officer she talked to told her your last option is come to meeting
  - Cut off date, if that house is not dealt with, she will be gone
- Valerie 24XX Harbor Landing Circle
  - My home is the one that was set on fire
  - Not going to let the hooligans run me away from my home
  - Didn't like being woken up at 5:55am by the FBI on bullhorns and Hummer breaking down nuisance home door
  - Cars souped up and racing around the circle
  - 11 children going into that home after raid, how many on that occupancy permit
- Robert Murphy-24XX Harbor Landing Circle
  - Live right next door to the nuisance house
  - Wife's car was hit
  - trailer stolen
  - Sitting in car and they rode right through my grass
  - All cars at this house about 12 all with expired tags
  - 3 vans on other side of street set in driveway for a year and finally they were towed and now another derelict vehicle in driveway now
  - His grass was set on fire as well
- Marcie Gooden-94XX Duenke Drive
  - Feel the pain of residents from Harbor Landing Circle
  - Ward 4 write letters
  - Take pictures when they have issues
  - Here to share information and help if she can
- Wanda Lane-
  - I echo everything Marcie Gooden stated
  - Ills of society throughout the country not just Bellefontaine Neighbors
  - No supervision with children its rampant, bigger issue than the BOA
  - I also live next door to the neighbors from hell as well
  - Use Tax language is very confusing
  - Voter rules have changed in Missouri

- Appreciate Board not discussing City business on social media, never correctly conveyed
- Gunshots are everywhere, not making it ok because it isn't
- Broaden your mind about property at 367/270 in the middle of something that can happen positively

#### **APPROVAL OF AGENDA**

Motion to approve the agenda made by Alderman Alease Dailes made a motion to approve the agenda with an amendment to go into closed session after the meeting, Motion dies with a lack of a second. Mayor called for a Motion to approve the agenda as -Alderman James Thomas made motion to approve agenda as is, second made by Alderman Regina Harmon-Ward. Mayor called for all in favor. 8 Ayes/0 Nays. Motion passed.

#### **PRESENTATION OF UNAPPROVED MINUTES (B.O.A. Minutes-1/20/22, 2/3/22,3/3/22,8/4/22, B.O.A Special Minutes-8/11/22, B.O.A. Budget Workshop Minutes-8/23/22 and 8/30/22, B.O.A. Minutes-9/1/22, 9/15/22, B.O.A. Town Hall Minutes 9/15/22.**

Motion made by Alderman James Thomas to approve the minutes, second made by Alderman Regina Harmon-Ward. 7 Ayes/1 Nays. Motion passed

#### **APPROVAL OF INVOICES OVER 500 (9/15-10/04/22)**

Motion made by Alderman James Thomas to approve invoices over \$500, Second made by Alderman Lynette VonSeggern. 8 Ayes/0 Nays. Motion passed.

#### **PARKS AND RECREATION REPORT- (JIMMY KIRINICH)**

- **Brochure-** We are currently working on the Winter/Spring 2023 Brochure. Information for the brochure and newsletter needs to be sent to me completed by October 31. The dates for the brochure are January through May. We are trying to have the brochure mailed out to residents by December 5<sup>th</sup>.
- **Recreation Programs:** Our fall programs are underway. We currently have an 80% enrollment rate with over 223 participants enrolled in swim lessons, aquatic exercise, fitness classes, and skating.
- **Grants:** I applied to the Municipal Park Grant for phase 2 of the gymnasium renovation. This included replacing the gymnasium floor, new basketball goals, and renovating the weight room equipment. The city should know if we were awarded the money early November.
- I am currently in the process of researching grants to assist in building a community garden within one of our parks. The TEGNA Foundation in St. Louis offers \$1,000-5,000 for projects to build community gardens and their next application deadline is February 28<sup>th</sup>. I reached out to the St. Louis contact and currently waiting for a response.
- **Park Maintenance-** The maintenance staff is working on cleaning up all the overgrown brush and limbs throughout the parks. They got St. Cyr cut back and Tanglewood this

week. It's our plan for October/November to clean up Wilderness, Bissell, and the creek along Coburg Lands.

- Westport Pools will be out on Friday, October 7 to winterize the outdoor pool. The park maintenance staff is in the process of putting away all the deck chairs, removing the umbrella canopies, removing starting blocks, fall pads, and clearing the remaining of the pool deck for the winter.
- **Park Rentals-** Our park bathrooms will close on October 24. The maintenance staff will winterize the bathrooms that week. At Tanglewood we need to repair two broken valves before we can shut the water off. I am in the process of gathering quotes for that work. In 2022, we made \$6,900 on park rentals which was up \$434 dollars from 2021. Prior to Covid in 2020 we were averaging 83 park rentals per year. Now we are over 121.

#### **DAVID CHRISTENSEN-COHRAN ENGINEERING**

- Applying for Federal Funds for next year
- East/West Gateway is this jurisdiction (competing against a lot of entities for federal funds)
- STP (Service Transportation Program) Funds typically happen in February. Next time is February 2023
- Few roads eligible for Federal Funds in Bellefontaine
- Competing with a lot of entities for Federal Funds
- Moline Acres had no roads eligible for Federal Funds, but we got them eligible for funds
- Shepley Drive is eligible for Federal Funds
- They charge \$5,000 for applying, but if funds are not received, they will reimburse funds back
- Cost estimate is \$800,000, City would pay \$376,000
- Other roads did research on oldest and worst roads. Pave in grouping would be his recommendation-5 groups of streets that were looked he estimated a total of 1.5 million to repair but city stated they had \$900,000
- Need to figure out this year and deadline to open bids for this project in January 2023, February 2023 at the latest.

#### **STREET DEPARTMENT- (JEFF ROSS)**

For The Month of September

- We have cut to maintain 6 vacant properties and common ground areas. Street department low limbed and dead wooded 9 trees at St. Cyr Park by the parking lot and added 3 trash cans to help alleviate the trash problem in the parking lot.
- We also removed trees at Bissell Park, 1100 Esquire, 10036 Hedge, 1159 Angeline. Low limbed trees in Harbor Landing Circle and removed a tree.

- We did contract out 3 more dangerous dead trees to be removed. Work is to begin in the next couple of weeks.
  - 1209 Garwood
  - 1307 Gabriel
  - 9442 Ardmore
- Now that the salt bid was accepted, we will be receiving our road salt for the winter season in the next couple of weeks also. Initially I will be purchasing 175 tons.
- Met with water company engineers regarding damage done by sub-contractors on Laire, Odessa, Ashford and unfortunately, they will not be holding them accountable for repairs. They did indicate they will be sending out crews to tar seal the joints of the streets where they have completed work on Forest Home, Laire, Odessa, Tappan and Kilgore. In addition, we also met with the Water Company to determine streets that have yet to get upgraded water lines as to get those repaired and done before the street are repaired. Currently there are 41 streets in need of repair and has been forwarded to the water company's engineers.
- The water company is beginning a project on replacing water lines in the winter of 2023. Those streets listed on that project are as follow:
  - Chain of Rocks
  - Filibert
  - Fontaine Place
  - Holbrook
  - Harnell
  - Hopedale
  - Raford Court
- We did start to sweep streets in different wards and are currently waiting on parts availability to repair the street sweeper so we can finish that project.
- Seven residents are currently in the works with the sewer lateral program to have their lateral lines repaired,
- We also started to place the MSD placards on sewers in the city as a reminder to residents to not dump or put yard waste and trash into our sewers to help protect the watershed and alleviate flooding in some areas. We have so far installed 50 placards of the 300 sewers located in the city.
- We also met with representatives from Ruler Foods regarding their liquor license but also shared our concerns with the conditions of the properties upkeep and our expectations as a representation of this city. A follow up meeting is scheduled in early November and hopefully some progress will have been made by that time.
- I would like to thank the Image and Beautification crew and all the volunteers that came out for the city-wide cleanup in just a few hours they picked up 139 bags of trash throughout the city.

#### **IMAGE AND BEAUTIFICATION REPORT (JENNIE STEWART)**

- **REPORT ATTACHED**

### **POLICE REPORT (CHIEF JEREMY IHLER)**

- Issue having now is officers leaving and going other places
- 5 Patrol officers
- Supervisors are doing patrol work
- Main concerns discussed last night
- Staffing in Police Department will be rebuilt
- Asking for a reasonable fair raise
- Have officers here that have been offered jobs but choose to stay
- Advice as always is to we all work together
- Proactive time has gone down drastically
- Mutual aid agreement with other police department if we are not able to respond

### **TREASURERS REPORT (RICK ROGNAN)**

- Commended Chief on excellent report last night
- Tax rates have been certified by the state auditor, so we are in compliance
- Discussion with the Auditor we are nearing completion of the audit for fiscal year 2021
- Next two weeks we can bring this audit to conclusion
- Almost ready to go with the 2022 audit
- Hoping to present the financial report to the Board on October 20, 2022
- Can't do anything until Auditors are done with the 2021 audit
- When done will incorporate their information into our balance sheet to roll forward
- If they get it on November 1, we can still have this done by December 31, 2022
- Should take them less than 60 days to do this, this will be in much better shape than what they have seen
- That has been the issue how everything looked to them, nothing was going wrong, just the appearance of reconciliation and how the financials were
- November 1 hopeful they are complete, if they are we can move forward be on track and ready to go
- Monthly basis financial statements will be on website and stay current
- Responded to Wanda Lane about ballot language- we do not have control over that, by state statute the legislators have created for the city to use

### **Discussion:**

Alderman Lynette VonSeggern -asked if funds have been moved from Regions to US Bank to make it compliant. -Rick advised need to send out an RP to make sure the city gets what it needs. Goal is to get through the Audit first, transaction to a new bank will take months to make sure nothing is missed.

Alderman Alease Dailes-asked if MOSIP (Set up for ARPA) account has been set up-Rick advised we are in the process. MOSIP account can not write checks we have to move that money over to bank account.

### **CITY ATTORNEY (DOROTHY WHITE-COLEMAN)**

- **NO REPORT**

### **UNFINISHED BUSINESS:**

**A. BILL NO.2641(ORDINANCE #2628) -AN ORDINANCE ADJUSTING COMPENSATION FOR PERFORMING THE DUTIES OF THE OFFICE OF MAYOR OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI, ESTABLISHING AN EFFECTIVE DATE, AND REPEALING ALL INCONSISTENT ORDINANCES (INTRODUCED BY ALDERMAN JAMES THOMAS)**

Alderman James Thomas made a motion for the first and second read of Bill No. 2641, 2<sup>nd</sup> made by Alderman Alease Dailes. First read Mayor called for an all-in favor. 8 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman Regina Harmon-Ward.

Mayor called for roll call vote:

- Alderman Tatman-Y
- Alderman Hester-Y
- Alderman Warnusz-Y
- Alderman VonSeggern-Y
- Alderman Thomas-Y
- Alderman Harmon-Ward-Y
- Alderman Dailes-Y
- Alderman Smith-Y

8 Ayes/0 Nays. Motion passed

**NEW BUSINESS**

**A. BILL NO. 2649 (ORDINANCE #2629) -AN ORDINANCE AMENDING ARTICLE XXII SUPPLEMENTAL REGULATIONS BY THE ADDITION OF SECTION 29-126 RESIDENTIAL RENTAL REAL ESTATE OF THE CODE OF ORDINANCES OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI (INTRODUCED BY ALDERMAN ALEASE DAILES)**

Alderman Alease Dailes made a motion for the first and second read of Bill No. 2649, 2<sup>nd</sup> made by Alderman Alicia Smith. First read Mayor called for an all-in favor. 8 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman Regina Harmon-Ward.

Mayor called for roll call vote:

- Alderman Tatman-Y
- Alderman Hester-Y
- Alderman Warnusz-Y
- Alderman VonSeggern-Y
- Alderman Thomas-Y
- Alderman Harmon-Ward-Y
- Alderman Dailes-Y
- Alderman Smith-Y

8 Ayes/0 Nays. Motion passed

**B. BILL NO. 2646 (ORDINANCE #2630) - AN ORDINANCE AMENDING SECTION 2-14 OF ARTICLE II OF CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI. (INTRODUCED BY ALDERMAN DINAH TATMAN)**

Alderman Dinah Tatman made a motion for the first and second read of Bill No. 2646, 2<sup>nd</sup> made by Alderman Alease Dailes. First read Mayor called for an all-in favor. 8 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman Alease Dailes

Mayor called for roll call vote:

- Alderman Tatman-Y
- Alderman Hester-Y
- Alderman Warnusz-Y
- Alderman VonSeggern-Y
- Alderman Thomas-Y
- Alderman Harmon-Ward-Y
- Alderman Dailes-Y
- Alderman Smith-Y

8 Ayes/0 Nays. Motion passed

**C. BILL NO.2647 (ORDINANCE#2631)- AN ORDINANCE REPEALING ORDINANCE NUMBER 2608 AND ESTABLISHING COMPENSATION FOR PERFORMING THE DUTIES OF THE OFFICE OF DIRECTOR OF PUBLIC WORKS FOR THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI (INTRODUCED BY ALDERMAN THERESA HESTER)**

Alderman Theresa Hester made a motion for the first and second read of Bill No. 2647, 2<sup>nd</sup> made by Alderman Dinah Tatman. First read Mayor called for an all-in favor. 8 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman Dinah Tatman.

Mayor called for roll call vote:

- Alderman Tatman-Y
- Alderman Hester-Y
- Alderman Warnusz-Y
- Alderman VonSeggern-Y
- Alderman Thomas-Y
- Alderman Harmon-Ward-Y
- Alderman Dailes-Y
- Alderman Smith-Y

8 Ayes/0 Nays. Motion passed

**D. BILL NO. 2648 (ORDINANCE #2632) - AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI, TO EXECUTE AND ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF BELLEFONTAINE NEIGHBORS WITH THE REJIS COMMISSION FOR COMPUTER AND INFORMATION TECHNOLOGY SUPPORT SERVICES (INTRODUCED BY ALDERMAN ALICIA SMITH)**

Alderman Alicia Smith made a motion for the first and second read of Bill No. 2648, 2<sup>nd</sup> made by Alderman Peg Warnusz. First read Mayor called for an all-in favor. 8 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman Lynette VonSeggern.

Mayor called for roll call vote:

- Alderman Tatman-Y



- Alderman Hester-Y
  - Alderman Warnusz-Y
  - Alderman VonSeggern-Y
  - Alderman Thomas-Y
  - Alderman Harmon-Ward-Y
  - Alderman Dailes-Y
  - Alderman Smith-Y
- 8 Ayes/0 Nays. Motion passed

**E. BILL NO. 2650 (ORDINANCE #2633)-AN ORDINANCE UPDATING THE PAY PLAN AND COMPENSATION FOR CERTAIN EMPLOYEES IN THE CLASSIFIED SERVICE OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI, AND REPEALING OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (INTRODUCED BY ALDERMAN REGINA HARMON-WARD)**

Alderman Regina Harmon-Ward made a motion for the first and second read of Bill No. 2650, 2<sup>nd</sup> made by Alderman James Thomas. First read Mayor called for an all-in favor. 8 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman James Thomas.

Mayor called for roll call vote:

- Alderman Tatman-Y
  - Alderman Hester-Y
  - Alderman Warnusz-Y
  - Alderman VonSeggern-Y
  - Alderman Thomas-Y
  - Alderman Harmon-Ward-Y
  - Alderman Dailes-Y
  - Alderman Smith-Y
- 8 Ayes/0 Nays. Motion passed

**F. GYM ROOF STRUCTURAL REPLACEMENT & IMPROVEMENTS BIDS (JIMMY KIRNICH AND CLAYTON KLEIN)**

- Bids sent out and was due September 30
- Time is of the essence
- 3 Bids came in
- -Harlan Company-\$970,600
- -C. Rallo-\$737,000 (alternate bid)
- -Laugers-\$714,000
- C. Rallo and Laugers included the gym floor in the base bid
- Timeline for project is a big thing funds must be spent by May
- C. Rallo has a completion date of May 1

- Clayton and Jimmy recommend forward moving forward with C. Rallo and work to begin as soon as possible
- \$535,000 in grant money
- Savings of \$300,000 for the city
- Also adding 10% as a contingency
- Facility will not have to be closed
- Maybe shut down some weeks for safety reasons
- Renovation so no inspection from Fire Department will be needed, but they are welcomed to inspect it.

Alderman Alease Dailes made a motion to accept the Bid from C. Rallo Contracting Company Incorporated for \$737,000. 2<sup>nd</sup> Made by Alderman Lynette VonSeggern. Alderman Dinah Tatman would like to amend the motion and put a protectionary clause in contract if contractors do not finish on time. Alderman Alease Dailes second the motion.

Mayor called for roll call vote:

- Alderman Tatman-Y
- Alderman Hester-Y
- Alderman Warnusz-Y
- Alderman VonSeggern-Y
- Alderman Thomas-Y
- Alderman Harmon-Ward-Y
- Alderman Dailes-Y
- Alderman Smith-Y

9 Ayes/0 Nays. Motion passed

#### **G. MAYOR'S REPORT**

- I have heard a lot about streets, Derelict houses none of this happened recently
- Previous people in charged patched things and overlooked it
- Now things are needed to be fixed not patched
- We are moving in that direction of repairing our area
- This did not happen in one day and will not be fixed in one day.
- Need to reach parents on how to raise the children, not the job of the city
- Pay me now or pay me later, now it is time to pay
- Marcie Gooden gave a good solution, neighbors have to organize

#### **H. ALDERMAN'S REPORT**

- **Alderman Dinah Tatman**

- Crime Prevention Summit This Saturday (10am-2pm) at Riverview Gardens Senior High Gymnasium

- Gun locks, bikes

- 38 Vendors

- Focus on children their safety and conflict resolution

- Ring doorbells give away but must be present to win
- National Night out 10-11-22 (6pm-8pm)
- **Alderman Theresa Hester**
  - Thanked everyone for coming out
  - Excited about Safety Summit
  - Register to Vote
  - New Law in August have to have ID to vote (our vote is our voice)
  - State will also pay for State ID's if you can not
  - Crisis in our community with violence and part of it is Mental Health
- **Alderman Peg Warnusz**
  - Thank you to everyone that is still here
  - Addressed Harbor Landing about calling a meeting to offer resources to help
- **Alderman Lynette VonSeggern**
  - Thanked everyone for coming out
  - City wide clean up a huge success
  - We need to reimagine the city it will take all of us
  - We need to support the Mayor, The Board, the employees of the city and we need to support each other and to do that we need to participate
- **Alderman James Thomas**
  - Thanked everyone for coming and the people that came out last night
  - I support the Police and the Chief
  - We need to hire more police officers and we will
  - Harbor Landing, we will help you, call the police they will keep a record of calls to that address
  - Not going to give up on Bellefontaine Neighbors
- **Alderman Regina Harmon-Ward**
  - I would like to piggyback on Alderman VonSeggern and Alderman Thomas
  - I put my name in the hat because I felt nothing was getting done
  - Everything that affects you affects us because we are residents as well
  - Got to stop being scared and take our community back
  - Youth now are in survival mode
  - Thank you all for staying
- **Alderman Alease Dailes**
  - Thanked everyone for staying
  - People in Ward 3 we are here to help
  - Would like to ask the board to send out Bids for a new web page and for the employees to sign in
  - National Night out for Ward 4 at Advance Auto
  - We have never ever wanted the Police to leave or be defunded but we do want them to be held accountable

- We have a great police department and want to keep our police
- Everyone needs to consider everyone
- **Alderman Alicia Smith**
  - Thanked everyone for coming out
  - Her heart goes out to residents in Ward 3 (Harbor Landing Circle)
  - Ward 4 is like a community in a community
  - Communicate
  - Biggest thing for her is everyone do their jobs
  - In regard to the budget thank you

#### **MEETING OPEN TO THE PUBLIC (With 3-minute time limit)**

- Paula Fain-24XX Harbor Landing Circle
  - You say kids are in survival mode 90% in our neighborhood are male, we are in survival mode
  - Lost brother to gun violence
  - Should not have to live like that
  - Do not want to move to St. Charles
  - Nuisance house-Feds kicked in that house last month, process to get those people removed
  - Should not have to live like this
  - I can't be responsible for someone that don't want to parent
  - We need help
  - Never had a bad experience with our police officers
  - Don't want to have to run out my house and save someone's child
- Ramond Smith-92XX Bellefontaine Road
  - I hear you talking about their ward, but what about your ward
  - 2 shooting just yesterday, right next door to me
  - I am concerned now, it did not use to be like that
  - Do something about it
- Marcie Gooden
  - We talk about all our issues
  - What are we expecting the police to do they can't do everything, where is the village
  - As citizens we must do our part as well
  - Can't talk to the kids anymore

#### **I. ADJOURNMENT**

Mayor called for a motion to adjourn, Alderman James Thomas made a motion to adjourn, Second made by Alderwoman Regina Harmon-Ward. -10:10 P.M.

ATTEST:

  
Semmie Ruffin-Hall, City Clerk

Approved by the Board of Aldermen on Oct 20, 2022