

**CITY OF BELLEFONTAINE NEIGHBORS  
MAYOR AND BOARD OF ALDERMEN  
MEETING MINUTES  
THURSDAY OCTOBER 20, 2022 – 7:30 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 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:

- Alderman Alicia Smith-P
- Alderman Alease Dailes-P
- Alderman Regina Harmon-Ward-P
- Alderman James Thomas-P
- Alderman Lynette VonSeggern-P
- Alderman Peg Warnusz-P
- Alderman Theresa Hester-P
- Alderman Dinah Tatman-Excused

7 Present/1 Excused-Quorum was met

**APPROVAL OF AGENDA**

Motion to approve the agenda made by Alderman James Thomas, 2<sup>nd</sup> made by Alderman Lynette VonSeggern. Mayor called for all in favor-7 Ayes-Motion Passed.

Mayor read a short statement-Thanked the Board for their hard work and long hours in preparing raises for all the employees. The Board and Mayor completely support the police department we consider the financial standing of The City of Bellefontaine Neighbors and after review of the budget, the results of the B.O.A. on the needs of the Police Department are as follows:

- Determined that all full-time nonexempt employees of the Police Department will receive a 2% increase.
- Additional six Patrol Officers will be added to staff.

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

- Marjorie Cook-89XX Bellefontaine  
-Asked the Board to resign
  
- Gloria Stanton-92XX Ardmore

- Sewer Lateral issues
- Cost her \$15,000
- Lived in city for 36 years
- Seniors Citizens are not being assisted
- Wand Lane-99XX Martingale
  - Regarding Police salary increase
  - 2% increase in salary and six additional Police Officers if really address issue
  - To many unanswered questions
  - As a RGSD Representative Town Hall Meeting on Tuesday (10/18/22) was successful
  - Four questions were asked at Town Hall
    1. What is great about the district
    2. What are the challenges the district faces
    3. What are the opportunities
    4. How can we help
- Tiffani Martin-100XX Bellefontaine
  - Crisis with Police Officers
  - Owns a Daycare and owns the Old Dairy Queen
  - Fully invested in the city (owns her own buildings-no lease)
  - Would like to feel safe
- Michael Wiese-13XX Pershall
  - Always lobbying people in investing in their area
  - Area must be safer, this police issue.
  - Has to be somewhere you can squeeze money out for Police
- Marcie Gooden-94 XX Duenke
  - Get it figured out about Police
  - Announcing only five police officers invited criminals into our community (side bar)
  - Explain to the citizens really the number of officers and confirm who else is helping
  - Can we start a neighborhood watch again?
  - What resources can you offer to business owners to help the Police Out?
- Barbara Walker-
  - 2%-3% is the average raise
  - Is 2% acceptable and will the 5 other officers make us safe
  - Referred to letter left on seat in board room
- Anthony Green-92XX Waldorf Drive
  - First issue is financial statement (balance sheet) which has not been published
  - Where is the 630-2022 balance sheet that will show the assets, liabilities, and the net fund balance of the City?
  - Treasurers goal was to complete the 630-2021 audit by the end of September
  - Need an update on the 2021 audit
  - 630-2021/2022 comes with management recommendations about internal controls
  - Meeting update with Rulers
  - Budget Committee needed (Ways and Means Committee)

**PRESENTATION OF UNAPPROVED MINUTES (B.O.A. Special Meeting Minutes-10/05/22, B.O.A. Pre-Meeting Minutes- 10/06/22, Regular B.O.A Meeting Minutes-10/06/22, B.O.A. Special Meeting Minutes-10-12-22)**

Motion made by Alderman James Thomas to approve the unapproved minutes; second made by Alderman Lynette VonSeggern. Mayor called for all in favor-7 Ayes. Motion carried.

**CITY COLLECTOR REPORT (JEFF HOWE)**

- Ask business owners to renew their licenses for 2023 so they can have a valid license on 1/1
- Liquor licenses are also renewed at this time

**APPROVAL OF INVOICES OVER \$500 (10/05/22-10/17/22)**

Motion made by Alderman James Thomas to approve invoices over \$500, 2nd made by Alderman Lynette VonSeggern. 7 Ayes/0 Nays. Motion passed.

**CITY ENGINEER REPORT (CLAYTON KLEIN)**

- EXCUSED

**CITY INSPECTOR REPORT**

- NONE

**PLANNING AND ZONING REPORT (PAT BARRETT)**

- At our regular meeting September 12<sup>th</sup>, we had an informal discussion with Erica Williams, Executive Director, and Jesse Strod, Development Associate, of A Red Circle, a non-profit institution, to discuss their plans for purchasing & remodeling Hathaway Hills Shopping Center at 9300 Lewis & Clark Blvd (C-1 Local Business District). The facility is underutilized and mostly vacant having only two tenants, Action Heating & Cooling and Your Kitchen LLC.
- It was explained that A Red Circle has been in existence for 18 years. They have a total of 18 staff including full time & part time employees. Erica Williams is also the founder of North County Community Betterment LLC, a for-profit entity.
- A Red Circle has engaged architects to make sketches of the proposed remodeled shopping center. Those sketches were not yet ready in time for our meeting.
- An important focus would be to have a neighborhood grocery store with emphasis on locally grown produce and healthy eating choices. The store would have its own cooler for storage, probably inside one of the storefronts on the Duenke Drive side of the shopping center. Their intention was for the grocery store to be a for-profit enterprise located in the space formerly occupied by Faith in Hope Ministries. Other community resources intended for the shopping center would include:

-A "Parent Café" which would provide services intended to reduce child abuse

- A community “nexus” as a healthcare clinic
- A legal clinic
- An office for A Red Circle, the non-profit proposing to remodel the shopping center
- The shopping center was recently appraised at \$1,050,000. A Red Circle has applied for a federal grant and may apply for other grants through the Missouri Trust Fund and the American Rescue Plan.
- The existing businesses at the shopping center would be given the option to continue renting there.
- At our meeting October 10<sup>th</sup>, we met with Ms. Felicia McKinney who would like to open a convenience store at 1200 Darr Drive with hot food items. It would be called Tricia’s Kitchen LLC. The application seemed to straddle two sections of the city code – Section 29-46(b)(3) Catering establishments + 29-46(b)(5) Retail stores & services establishments of a neighborhood nature and a fast food restaurant with drive through per Section 29-96(5)(f), the latter requiring a conditional use permit. Members discussed the business with her and voted that a conditional use permit would not be required in this case. The business is similar enough to Sections 29-46(b)(3) Catering establishment & 29-46(b)(5) Retail store to forego a conditional use permit. Members considered it to be an allowed use.
- At the same meeting, we also heard from Ms. Erica Alexander who would like to open a childcare center at 9300 Lewis & Clark. The facility would include 5300 square feet of enclosed space and a fenced, outdoor playground. They hoped to care for as many as 45 children (from 6 weeks to 12 years old), depending on what the state would authorize them to care for. Hours of operation would be from 6 am to 6 pm initially. Ms. Alexander indicated they would like to prepare food at the location, operating a stove with a hood & fire extinguisher system. Childcare facilities require a Conditional Use Permit per Section 29-96(1)(e) of the city code.
- City Engineer Klein requested a site plan including the playground & expected parking. An example of what the site plan should include was sent to Ms. Alexander the same week.

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

- Bellefontaine Police and North County Fire Rescue will host a drive by for Halloween on 10/31/22 (6pm-8pm)
- Request the board for \$300 for candy
- 10/05/22 at that meeting he was extremely clear on his language 5 patrol officers -18 police officers’ total
- Line level managers are pitching in
- One probationary officer assigned to a police officer for 12 weeks, cannot do anything by himself
- Cannot control the media and they were not part of his plans

## **CITY ATTORNEY'S REPORT (DOROTHY WHITE COLEMAN)**

- **No Report**

## **TREASURER'S REPORT- (RICK ROGNAN)**

- Identification of additional revenue for the city.
- Revenue for the city represents services for the city.
- Several positions unable to be filled given the current budget.
- Wayfair Act coming January 1 if the Used Tax passes that same sales tax that you go to any store within the community that you pay the same sales tax will exist on these purchases.
- Internet purchases you will see these sales taxes that revenue will stream into the city which will then allow the city to provide resources.
- Everything that the Auditors has requested they have, their issue is staffing just like everyone else.
- Ours is so old the auditors are not rushing to get it complete, without 2021 done, we cannot proceed with 2022.
- Cannot push the auditors to do anything beyond their control that would not be in anyone's best interest.
- Next audit due by 12/31/22 and that one will be delayed. Audit usually takes 2 weeks
- Finances for the district (through most of last year through 6/22) -several deposits needed to be reconciled. Within QuickBooks, we have several deposits we cannot find bank records, bank record deposits we cannot find QuickBooks to identify them.
- Next meeting should have report through 6/30, with that being complete its now ready for the auditors to pick up and finish before December 31
- By the second meeting in November we should have everything in a position where we are caught up through the month of October
- Last year was such a mess it taken a lot of time to get to this point
- The report will be presented at the first meeting in November; the questions for the Board, will this meet the needs of the city; is this information enough.

## **UNFINISHED BUSINESS:**

- **None currently**

## **NEW BUSINESS:**

- **BILL #2654- (WILL BECOME ORDINANCE #2634) AN ORDINANCE AUTHORIZING AN AGREEMENT WITH C. RALLO CONTRACTING COMPANY, INC. FOR SERVICES FOR THE REPAIR OR REPLACEMENT OF THE BELLEFONTAINE NEIGHBORS COMMUNITY CENTER GYM ROOF. (INTRODUCED BY ALDERMAN ALEASE DAILES)**

Alderman Alease Dailes made a motion for the first and second read of Bill No. 2654, 2<sup>nd</sup> made by Alderman Lynette VonSeggern. First read Mayor called for an all-in favor. 7 Ayes/0 Nays. Second read was 2<sup>nd</sup> by Alderman Lynette VonSeggern.

- Alderman Alicia Smith-Y
- Alderman Alease Dailes-Y
- Alderman Regina Harmon-Ward-Y
- Alderman James Thomas-Y
- Alderman Lynette VonSeggern-Y
- Alderman Peg Warnusz-Y
- Alderman Theresa Hester-Y

7 Ayes/0 Nays. Motion passed

### **BIDS FOR ELECTION MATERIAL**

Alderman Alease Dailes made a motion for the board to approve made for the election material that is informational and educational only. Amount \$2,655.29, 2<sup>nd</sup> by Alderman James Thomas.

- Alderman Alicia Smith-Y
- Alderman Alease Dailes-Y
- Alderman Regina Harmon-Ward-Y
- Alderman James Thomas-Y
- Alderman Lynette VonSeggern-Y
- Alderman Peg Warnusz-Y
- Alderman Theresa Hester-Y

7 Ayes/0 Nays. Motion passed

### **MAYOR'S REPORT**

- Zoom meeting with Council Woman Shalonda Webb and Rodney Kremm (CEO of Economic Development for City and County)
- Developers online
- Discussing development of North County
- This area gets overlooked, but Mayor was there to make sure it does not get overlooked
- Major developer was online and asked to meet with the mayor
- Mayor wants something to serve our citizens in this area
- Governor told him he needs a plan and that is what he is working on
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### **ALDERMAN'S REPORT**

- Alderman Alicia Smith
  - Thanked everyone for coming
  - Would like to speak with Mrs. Stanton
  - Expect everyone to get paid for their job, all she wants is for them to do their job
- Alderman Alease Dailes
  - Thanked everyone for coming out
  - They are doing their best to get you the best
  - Wonderful national night out
  - Coming up brunch with the Mayor in December

- Coco Santa in December for the children
- Alderman Regina Harmon-Ward
  - No report
  - Thanked everyone for coming out
- Alderman James Thomas
  - Thanked everyone for coming out
  - Reiterate support for Police Department
  - Citizens protected by the Police Department
  - Always Vote, it is your right
- Alderman Lynette VonSeggern
  - No report
  - Support the police
  - See something say something
  - We are here for you
- Alderman Peg Warnusz
  - Met with region manager of Rulers
  - Great meeting with Rulers
  - Rulers have landscaped, filled potholes in parking lot
  - New lighting in parking lot
- Alderman Theresa Hester
  - Thanked everyone for coming
  - Hold Rulers accountable because they want something
  - Support Police Department
  - National Night Out combined all wards

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

- Wanda Lane-
  - Chief shared at the 10/5/22 he shared about moral, police as well as city moral
  - Election officials doing jobs they should not be doing
  - Lack of comradery
  - Not working together
  - Elected Officials are responsible for all residents not just your ward
- Tracy Gibbs-
  - Will donate money for the Halloween candy (\$100)
  - Negative information on next door given by a former Alderman
- Donna Luther-101XX Tramonte
  - Clarification on use tax
- Marcie Gooden-94XX Duenke
  - Can you take away three police officers and give that money to the salaries
  - Spoke about negative information given on next door about our community
  - Vote Yes on Used Tax

- Anthony Green-
  - External Training for Lori
  - Asked Treasurer about balance sheet
  - Has payment been made to the Auditors?
  - Staff needs training
  - Appalled about City Collector
- Pat Barrett-
  - Speed Bumps
  - Inquired about experimental 5 or 6 speed bumps
  - Without an inspector for more than a year
  - Losing our police officers and getting St. Louis County our price will go up

Alderman Alease Dailes made a motion for close session to discuss SEC. 610-2, 2<sup>nd</sup> by Alderman James Thomas. Mayor called for roll:

- Alderman Alicia Smith-Y
- Alderman Alease Dailes-Y
- Alderman Regina Harmon-Ward-Excused
- Alderman James Thomas-Y
- Alderman Lynette VonSeggern-Y
- Alderman Peg Warnusz-Y
- Alderman Theresa Hester-Y

Motion passed to go into close session.

Alderman Alease Dailes made a motion to go back into open session, 2<sup>nd</sup> by Alderman James Thomas. Mayor called for roll:

- Alderman Alicia Smith-Y
- Alderman Alease Dailes-Y
- Alderman James Thomas-Y
- Alderman Lynette VonSeggern-Y
- Alderman Peg Warnusz-Y
- Alderman Theresa Hester-Y

Motion passed.

**ADJOURNMENT:** Alderman Alease Dailes made a motion to adjourn, 2<sup>nd</sup> by Alderman James Thomas. Mayor called for all in favor: 6 Ayes-motion passed- 11:15 p.m..

ATTEST:

  
Semmie Ruffin-Hall, City Clerk

Approved by the Board of Aldermen on 11-3-22