

**CITY OF BELLEFONTAINE NEIGHBORS
MAYOR AND BOARD OF ALDERMEN
MEETING MINUTES
THURSDAY MARCH 2, 2023 – 7:30 P.M.**

PRESENT Mayor Tommie Pierson, City Attorney Dorothy White-Coleman, Director of Parks and Recreation Jimmy Kirincich and Chief of Police Jeremy Ihler.

NOT PRESENT Director of Public Works-Jeff Ross, Treasurer-Rick Rognan and City Clerk Semmie Ruffin-Hall. *EXCUSED ABSENCES.*

MEETING CALLED TO ORDER BY Mayor Pierson called the meeting to order at 7:30 p.m.

ROLL CALL: President of the Board-Alderman Alease Dailes called the roll:

- Alderwoman Dinah Tatman-Present
- Alderwoman Theresa Hester-Present
- Alderwoman Peg Warnusz-Present
- Alderwoman Lynette VonSeggern-Present
- Alderman James Thomas, Sr.-Present
- Alderwoman Regina Harmon-Ward-Present
- Alderwoman Alease Dailes-Present
- Alderwoman Alicia Smith-Present

Eight Present -Quorum was established.

APPROVAL OF AGENDA

Mayor called for a motion to approve the agenda. **Alderman Regina Harmon-Ward** made a motion to amend the agenda by **tabling Items # C, D and F**. Second made by **Alderman Peg Warnusz**. **Mayor** called for an all-in favor.

Seven Ayes/1-Nays. Ayes' have it. Motion passed.

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

- **Pat Barrett-7XX Kelvin**

-Under New Business tonight, there'll be a vote on Board Bill 2669 changing the number of citizen-members on the Planning & Zoning Commission. In these remarks, whenever I refer to the Mayor, I mean the office of the Mayor, not any one individual.

-The number of citizen-members prescribed in the existing "Section 2-187 Membership" clearly specifies the Commission shall consist of six (6) citizen-members, together with the mayor, a member of the Board of Alderpersons (if the Board chooses one) and the building official (City Engineer) as ex-officio members.

-Rather than put a fixed number on the citizen-members to serve on P&Z, Board Bill 2669 specifies a range between six (6) to twelve (12) citizen-members if the three ex-officio members are subtracted from the nine (9) to fifteen (15) total members specified in the bill. The number of citizen-members in the Bill is a range, it is not a fixed number. This would make Planning & Zoning unique. Every other board & commission in the city has a fixed number of members as specified in the city code. Stated differently, we don't give a range for the number of wards in the city as between 3 to 5 wards; there are 4 wards in the city per the city code. Likewise, the number of alderpersons in a ward isn't specified as between 1 & 3, instead, two (2) alderpersons are specified in each ward by the code. The same is true for all other boards and commissions.

-Whether intended or not, specifying a range of membership in a given board or commission would be, in my mind, a gaming of the city code. Since P&Z members are appointed by the mayor, whoever he or she is could conceivably work that membership range in his or her favor by adding allies if they felt the Commission was not supporting them. Conversely, if one or more citizen-members who usually opposed the then mayor's position were to step down,

reappointments to Planning & Zoning could be delayed or stopped to maintain a majority favorable to the mayor at the time.

-In my opinion, we need to specify a fixed number of citizen-members for P&Z to keep it the same as all other boards and commissions. Up until yesterday, I assumed the proposed change was going to be increasing the number of citizen-members from 6 (as the code is written now) to 8 citizen-members.

-Board Bill 2669, as it is written, is functionally gaming the city code, removing some authority from the Board. Because of this, I respectfully request Board members vote the bill down so that it can be revised and resubmitted.

- **Wanda Lane-92XX Waldorf Drive**

-Our meeting on Tues we had the pleasure of congratulating the 8th grade Robotics class on their Platinum level achievement in their science fair. It was extraordinary we heard from several students that were participating in that program they were astute enough to remind us that platinum level is superior to gold level. And it was very heartwarming especially for all the things we know now that are going on in the district

PRESENTATION OF UNAPPROVED MINUTES (Regular B.O.A Meeting Minutes 02-16-23) -Motion made by **Alderman Alease Dailes** to approve the unapproved minutes; 2nd made by **Alderman Alicia Smith**. **Mayor** called for all in favor-8 Ayes/0-Nays. Motion passed.

APPROVAL OF INVOICES OVER \$500 (02-14-23 through 03-01-23)- Motion made by **Alderman Regina Harmon-Ward** to approve invoices over \$500 for \$107,659.16, 2nd made by **Alderman Alease Dailes**. **Mayor** called for any discussion-none. **Mayor** called for an all-in favor-8 Ayes/0-Nays. Motion passed.

COURT REPORTS-(ATTACHED)

COLLECTOR REPORTS -(ATTACHED)

PARKS AND RECREATION REPORT-DIRECTOR JIMMY KIRINCICH

Gymnasium Update:

- **Park Maintenance:** The park maintenance staff and myself have been out cutting up branches along the creek and houses from Chambers to Kilgore and then from Kilgore to Cabot street. We are cleaning up all the over growth around each tree and fence lines. We have also started on clearing all the over growth at Wilderness Park which sits on the corner of Chambers and Bellefontaine.
- The maintenance staff painted the weight room walls and HVAC vents in preparation for the new flooring and equipment. They will clean all the light fixtures and wipe the dust off the rafters once the old equipment is removed.
- **Weight Room Update:** The old equipment will be removed by end of March we sold this equipment for \$7,000. The buyer is responsible for removing all the equipment and shipping. The new flooring will be installed mid-April and then the new equipment will be installed early May. The Rd 23 Municipal Park Grant that we received covers the weight room renovation.
- **Lincoln University:** Martha and I had a meeting with Marla and her staff from Lincoln University. Both parties approved the final contract and Lincoln University is looking to start programs June 2023. As of right now, they will be holding a Spanish class, sign language and nutrition class. We discussed adding a job preparation class for youth in the community.

Gymnasium Update:

- The masonry contractors are finishing building the walls and installing the steel embeds. The trusses are going to be delivered on Monday, March 6, and then the ironworkers will work on setting the trusses. After they are finished, the roofers will begin putting together the exterior roof. We are hoping to be watertight by March 12.
- We had one change order that we will be receiving from Crallo for the lighting. The light fixtures for the gymnasium are made to be in a rec

center setting, but we wanted to add a protective grill to the light fixture to protect the LED lens from being hit with any balls. That will be roughly \$2,400 and I will have the change order to the board as soon as I receive it.

- On Wednesday, March 1 the Masonry contractors were pouring cement into the cells of the blocks to install the rebar. One of the blocks gave out and cement poured out onto the ceiling of the racquetball court. This causes the ceiling to collapse and cement went everywhere. I met with Crallo and the Masonry contractor today. They have contacted contractors to come out and repair the damage. This will be handle by Crallo. I am in the process of receiving all the sub-contractors insurance information to have on file. Crallo already provided there's. They will have until May 1 to make the necessary repairs. I am going to have the plaster company provide the city with a quote to have several areas fixed that were already tore up prior to the ceiling collapse and will provide that quote at a later date. It would be cheaper to have them fixed while the plaster company is out there with their scaffolding rather than waiting to get it fixed at a later date.
- **PA System:** One area I overlooked when creating the RFP was including the upgrade of the PA system. I received a quote from Midwest Electronic for \$24,502.50. This will include all new rack, wireless microphone, speakers throughout the gym ceiling, Bluetooth module, amplifier, wired microphone outdoor pool, new speakers at outdoor pool, and installation. It will be a turnkey new system. Our old system is outdated and if anyone has ever tried to use it in the past it often does not work correctly. The contract was approved for 737,000 with a contingency of \$73,700. It would be my recommendation to approve the Midwest Quote of \$24,502.50 using the contingency funds and allow them to install the new PA system as the roof is being built.
- **Grant Reimbursement:** I met with Pat Kelly on Monday to discuss grant reimbursement for this project since we are not waiting until the project is completed for full reimbursement. We have a schedule worked out to where we will be reimbursed after every paid invoice.
- **Spring Programs:** Registration for spring swim lessons, water exercise and aerobics class has started for residents. Open

registration will start on Monday, March 13. These classes will run from April till end of May.

- On Thursday, March 23 from 10am-12pm the recreation center is partnering with Archwell health to host a Senior Soul Health Jam. There will be several doctors and nurse practitioners on sight, we will offer booster, flu, and shingle shots, St. Louis County health will be on sight offering several programs for seniors, and we will have giveaways and raffle prizes.
- The Annual Easter Egg hunt will take place on Saturday, April 1 from 10-12pm at Tanglewood Park. This event is free and registration is not required. We just ask that you bring your own basket to collect eggs. We are collaborating with Crystals Creamery for this event. I will have a flyer out and on the Marquee early next week.
- **Staff:** We are hiring staff for the summer and need of lifeguards, Park maintenance and front desk staff. Applications can be found online or at the recreation center.

PUBLIC WORKS DEPARTMENT-DIRECTOR JEFF ROSS

EXCUSED ABSENCE

CHIEF OF POLICE REPORT -JEREMY IHLER

TREASURER'S REPORT- RICK ROGNAN

EXCUSED ABSENCE

NEW BUSINESS- BILL #2669- AN ORDINANCE AUTHORIZING AN AGREEMENT ON BEHALF OF THE CITY OF BELLEFONTAINE NEIGHBORS WITH SIMMONS BANK TO SERVE AS A DEPOSITORY FOR ALL CITY FUNDS; PROVIDE WIRE TRANSFER SERVICES; PROVIDE INVESTMENT COUNSELING; PROVIDE ON-LINE ACCOUNT ACCESS TO THE CITY; AND/OR PROVIDE ANY OTHER BANKING SERVICES REQUIRED BY THE CITY; DESIGNATING CERTAIN CITY OFFICIALS TO ACT ON BEHALF

OF THE CITY WITH RESPECT TO SUCH SERVICES; AND APPROVING ANY OTHER DOCUMENTS NECESSARY TO IMPLEMENT THIS ORDINANCE.

Alderman Alease Dailes made motion for the first reading of **BILL #2665**, Second was made by **Alderman James Thomas, Sr.** **Mayor called for an all in favor: 8-Ayes/0-Nayes.** **Alderman Alease Dailes** made the motion for the second read for **Bill #2665**. Second made by **Alderman Alicia Smith.** **Mayor** called for roll:

City Clerk Semmie Ruffin Hall called the roll:

- Alderman Dinah Tatman-Yes
- Alderman Theresa Hester-Yes
- Alderman Peg Warnusz-Yes
- Alderman Lynette VonSeggern-Yes
- Alderman James Thomas, Sr.-Yes
- Alderman Regina Harmon-Ward-Yes
- Alderman Alease Dailes-Yes
- Alderman Alicia Smith-Yes

8-Ayes/0-Nayes. Motion passes. Bill #2665 will become Ordinance #2639 if and when the mayors signs it.

CITY ATTORNEY'S REPORT -DOROTHY WHITE COLEMAN

- I have some information to share with the board. You all know the city recently passed its redistricting ordinance. As a result of the 2020 Census. Some of you had some questions about the process at that time. There is now pending Senate Bill 218, which creates new provisions relating to redistricting within political subdivisions. That bill is sponsored by Senator Angela Mosley, District 13th, St. Louis County. It is currently on for a second reading and has been referred to senate local government and elections committee. So, if you are interested you might want to take a look at that bill or contact Senator Mosley. Since some of you had some questions at that time.

UNFINISHED BUSINESS: PRESENTATION OF RFQ FOR THE VAN (JIMMY KIRINICH)

- We sent off an RFQ for the van to get some bids in. We received one bid in for the transportation van for the ford; the bid came in from

Masters Transportation for \$74,341.00. We still have to fix the old van, which will cost us \$1,000 so the total would be \$75,341.00.

Alderman Dinah Tatman made a motion to contain the bid for a total of \$74,341.00 for our transportation vehicle. **Mayor called for a second**, second made by **Alderman Theresa Hester**. **Mayor called for roll**.

City Clerk Semmie Ruffin Hall called the roll:

- Alderman Dinah Tatman-Yes
- Alderman Theresa Hester-Yes
- Alderman Peg Warnusz-Yes
- Alderman Lynette VonSeggern-Yes
- Alderman James Thomas, Sr.-Yes
- Alderman Regina Harmon-Ward-Yes
- Alderman Alease Dailes-Yes
- Alderman Alicia Smith-Yes

Eight-Ayes/0-Nays. Ayes' have it. Motion passed

Alderman James Thomas made a motion to pay the \$1,000 to get the van repaired and then give it back to the state. **Mayor called for a second**, second made by **Alderman Dinah Tatman**. **Mayor called for an all-in favor**.

8-Ayes/0-Nays. Ayes have it. Motion passed.

DISCUSSION iWORQ SYSTEMS-(INDTRODUCED BY `ALEASE DAILES)

- For the last couple of weeks we have been speaking iWORQ, what that is, is a software that will help us with our building department, recreation center and help with the Police Department when we are out checking on properties, writing up the issues in the neighborhood.
- In addition, our citizens will be able to go on the website to fill out applications for permits, work orders and photos, which can be taken as well. What I really like about this system, they are hooked up to St. Louis County. Therefore, every address in this city on their map has a sequence number so with this sequence number, if an address has issues over the next ten years or however long we have it identified. Whatever may go on with

that particular property it will stay under that particular sequence number for that particular property. In addition, the software has the address but it does not have any vital information from the homeowner. I am going to turn it over to Jeff Ross so he can speak on this system. .

Jeff Ross

- We have been speaking with them for the last couple of weeks. I was actually amazed at what they do offer. Comes with different packages. There is a public works package; we can print out work orders, sign management and payment management. They have a fleet management; if something goes wrong with the fleet we work on it so many times it will give us a range and tell us it is time to get rid of this vehicle. Cut down on a lot of legwork.
- Building department the residents can be able to go on the website and they can create a work order for one of their complaints and track it. They can also upload photos.
- We can be out in the field with a tablet that is web based. We run across a property violation we can take a photo of it and upload it to the software and immediately generate a letter.

Alderman Alease Dailes would like to ask the board if she could make a motion to move forward. We have to have our attorney look at this and we would like move forward with **iWORQ SYSTEMS** for the City of Bellefontaine Neighbors moving forward. **iWORQ SYSTEMS** a second, second made by **Alderman Lynette VonSeggern**. Mayor called for any further discussion. None. Mayor called for an all-in favor.

Eight-Ayes/0-Nays. Ayes' have it. Motion passed

Mayors Report

-Tonight we are trying to bring our city up to par. For years and years, things have been patched. The reason we do not have a roof on the gym is because they have been patching it. It has become the duty of this board to get it fixed because it cannot be patched anymore. We are bringing our systems up to date and we are going to cameras here for our zoom meetings. For those citizens who can't

get out at night can participate in our board meeting. We see important that is for our citizens.

-We are getting our finances in order. There has been complaints about that for years. However, you cannot get that done until you get someone in here that can do it. Therefore, we are fortunate to have Rick as our treasurer to bring our finances where it should be. As you see, we are moving forward as fast as we can. As soon as we identify issues and then we have to identify someone that can solve those issues.

-I thank Rick, I thank Rejis and I thank this board for accepting these proposals, because without the cooperation of this board none of this could happen. Therefore, I applaud the board for moving forward with our proposals.

ALDERMAN'S REPORT

Alderman Dinah Tatman

-No report

-Thanked the citizens for coming. Good that some of you are making it in regular attendance.

-Spread the word and let people know what is going on here

-You are our employers and we are your employees.

Alderman Theresa Hester

-Thanked everyone for coming out.

-Mentioned in last meeting would like a farmers market here in Bellefontaine. Something I will be working on.

Alderman Peg Warnusz

-Thanked everyone for coming.

-Thanked Simmons, looks like a really good place for us to be.

-I have been in this community for 36 years and this is really the first time I have seen people pushing together in a positive direction.

-Mistakes have been made but overall, I think things are going well.

Alderman Lynette VonSeggern

- Thanks everyone for coming out this evening.
- Good to see everybody, regular faces and new faces.
- Welcome aboard Simmons, I think we are going to do good things.

Alderman James Thomas, Sr.

- Good evening. I like to thank everyone for coming out tonight and welcome Simmons to help us make it through this.
- Celebration of Black History Month, I would like to read a quote from Langston Hughes:
(Hold fast to your dreams for without them life is a broken winged bird that cannot fly)
- Thank you.

Alderman Regina Harmon-Ward

- No Report
- Thank you so much for coming out, we welcome you and look forward in working with you.
- Thank you everybody else for coming out as well. I like to see the same faces, I love it. I wish we could have more.
- I look forward to the things we are working on and seeing them to come to pass and see where they lead us to and hopefully it will lead us to better places.

Alderman Alease Dailes

- Thank you to everybody that is here.
- Happy Black History Month.
- I would like to pay salute to my grandmamma Mary Jenkins Stevens who taught us how she lived in barns with the native people and how they had to move north so her children would not have to be taken into the barns. She taught us never to deny food or love to anyone.

For people to learn how to love, they have to be around people that love them.

-On January 26th we went to the Monthly Municipal League of Metro St. Louis, and I was shocked. The west county corridor they tried to have a task force about stealing cars. They work with family services and what's happening is, if a 12- or 13-year-old go out and steal a car they have no way of arresting them. They have to go to family services or release to their families. What's going on is they are releasing them to their families, and they are not being processed. What the problem is they are saying the state is allowing St. Charles and Jefferson County to do things different. If you are caught in St. Charles you are going to automatically get 11 points then another couple of points for running away then some more points for whatever, then you are up to 15 points, and they are able to process. However, over here in St. Louis County they are not letting them do it. Therefore, they are working with St. Louis County Prosecutor's office. There is a person that sat down with multiple times with Family services and they said that they were going to help him and they did not. Therefore, that is what the problem is. In the area, we live in St. Louis City and St. Louis County. Therefore, their hands are tied.

-Vacant Houses we start getting deposits on November 18, 2022, the last one was recorded January 27. Total received right now is \$12,600.00. One LLC sent in \$8,600.00, they have 48 vacant houses in this neighborhood. The total that we would get for the total 306 vacant houses is \$46,000.00 every six months. This is just to let you know how we are doing.

-I am going to ask the board for a couple of things and I will get the research for you. With the way fair money if we can hire a City Administrator, lower the salary of the mayor to \$1000, increase the BOA to \$500 and increase the stiffen for the image and beautification. They work hard to keep our city clean, and they get \$20 a month for the leader and \$15 a person and they are out there cleaning the city. They should have an increase.

-With **iWORQ SYSTEMS** the only fee they will charge us if we change our logo. So, we talked about it and we will ask the community and our high school to come up with a different logo for the city just to change things around. We want to give \$500 to the

winner. I will ask the board is that ok, something to think about to move forward.

-I would like to welcome Simmons Bank.

-Congratulations to our officers.

-I would like to thank the citizens for coming out. I also would like to thank our board because we really have a really good board. We have a really good board.

-I am working on Juneteenth.

Alderman Alicia Smith

-Thank you everyone for coming out and staying.

-Congratulations to the Police Officers that were awarded.

-Congratulations to Leo, from Ward 4. That's exactly what we do in Ward 4 we are a little bit bold.

-I do have one question Jeff I did not ask you during your report, sorry Mayor I want to go on Public record. I know the last meeting we had the heat was out, did the heat get repaired. *Jeff stated it did not. We currently still do not have heat, from the previous meeting before we are waiting to get the next bid for the air conditioner so we can have one. We had an electrician come in earlier this week. He called me today and he is getting with MC Services, and I should have that bid soon.*

-If you guys are looking for me and my counter part Alease Dailes we ride the city every week. Sundays mainly. If you see anything please let us know.

-The best way to get ahold of me is by text.

-I would like to thank a special guest for coming out his name is Minister Joseph ????????, he was also my treasurer when I ran for my seat.

MEETING OPEN TO THE PUBLIC (3 MINUTE TIME LIMIT)

- **Anthony Green-92XX Waldorf Drive**

-Just for a point of clarification, when a vehicle destroys city property, light poles whatever. Who is the person who calls the insurance company of that person. Is that changed by situation. Is that the Chief is the City Attorney, who calls to make sure the insurance

company of the person who hit the pole assuming he actually has insurance (because a lot of them drive around without insurance). They contact them and actually collect the money for the damage done to property, that includes any type of city property whatsoever. I have not heard that, I would like to hear who is that contact person in the city. Who coordinates that and makes sure the money collected.

-Lastly I did not hear about when you plan on publishing (I heard about the balance sheet-that's fine) the 12/31/22 semi-annual financial results, those are required to be published in a public format for us, not just the board.

-Does the court ever present anything? I haven't seen anything. I would love to see cases annually processed, dismissal whatever you want to provide.

-Also can we get Angela Dorn down here to see why she can't get the audit done.

- **Marci Gooden-94XX Duenke Drive**

-I have a question based on the system you were talking about, what about those citizens that don't use computers. Can they call and reach out to you? **City Clerk** stated they would still be able to reach out and call.

ADJOURNMENT-Alderman James Thomas, SR. made a motion to adjourn and go into close session, second was made by **Alderman Alicia Smith.** **Mayor** called for an all-in favor, **8 -Yays/ 0 Nays.** The meeting adjourned to close session at 9:45pm.

Alderman Regina Harmon-Ward made a motion to come out of close session, second made by **Alderman Peg Warnuz.** **Mayor** called for an all-in favor, **8 -Yays/ 0 Nays.** Meeting adjourned at 10:30pm.

Alderman Alease Dailes-made a motion to adjourn, second made by **Alderman Alicia Smith.** **Mayor** called for an all-in favor, **8 -Yays/ 0 Nays.** Meeting adjourned at 10:32pm.

ATTEST:


Semmie Ruffin-Hall, City Clerk

Approved by the Board of Aldermen on April 6, 2023