

**CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI  
BOARD OF ALDERMEN AND MAYOR MEETING MINUTES  
THURSDAY, MARCH 21, 2024-7:30PM**

**PRESENT Mayor Dinah Tatman, City Attorney Dorothy White-Coleman, Treasurer Rick Rognan, Finance Director Lori Lenz and City Clerk Semmie Ruffin-Hall.**

**Mayor Tatman CALLED MEETING TO ORDER at 7:30 p.m.**

**Pledge of Allegiance**

**ROLL CALL: City Clerk Semmie Ruffin Hall called the roll:**

- Alderwoman Alicia Smith- **Present**
- Alderwoman Alease Dailes- **Present**
- Alderwoman Regina Harmon-Ward- **Present**
- Alderman (Board President) James Thomas, Sr.- **Present**
- **Alderwoman Lynette VonSeggern-Excused Absence**
- Alderwoman Theresa Hester- **Present**
- Alderwoman Peg Warnusz- **Present**

**Six Present/One Excused Absence -Quorum was established.**

**MOTION TO APPROVE THE AGENDA**

**President James Thomas, Sr. motioned to approve the agenda for Thursday, March 21, 2024, second by Alderwoman Regina Harmon-Ward.**

**City Clerk Semmie Ruffin Hall called the roll for approval of agenda:**

- Alderwoman Alicia Smith-**Yes**
- Alderwoman Alease Dailes-**Yes**
- Alderwoman Regina Harmon-Ward-**Yes**
- Alderman (Board President) James Thomas, Sr.-**Yes**
- Alderwoman Peg Warnusz-**Yes**
- Alderwoman Theresa Hester-**Yes**

**Six-Yays/0-Nays. Motion passes for approval of Agenda for 03-21-24.**

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

**Carla Hudson-24XX Harbor Landing Circle**

-Read letter. Letter attached.

**Caither Hite-9XX Fontaine Place**

-Concern tonight is Liquor License for Gateway Market

-Facing enough challenges as a city without allowing Gateway Market to obtain Liquor license.

**Donna Luther-101XX Tramonte Court**

-Read letter. Letter attached.

**Kathy Mason-10XX Donnell Avenue**

-Thanked Felicia Bishop

-Came to encourage my two alderwomen to vote for Mr. Lukens.

-Still crying that Chief Ihler is no longer here.

**Jeff Howe-102XX Bellefontaine Road**

-Recently aware the Trash contract is to renew

-Who represents the consumers on this issue?

**Barbara West-97XX Calumet Drive**

-Is in support of Gateway Market getting their Liquor License.

-They support the community.

-House across the street from me there is something fishy going on.

-Several different cars different types of day and night.

-Wanted to bring it to the attention of the Board.

**Claudia Harris-12XX Wentworth Drive**

-Not sure why Gateway cannot have a Liquor License.

-There is no rift raft around there and you are always treated with respect.

-No one hangs outside.

-Seriously give this some consideration.

**Bryant Nelson-9XX Marias Drive**

-Caution implementing homeowners program a lot of unknowns.

-Hash out all details clean everything up before you start allocating money.

-I do not see why Gateway cannot have their liquor license.

-Never seen any problems up there.

-Return support they have given our community.

-Their license can always be retracted.

**Irene Times-9XX Chain of Rocks**

-I am here in support of Gateway Market.

-Regardless of them selling the alcohol or not it is still coming into the area.

### **MOTION TO APPROVE THE UNAPPROVED MINUTES**

- B.O.A Meeting Minutes-02-01-24 **(NO QUORUM)**
- B.O.A Meeting Minutes-02-15-24
- B.O.A. Meeting Minutes-03-07-24 **(NO QUORUM)**
- B.O.A. Special Meeting Minutes-03-13-24(to pay invoices from 02-10-24 through 02-23-24 and 02-23-24 through 03-11-24)

**Alderman Regina Harmon –Ward made a motion to approve B.O.A Meeting Minutes for 02-15-24; second by Alderman Peg Warnusz. No Discussion.**

### **City Clerk Semmie Ruffin Hall called the roll for approval of unapproved minutes for 02-15-24**

- Alderman Alicia Smith-Yes
- Alderman Alease Dailes-Yes
- Alderman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderman Peg Warnusz-Yes
- Alderman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

**President James Thomas, Sr. made a motion to approve B.O.A Meeting Minutes for 03-13-24; second by Alderman Alease Dailes. No Discussion.**

### **City Clerk Semmie Ruffin Hall called the roll for approval of unapproved minutes for 03-13-24**

- Alderman Alicia Smith-Yes
- Alderman Alease Dailes-Yes
- Alderman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderman Peg Warnusz-Yes
- Alderman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

### **MOTION TO APPROVE THE INVOICES**

#### **Pulled invoices from 03-13-24 Special Meeting**

- Americom Check #46907-\$80.00

**Alderman Theresa Hester made a motion to approve Americom Check #46907-\$80.00; second by Alderman Alease Dailes.**



**City Clerk Semmie Ruffin Hall called the roll for approval of \$80.00  
Americom Check #46907**

- Alderwoman Alicia Smith-Yes
- Alderwoman Alease Dailes-Yes
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

- Deka Services Check #46810-\$25,877.52

**President Thomas made a motion to approve Deka Services Check #46810-\$25,877.52; second by Alderwoman Regina Harmon-Ward.**

**City Clerk Semmie Ruffin Hall called the roll for approval of Deka Services  
Check #46810-\$25,877.52**

- Alderwoman Alicia Smith-No
- Alderwoman Alease Dailes-No
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**4-Yays/2-Nays. Motion passes.**

- Marsh & Mclennan Agency Check #46815 LLC-\$100.00

**President Thomas made a motion to approve Marsh & Mclennan Agency Check #46815 LLC-\$100.00; second by Alderwoman Theresa Hester.**

**City Clerk Semmie Ruffin Hall called the roll for approval of Marsh &  
Mclennan Agency Check #46815 LLC-\$100.00**

- Alderwoman Alicia Smith-Yes
- Alderwoman Alease Dailes-Yes
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

- MC Mechanical Services Check #46845-\$10,303.00

**President Thomas made a motion to approve MC Mechanical Services Check #46845-\$10,303.00; second by Alderwoman Regina Harmon-Ward.**

**City Clerk Semmie Ruffin Hall called the roll for approval of MC Mechanical Services Check #46845-\$10,303.00**

- Alderwoman Alicia Smith-No
- Alderwoman Alease Dailes-No
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**4-Yays/2-Nays. Motion passes.**

- 03-13-24 through 03-18-24=\$133,177.10

**Alderwoman Alease Dailes made a motion to approve invoices for 03-13-24 through 03-18-24=\$133,177.10; second by Alderwoman Theresa Hester.**

**City Clerk Semmie Ruffin Hall called the roll for approval of invoices for 03-13-24 through 03-18-24=\$133,177.10**

- Alderwoman Alicia Smith-Yes
- Alderwoman Alease Dailes-Yes
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

**TREASURERS REPORT (RICK ROGNAN)**

- Key components of what is going on in the city.
- Keep in mind we have Bank balances and payroll so everyone can see what's transpiring.
- I also have a copy on the third page of the administrative salary for budget 2022/2023 that we are using because I know there have been questions.
- Bank balances went over
- MOSIP account has been opened
- Transfer some back from MOSIP to the General Fund so we can truly know what represents ARPA.

- ARPA has to be earmarked dedicated by end of this year.
- Recommendation is get that ARPA Account exactly where it needs to be so there is no doubt to isolate, earmark and identify by the end of this year.
- Two ARPA Accounts:
  - A. One still sitting at Simmons; that money can be sent to general \$550,000.00 is not ARPA related. Keep in mind what transpired is the general fund has spent a lot of money on the behalf of ARPA. Now we have separate bank accounts, now is the time to true these all up. It is up to the board if they want that to take place.
  - B. I believe the ARPA MOSIP amount we should true that up also so we know exactly what remains.
- Eight months in on payroll slightly under budget but right where we want to be.
- Recreation Center will be over budget when it is said and done. However, something will always be over.
- As a city, we are on target to be on budget with payroll, which is our biggest expense here at the city. We will be good if we continue to stay on course.
- 2022/2023 is the budget we are operating on.

**President Thomas made a motion to move \$550,762.50 from the ARPA at Simmons into the General Fund (Operating Account) at Simmons; second made Alderwoman Alease Dailes.**

**City Clerk Semmie Ruffin Hall called the roll for approval to move \$550,762.50 from the ARPA at Simmons into the General Fund (Operating Account) at Simmons.**

- Alderwoman Alicia Smith-Yes
- Alderwoman Alease Dailes-Yes
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

### **LIQUOR LICENSE -GATEWAY MARKET**

**Alderwoman Alicia Smith made a motion to discuss the liquor license for Gateway Market; second made Alderwoman Theresa Hester.**



**City Clerk Semmie Ruffin Hall called the roll for discussion for Liquor License for Gateway Market:**

- Alderwoman Alicia Smith-**Yes**
- Alderwoman Alease Dailes-**Yes**
- Alderwoman Regina Harmon-Ward-**Yes**
- Alderman (Board President) James Thomas, Sr.-**Yes**
- Alderwoman Peg Warnusz-**Yes**
- Alderwoman Theresa Hester-**Yes**

**6-Yays/0-Nays. Motion passes.**

**Discussion:**

**Alderwoman Alease Dailes** states currently across the street from Gateway Market is church. Two services there. **Alderwoman Theresa Hester** asked when do they have services. **President Thomas** stated marques states bible study on Wednesday nights and church services on Sunday. The Board approved for Gateway Market Legal Counsel to speak.

**Jay Kanzler (Legal Counsel for Gateway Market).** I have a letter from the code enforcer for the City of Bellefontaine saying that it is not a church and I would like to present it to the board. Also would like to show a list of churches in Bellefontaine and that is not listed there. **City Attorney Dorothy White-Coleman stated** just as a point of information Mr. Kanzler both the state statue and city code actually states that it cannot be within (state statue) 100 feet and (city code) 300 feet of any school, church or any other building regularly used as a place of worship nor any other location by this code or any other ordinances. So that is really the standard the board is guided by. Just want to make that point.

**City Clerk Semmie Ruffin Hall called the roll for approval of Liquor License for Gateway Market:**

- Alderwoman Alicia Smith-**No**
- Alderwoman Alease Dailes-**No**
- Alderwoman Regina Harmon-Ward-**No**
- Alderman (Board President) James Thomas, Sr.-**No**
- Alderwoman Peg Warnusz-**Abstain**
- Alderwoman Theresa Hester-**Yes**

**1-Yays/4-Nays./1-Abstain. Motion fails.**

**POLICE CARS PURCHASE**

**Aldерwoman Dailes made a motion to approve the purchase of two police cars in the \$ 93,940.00; second by Aldерwoman Harmon-Ward.**

**City Clerk Semmie Ruffin Hall called the roll for approval of the purchase of two police cars in the amount of \$93,940.00:**

- Aldерwoman Alicia Smith-Yes
- Aldерwoman Alease Dailes-Yes
- Aldерwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Aldерwoman Peg Warnusz-Yes
- Aldерwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

**BILL #2685-ORDINANCE AMENDING SECTION 2-42 OF THE BELLEFONTAINE NEIGHBORS, MISSOURI, CODE OF ORDINANCES AND ADOPTING AN AMENDMENT TO THE PERSONNEL RULES AND REGULATIONS TO APPROVE THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI EMPLOYEE SAFETY MANUAL;**

**Motion by Aldерwoman Hester for first and second read of Bill #2685; second by Aldерwoman Harmon-Ward.**

**City Clerk Semmie Ruffin Hall called the roll for approval of Bill #2685:**

- Aldерwoman Alicia Smith-Yes
- Aldерwoman Alease Dailes-Yes
- Aldерwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Aldерwoman Peg Warnusz-Yes
- Aldерwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes. Bill #2685 will become ordinance #2658 if and when the Mayor signs it.**

### **CR WILLIAMS-AUDITOR**

**President Thomas made a motion to accept the bid from the auditing firm of CR Williams and Associates; second by Aldерwoman Dailes.**

**City Clerk Semmie Ruffin Hall called the roll to accept the Auditing firm of CR Williams & Asscoiates:**



- Alderwoman Alicia Smith-Yes
- Alderwoman Alease Dailes-Yes
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes.**

**BILL NO. 2684 -AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI, TO EXECUTE AND ENTER INTO A LEASE AGREEMENT ON BEHALF OF THE CITY OF BELLEFONTAINE NEIGHBORS WITH AMERICOM IMAGING SYSTEMS, INC.**

**Motion by Alderwoman Dailes for first read of Bill #2684; second by Alderwoman Hester. Motion by Alderwoman Dailes for second read of Bill #2684; second by Alderwoman Hester.**

**City Clerk Semmie Ruffin Hall called the roll for approval of Bill #2684:**

- Alderwoman Alicia Smith-Yes
- Alderwoman Alease Dailes-Yes
- Alderwoman Regina Harmon-Ward-Yes
- Alderman (Board President) James Thomas, Sr.-Yes
- Alderwoman Peg Warnusz-Yes
- Alderwoman Theresa Hester-Yes

**6-Yays/0-Nays. Motion passes. Bill #2684 will become ordinance #2657 if and when the Mayor signs it.**

**Alderwoman Hester made a motion to approve Philip Luken as the new Police Chief for the City of Bellefontaine Neighbors; second by Alderwoman Warnusz.**

**City Clerk Semmie Ruffin Hall called the roll for approval of Philip Luken as Police Chief for the City of Bellefontaine Neighbors.**

- Alderwoman Alicia Smith-No
- Alderwoman Alease Dailes-No
- Alderwoman Regina Harmon-Ward-No
- Alderman (Board President) James Thomas, Sr.-No
- Alderwoman Peg Warnusz-Yes

- Alderwoman Theresa Hester-Yes  
**2-Yays/4-Nays. Motion fails.**

### **ARPA FUNDS DISCUSSION**

**Alderwoman Dailes made a motion to discuss the ARPA Funds; second by Alderwoman Smith.**

**Alderwoman Dailes** there is a balance of \$1,139,053.21. I am asking the board if they would consider moving the all ARPA Funds for the home improvement grant program for the Citizens. If we agree to that today, we can vote today and we set it aside. The Board President, the Mayor and myself will come up with specific details and we can move forward. This is the amount to set aside to give back to our citizens. We cannot use taxpayer's dollars to fix up anyone's home.-**TABLED UNTIL NEXT MEETING.**

### **ALDERMAN'S REPORT**

- **Alderwoman Hester**
  - Thanked everyone for coming out.
  - So happy we voted on things.
- **Alderwoman Warnusz**
  - That we as a board ordered computers for the board members and they have been purchased, Semmie has them, they are ready to go but we are having problem with some board members not willing to sign an agreement of taking possession of their computers.
  - I will like to see soon we figure out, get the computers, and use them.
  - Thank you for coming.
- **President Thomas**
  - Thank you for coming
  - Very productive meeting
- **Alderwoman Harmon-Ward**
  - Good evening.
  - Thank you for coming out.
  - Hopefully there will be more meeting where we can collaborate.
  - April 27<sup>th</sup> there will be an event at New Springs Church on 367 and Comet. Flyers will be provided at the next meeting
- **Alderwoman Dailes**
  - Thanked everyone for coming out.

-Saturday, the Democratic Party everyone gets to vote for either who they want to select within the party. I do know one of the location is Shalom Church on 367.

-The City of Dellwood is having extravaganza Juneteenth Celebration. I will give out further information.

-Thank everyone for coming out and go vote on Tuesday, April 2.

- **Alderwoman Smith**

-Thank you for coming.

-I agree with Alderwoman Warnusz, but the laptop agreement was not written correctly so I am still waiting on the laptop agreement.

-Phones were blown up this particular date and I have never missed a meeting, never been late, and never been tardy never missed a closed session but this day I was not given a break. I could not go attend to a family emergency. Not one sole called to see if I was ok, but I was scrutinized by the public for not being at my seat. I said WOW well the same way yall dished it is the same way I want your apology. I had a family emergency. My Mother had a stroke. My family comes first.

-Myself and Alderwoman Dailes continue to ride Ward 4.

-I want to thank each and every one of you who live in Ward 4 who are allowing me to put the little notices on your door and you have been reading them.

-Thank you guys for coming out.

## **MAYORS REPORT**

- **Mayor Tatman**

-Stated her report is on the table.

-I do want to encourage everyone to exercise our democratic right to vote April 2.

-Early voting started today. You can go to the Rec Center on Redman and vote.

## **Adjournment;**

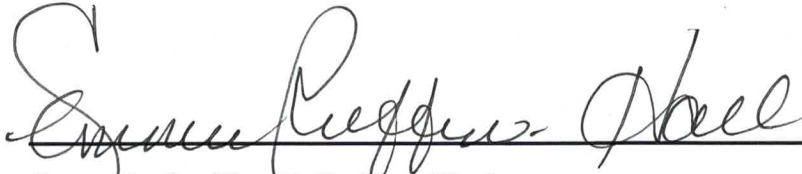
**Alderwoman Dailes motioned to adjourned; second by President Thomas.**

**All Aldermen in attendance voted "Aye" to adjourn.**

**Adjournment at 9:22pm**



**ATTEST:**

  
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Semmie Ruffin-Hall-City Clerk

Approved by the Board of Aldermen on: 4-18-24