

**CITY OF BELLEFONTAINE NEIGHBORS
BOARD OF ALDERMEN MEETING MINUTES
May 16, 2013**

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, Chief Pruett, City Attorney Kevin O'Keefe, City Collector Mark Tranel, Mary Jones (sitting in for City Clerk Deni Donovan), Alderman Migliazzo, Alderman Paro, Alderman Merz, Alderman Schultz, Alderman Roth, Alderman Jordan, Alderman Hollis, and Alderman Smith.

ABSENT:

APPROVAL OF THE AGENDA: Alderman Smith moved for the approval of the Agenda, seconded by Alderman Merz. Motion carried unanimously.

PRESENTATION OF THE UNAPPROVED MINUTES: Alderman Smith moved for approval of the May 2, 2013, Minutes of the Board of Aldermen Meeting, seconded by Alderman Schultz. Motion carried unanimously.

MEETING OPEN TO THE PUBLIC: Alderman Smith moved to open the meeting to the public, for as long as the Mayor deems necessary, seconded by Alderman Roth. Motion carried unanimously.

JERRY MAGEE, 1527 HAVILAND: Mr. MaGee stated he participated in the North County Citizens Police Academy. He thanked the Mayor and Chief Pruett. Mr. MaGee had a chance to do a ride-along with a Police Officer and he said the experience was "awesome". He realized how much the Police do for the City. Mr. Magee also wanted to thank Ted for all of his work, keeping up with the tall grass in the City.

JOHN MUELLER, DIVERSIFIED BUILDING GROUP, 2722 HAMPTON AVE.: Mr. Mueller introduced himself and his company, Diversified Building Group. They purchased the property at Lilac and 270 known as Bellefontaine Estates. The Mayor explained he had spoken with the Aldermen about Mr. Mueller's project and concerns. Mr. Mueller would like help from Bellefontaine Neighbors to become part of the City. The Mayor also stated that a big concern of Diversified was the school districts. The neighborhood is in two different districts. The Mayor advised them to speak with the school boards about this issue. Mr. Mueller handed out a site development plan. There were some concerns voiced by the Aldermen. The streets are not all finished, but what is done is in good shape. When the subdivision is finished there will be 240 units. They plan on building single-family homes first. The homes will range from \$150 to \$170 thousand dollars and have 3-4 bedrooms with 3 different floor plans and several options. The homes will have basements and the lower level finish will be an option. One last question was why it would be good for Bellefontaine Neighbors? Mr. Mueller responded the residents who are living in Bellefontaine Estates were misguided when they bought the property. It would be very beneficial for the residents, and the City, to have the subdivision in Bellefontaine Neighbors rather than advertise the homes as being in St. Louis County. The Alderman thanked Mr. Mueller for coming to the meeting and presenting their proposal.

RYAN GANZ, 2722 HAMPTON AVE: Ryan introduced his self as part of the Diversified Building Group team. He wanted to thank the board for letting them come and present their ideas.

PUBLIC HEARING: To hear public comments on a Conditional Use Permit for Speed Racer Go-Kart, located at 10223 Lewis & Clark Blvd.

JAMES LOVINGS, SPEED RACER GO-KARTS: Mr. Lovings would like to move his business down the street from the current location. The new location will be better for them because of the time restraints at Grand Slam. He is losing business at his current location. He has always made sure that he policed the lot and picked up trash, etc... so the property would look nice. They closed out at the end of the season. It will help to move to the new location, because they will not be as limited as to what they can do. It hurt business because they could not do any evening business, while the days were so hot. Mr. Lovings is looking forward to getting this location up the street so that families can come out in the evenings and enjoy themselves. Mayor asked if the board had any questions for Mr. Lovings. The Board did not have any questions.

Mayor Doerr asked if anyone else wished to address the Board. Hearing none, Alderman Smith moved to bring the meeting back to the Board, seconded by Alderman Hollis. Motion carried unanimously.

CHIEF'S REPORT: The Board reviewed the April, 2013, report. Chief Pruett asked for Board approval to attend Sgt. Jeremy Ihler's graduation from the FBI Academy in Quantico, Virginia, on June 13-14.

Alderman Roth made a motion to approve the Chief's request, seconded by Alderman Jordan. Motion carried unanimously.

Chief Pruett asked for Board approval to attend the Chief's Law Enforcement Combined Conference from June 24-26 at Tan-Tar-A at the Lake of the Ozarks.

Alderman Roth made a motion to approve the Chief's request, seconded by Alderman Jordan. Motion carried unanimously.

Alderman Merz asked if only one night in Quantico will be enough time to spend with Jeremy; the Board agreed although the Chief already made the plans.

COLLECTOR'S REPORT: The Board reviewed the April, 2013, report. Mark Tranel had nothing to report at this time. He announced the numbers on the report for the public.

TREASURER'S REPORT: The Board reviewed the July, 2012-April, 2013, report. City Treasurer, Larry Abeln was excused. Mayor Doerr talked about the budget. The City is in very good shape. Alderman Roth stated the City was very close to the forecast. He announced that revenues were up and expenses were down. Alderman Roth stated the City should be in good shape by looking at the year-end figures.

INVOICES OVER \$500: Alderman Roth moved to pay the invoices 1 through 39 in the amount of \$113,167.82 for the months of April/May, 2013, seconded by Alderman Schultz. Motion carried unanimously.

INVOICES UNDER \$500: The Board of Aldermen reviewed items 1 through 97 in the amount of \$9,841.29 for the month of March, 2013.

PLANNING & ZONING: The Board reviewed the May 13, 2013, Minutes. Chairman Bob Stolte reported on the following:

- Ms. Kimberly Hunter, of 1108 Avant, was on the agenda to apply for a Conditional Use Permit for an in-home day care; however, she was not present at the meeting. She has a pending court date, so, on the advice of her attorney, she will not appear before Planning and Zoning until after a decision has been rendered. After some discussion, the Planning and Zoning members noted that they would like to go on record that they feel Ms. Hunter is in violation of city code by operating an in-home day care facility. She is registered with the state as a child care provider, and she was advertising home day care with a sign on her front lawn (the sign has since been removed). She has applied through the building department for a Conditional Use Permit. We feel this is a land usage matter and a Conditional Use Permit is needed.
- Reverend Terrance Jones from the Greater Deliverance International Ministries came before the committee to apply for a Conditional Use Permit. Rev. Jones wishes to operate an outreach ministry in Gibson School. A motion was made by Borzymowski and seconded by Van Deven that Chairman Stolte request that a public hearing be scheduled for the June 6 Board of Alderman meeting at the upcoming May 16 Board of Alderman meeting. Rev. Jones was informed that he must be present at the June 6 meeting. The motion passed unanimously.

Chairmen Stolte asked for Board approval to have a Public Hearing on June 6, 2013, to hear public comments regarding an outreach ministry in Gibson School. Alderman Migliazzo made a motion to schedule a Public Hearing on June 6th, seconded by Alderman Paro. Motion carried unanimously.

Alderman Paro made a motion to re-appoint Jerry VanDeven to remain on the Planning and Zoning Commission, seconded by Alderman Migliazzo. Motion carried unanimously.

BUILDING INSPECTOR: The Board reviewed the April, 2013 Report. Ted Stocker reported on the following:

- Tall grass at 65 vacant homes;
- Wrote 190 warnings in one day for tall grass (per the Chief);
- QT is moving along. Canopy for the diesel pumps are now open;
- Home Ice has a lot of activity and is 99% finished. There is still a lot of work on the outside that needs to be finished. They are trying to schedule a Grand Opening; and
- The Trucking company is leasing out some office space which has already been inspected.

The Mayor commented on the noise at QuickTrip. Bulldozers are starting early in the morning and neighbors have been complaining. The Mayor and Chief talked to them about it. QuickTrip and the Police Department will be checking on the contractor to make sure the work doesn't start too early.

CITY ENGINEER: City Engineer, Phil Lum, was excused. The Board reviewed the April, 2013, Report.

CITY ATTORNEY: No report given.

UNFINISHED BUSINESS:

NEW BUSINESS:

Alderman Jordan made a motion to nominate Alderman Smith to be the acting President of the Board of Alderman, seconded by Alderman Merz. Motion carried unanimously.

BILL NO. 2329 - INTRODUCED BY ALDERMAN ROTH

AN ORDINANCE OF THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO JAMES LOVINGS FOR OPERATION OF A GO-KART TRACK LOCATED AT 10223 LEWIS AND CLARK BLVD. AND ESTABLISHING CERTAIN CONDITIONS RELATING THERETO.

Alderman Roth read the Bill for the first time and moved for approval of the first reading of Bill No. 2329 and to go on to the second reading. The motion was seconded by Alderman Jordan. Motion carried unanimously. Alderman Roth then read Bill No. 2329 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 Alderman Hollis. Motion carried unanimously. **Upon the roll being called the votes were cast as follows:** Alderman Roth, yes; Alderman Hollis, yes; Alderman Paro, yes; Alderman Smith, yes; Alderman Migliazzo, yes; Alderman Merz, yes; Alderman Schultz, yes; and Alderman Jordan, yes.

The majority of the members elected to the Board of Aldermen having voted for passage of Bill No. 2329, the Bill was passed by the Board and will become Ordinance No. 2248 when and if signed by the Mayor.

REPORT OF THE MAYOR: Mayor Doerr reported on the following:

- Thanked John and Ryan from Diversified for making their presentation to the Board. It is always nice to know that someone is interested in doing business in North County. The Mayor is happy they have faith in North County and in Bellefontaine Neighbors. Mayor Doerr is always available to help in any way he can;
- Mary has resigned her position as receptionist. The Mayor thanked her for her 3 ½ years of service to the City. Mary will be missed as will her daughter, Shelby. Mary's last day is June 7th.

REPORT OF THE ALDERMEN:

ALDERMAN JORDAN: Sorry to See Mary go and wished her luck in her new endeavors.

ALDERMAN ROTH: Thanked everyone for their well wishes due to the passing of Tina; his family appreciates it too. Thanked Mary and wished her luck. Alderman Roth wanted to know about updates on Mathews-Dickey. The Mayor responded that he has been in touch with Mr. Mathews and told him about his concerns about the tall grass at the park. The Mayor was told they are in the process of buying a new mower just for the park. Mr. Sullivan is scheduling games at the park, but can't do anything until the grass is cut. The Mayor and Bob Russell have a meeting with Mr. Washington and will keep everyone updated.

ALDERMAN SMITH: Hates to see Mary go; he had hoped she would be around for a few more years. Alderman Smith agrees that Bellefontaine Estates should be in Bellefontaine Neighbors. He, also, agrees that inventory for new homes are down and thinks it is a great time to start this project. Alderman Smith reminded everyone about the Memorial Day Celebration and that it will be held at the Veteran's Home. What better place to have it. He hopes to see everyone there.

ALDERMAN HOLLIS: Thanked John and Ryan for coming to our Community. She thanked Mary for her service and wished her luck in the future.

ALDERMAN MIGLIAZZO: Thanked John and Ryan for their presentation and wanting to be part of Bellefontaine Neighbors. Told Mary he was sorry to see her go and wished her the best.

ALDERMAN PARO: Spoke about Memorial Day Program. She mentioned all of the different events that will take place. They expect to have a good crowd. Shirley wished Mary luck and hates to see her leave. Alderman Paro thanked John Jordan and Scott Schultz for the help at the recycle event and, also, thanked Rob Meyer with the Street Department.

ALDERMAN SCHULTZ: Welcomed John and Ryan and hopes everything goes smoothly; he thinks it will be a plus for Bellefontaine Neighbors. He welcomed James Lovings. Alderman Schultz stated he will miss Mary and her "smiling face". He always looks forward to getting a "happy greeting" and wishes her luck with her new endeavors. Alderman Schultz reminded everyone about the bike rodeo on Saturday.

ALDERMAN MERZ: Welcomed back Mr. Lovings. It will be fun working with John and Ryan especially since the subdivision is in his Ward. Alderman Merz suggested they give Mathews-Dickey until Monday to get things cleaned up. There were 190 residents who just received summons about their yards so he feels the City has given them a lot of manpower, and even the Chief cutting grass on his days off. He does not feel like Matthews-Dickey should be treated any different.

MEETING OPEN TO THE PUBLIC: Alderman Smith moved to open the meeting to the public as long as the Mayor deems necessary, seconded by Alderman Merz. Motion carried unanimously.

KATHY MASON, 1013 DONNELL: Asked if Beatification Day was rescheduled due to the rain; it will not.

BOB BOST, 800 COACH N SIX: Bob stated next year they will have a rain date for Beatification Day. Bob had a complaint about #1 Birtz. He stated the yard is terrible with tall grass and weeds. Mayor Doerr was aware of the yard and has been in touch with the homeowner. Ted was making a note about the property.


SHIRLEY RUNKIN, PINE MEADOW CONDOS: Ms. Runkin stated Pine Meadows is a horrific mess. The residents are not able to sell their property because of all of the problems. The basement floods and they cannot get grass to grow because of the sap from the trees. The residents were not given a re-sale certificate. The owners of the Condos are letting rentals move in. They are scared a lot of the time. There has been break-ins and doors kicked in. The Mayor and the Chief were down there recently. There are two lots that are owned by another person. The Mayor did reassure her that he would get the grass cut on those lots. Legally, there is only so much the City can do. The Condo Association does not have any money to fix the place up. Ms Runkin said that she was "tricked" into moving there with the promise of amenities. She also stated there is drug trafficking going on. The Mayor told her she needed to let the Police Department know. The Mayor wished he could do more.

Mayor Doerr asked if anyone else wished to address the Board. Hearing none, Alderman Smtih moved to bring the meeting back to the Board, seconded by Alderman Merz. Motion carried unanimously.

Alderman Smith made a motion to adjourn the meeting, seconded by Alderman Hollis.
Motion carried unanimously.

MEETING ADJOURNED: Meeting adjourned at 8:20 p.m.

ATTEST:



Deni Donovan, City Clerk

Approved by the Board of Alderman on June 6, 2013