

**CITY OF BEL-RIDGE
BOARD MEETING MINUTES FOR
TUESDAY, AUGUST 14, 2018
6:00 PM**

The meeting was called to order by Mayor Fair at 6:05 pm. The Pledge of Allegiance was recited. Attendance was called by City Clerk Andrea Jones. Deputy Clerk Jacqueline Jones was present as well.

Roll Call

ATTENDENCE AS FOLLOWS:

Alderman Abernathy - Present
Alderman Nelson - Present
Alderman Brown - Present
Alderman Russell - Present
Alderman Ruff - Present
Alderman Tope - Present
Mayor Fair - Present

Also, present was Attorney Ben Warren sitting in for City Attorney Stephen Martin.

Approval of Agenda -Skipped

OLD BUSINESS

Approval of Minutes- March 6th, March 9th, March 14th, April 6th, May 1st, June 5th and June 21st.

No one had previous copies with them that had been given from past meeting. Jackie offered to go make copies. Board moved on to next business and will come back to approve minutes.

AWARD RECCOMENDATION FOR ST. HENRY

Mayor Fair call Mr. Wade up to speak on the recommendation for St. Henry Ln. In City Hall, bids were received and opened up for St. Henry project. We received four bids and in the boards packet for tonight are the award recommendation. The lowest bid was from Gateway DCS for \$ 40,603.80 for St. Henry and the cul-de-sac on St. Henry. To remove existing asphalt with asphalt and replace the concrete roll first. This is below the block grant that Bel-Ridge have so it's fully covered. Part funding will be this year and they've agreed to reimburse the city next year as soon as those funds become available. Then the remainder of funds will carry over for another project. Part will come from this year's block grant funds and a little bit come from next year's block grant when funds are available. Wade ask the board to make recommendation. Once they have that city can sign contact.

Alderman Brown thought City was going to utilize 2019 funds and get two blocks down. Wade stated that City just needed two years to pay for the one block. \$40,000.00 is just for the one block. Brown asked will the city have funds left over? Wade responded, right!

Alderman Russell asked, "so we will have to give \$5,000.00 out of our funds, but we will be reimbursed?"

The whole project is for \$40,603.00. Russell wanted to know that if the city was to complete two blocks did we have a quote for that? Wade only have unit prices but can calculate that in easily. This block before Wade, started was already approved by the block grant office. The block grant, they would have to do an income assessment to make sure the people on the next block, at least a certain percentage would meet the income levels. If too many people are above that then they can't utilize the block grant fund on the that block. Wade will discuss that with Mitch Marku at St. Louis County. Alderman Brown thought that all was covered and eligibility, income range to get that block. Wade confirmed that the block grant is done on a block by block basis. Alderman Russell asked Wade to get all information needed for the next block. Wade agreed to do that if it falls within the city budget, and asked if they wanted to proceed with it? Alderman Russell stated the board would have to talk it over and to send it in an email. Wade will send it to Andrea and she can forward to board.

Wade comes to board to proceed and after the approval from block grant office we can proceed. Wade submitted copies of bids, insurance information, block grant summary form and the award recommendation.

Once the board approve project can get started. Wade can go on and get information about the next block and then board can decide to proceed on that also. The existing funds there has some sort of deadline that Mr. Marku had discussed with the board. Wade mentioned that there is a small amount to carry over funds from previous year that has to be used. Not sure how much the amount is.

Alderman Russell asked what was the exact amount of what needed to be paid. Wade will send information to City Clerk the next day.

Alderman Brown motioned to approve bid for the \$40,603.80 bid by Gateway DCS to do street fund on St. Henry Lane. And Alderman Russell seconded.

Voice Vote

5 yes

Alderman Tope stated we need a roll call for this since it's the block grant money.

Roll Call

Abernathy -Yes
Brown - Yes
Nelson - Yes
Ruff - Yes
Russell - Yes
Tope - Yes

MOTION PASSED

MAYOR'S VETO

Ordinance 2018-18- amending section 115.020 regarding appointive officers

Ordinance 2018-19- amending section 210.590 regarding smoking

Ordinance 2018-H – a resolution regarding city board meeting agendas

Alderman Tope states, "the ordinance seeks to amend section 115.020 regarding appointive officers and the attempt to limit the power of Mayor for which he is granted by state statute that is listed in his objective. Alderman Russell mentioned that everyone on the board voted on this a couple of months ago. All these ordinances and that they all passed. And asked why are we revisiting this again?"

Mayor speaks and says to let's move on.

MOTION TO AUTHORIZE MAYOR TO RETAIN ARMSTRONG AND TEASDALE AS SPECIAL COUNSEL IN CONNECTION WITH TIF RELATED MATTERS

Mayor stated that the City need someone that is knowledgeable about the TIF, what it can be used for and how we can utilize the funds. And he feels Armstrong Teasdale would know what to do. It would only take them a day for them to tell us what we need to know about that TIF money. Brown asked where they the attorney's that consulted with Steve Martin's firm?

According to Attorney Ben his office has spoken with them. So, Alderman Brown feels that the board already have a liaison and don't think we would need to hire another lawyer.

Alderman Russell feels the city attorney is just as knowledgeable as Teasdale and they have worked together. We keep putting this back on the agenda that has already been voted on and keep bringing it back when we already have an attorney that have been in communication with Teasdale.

Alderman Tope, mentioned this is creating a double expense when the city can just hire attorney directly that is an expert. When information goes through Mr. Martin's office we are getting double charged when Attorney Martin gives us flip flop answers, and doesn't answer yes or no to the question. Attorney Martin has almost zero experience with the TIF. Armstrong Teasdale is the recognized expert who've done all the biggest projects in St. Louis County. Alderman Russell asked if both attorneys can come together and talk to the board and residence and then they can compare. A vote was already made before, but if Tope wants to bring them back again that would be fine.

Alderman Tope says the city is already in violation of State Statute law because the TIF money requires to be in a special allocation funds. And that it hasn't been done in years. The reason for is that he feels we don't have an expert who knows TIF. Mr. Martin is a real estate attorney from St. Charles. Alderman Russell states that the city would like to see various attorneys that are knowledgeable. Alderman Russell ask for more time to find someone who is knowledgeable.

Alderman Tope says there is no learning curve who can get you answers almost immediately. Alderman Russell ask Alderman Tope does he have that on paper that states the city is in violation of state law?

"Outburst from audience"

Mayor asks attorney Ben to speak.

According to attorney Ben, "Attorney Martin has been representing a few municipalities for a while and if there are issues that come up and he doesn't know he reaches out to other attorneys. He knows a lot of people and been practicing law a long time. You will never find an attorney who knows everything about everything. Part of law is networking and knowing who to go to for help.

Alderman Brown, "Let's move on."

NEW BUSINESS

RESOLUTION ON PARK GRANT COMMISSION

Wade from Palladian – The county has an annual park grant that the administrator and the city has some things they like to consider doing at City's park, like make a new entrance to park and prepare the one with the bridge falling through. And grants are based on population the city may be able to apply up to \$315,000. It's been a few years since you had grants so you may be eligible and if not, we can work together and apply next year. It doesn't cost anything to apply so Wade can work with City Clerk to do that. One of the requirements they have is that the board put together a resolution authorizing the Mayor to have the application submitted. The resolution was included in the packet for that. Alderman Russell wanted to make sure that doing so by applying for park grant that this would not be turning our park over to St. Louis County. Wade confirmed that no that would not be the case. Park will still belong to City of Bel-Ridge. There is a park grant tax and it has recently doubled and use to collect like \$150,000 and now it has doubled grants. So, every municipality in county that applies and for any improvements that you want. It covers improvements, walkways, playground equipment and anything you can do at a park. The most urgent would be to fixed the bridge and to apply for the park grant, which is a good way of doing so and it would save funds. According to Tope Bel-Ridge already has a masterplan of park drawn up including the new entrances that were already paid for. Wade requested a copy of that masterplan, because that would be one more point needed to get grant. Wade suggested that Bel-Ridge apply this year and if we don't get it resubmit it next year. Alderman Tope suggested to make plans for outside of City Hall to make it a park. Alderman Abernathy says make it smaller. Jackie had to go make copies of resolution for board. Board moved on until resolution copies made.

DISCUSSION PER ALDERMAN RUSSELL ON STIPEND FOR BOARD MEMBERS

Alderman Russell feels the board have been under paid for over the last six years. Most other municipalities are up to \$625 per month. She asked that board be increased up to the original amount that Bel-Ridge received at first which was \$400 per month. Research other places and they have gone up according to the cost of living. The mayor usually makes \$100 more than the Aldermen. Alderman Tope disagree and stated that original amount was zero. He believes that is against state constitution. Alderman Brown asked Alderman Tope what was the highest ever since he had been on board. Alderman Tope said the highest ever was \$400. Mayor comments that it can't be raised in the middle of term and maybe by next election it can be done.

Alder Ruff makes a motion to increase amount for board members.
Alderman Abernathy have concerns about Bel-Ridge finances.

Alderman Russell states, "Every time that you all start feeding the citizens that we are in a financial strain and we are not. We have auditors and accountants that come in and we know how much comes in quarterly and monthly. It has been provided to the citizens back in December and displayed.

Attorney was asked to draw up a resolution to be safe.

Alderman Brown motioned to table so attorney can draw up resolution.

Alderman Ruff second the motion

Voice Vote

5 favor, 0 oppose

Pass to table

CONTINUE BACK TO PARK GRANT

Alderman Brown asked, do we need to do planning first? Wade said he can find out but this for now is just for the application, to apply for the money. Alderman Tope wants to look further into master plan and park planning. Wade explains, that the grant is awarded you don't need a masterplan.

Alderman Russell makes a motion for first reading of resolution 2018-K by caption only by Attorney Ben.

Alderman Russell makes a motion to accept resolution to apply for park grant. Alderman Ruff seconds.

ROLL CALL

Abernathy - Yes

Brown - Yes

Nelson - Yes

Ruff - Yes

Russell - Yes

Tope - Yes

MOTIONED PASSED

RENEW CONTRACT BETWEEN THE CITY OF BEL-RIDGE AND ST. LOUIS COUNTY BOARD OF ELECTIONS.

Alderman Russell makes a motion for reading of capture only. For renewing contract between City of Bel-Ridge and St. Louis County Board of Elections. Alderman Ruff seconds.

Attorney Ben – Reading Capture

Attorney Ben answers Alderman Russell question, this is not renewing an ordinance it is to renew the contract.

Alderman Russell motion to accept contract between City of Bel-Ridge and St. Louis County Board of Elections. Alderman Ruff seconds.

Alderman Russell motions to read capture only for 2nd reading. Alderman Ruff seconds.

Attorney Ben – reads by capture.

Alderman Ruff motion to adopt and Alderman Russell seconds.

ROLL CALL

ABERNATHY	YES
BROWN	YES
NELSON	YES
RUFF	YES
RUSSELL	YES
TOPE	YES

MOTION PASSED- BILL # 1362 IS NOW ORDINANCE 2018-20

READOPT THE CONFLICT OF INTEREST ORDINANCE

Alderman Brown gives brief explanation of conflict of interest.

Attorney Ben also explains- There are state laws that govern the ethical conduct of elected officials and local government can elect to self-regulate the ethical behavior of their elected officials and this ordinance does that by making the election, it saves some paper work on behalf of individuals and has to be renewed every two years. If it expires the elected officials are then regulated by state rather than local government and requires them to fill out certain paperwork every year.

Alderman Russell makes motion to read by capture and Alderman Nelson seconds.

Attorney Ben – reading of capture

Alderman Russell makes motion to second reading by capture.

Attorney Ben reading by capture

Alderman Russell makes motion to adopt and Alderman Brown seconds.

ROLL CALL

ABERNATHY YES
BROWN YES
NELSON YES
RUFF YES
RUSSELL YES
TOPE YES

MOTION PASSED- BILL 1363 IS NOW ORDINANCE 2018-21

DISCUSSION ON LANGUAGE INTREPRETER SERVICE

Chief Harris explains- We already have contract with St. Louis County Dispatch. They are upgrading their 911 system to what is called NG (Next Generation). You will be able to text 911 operators for hearing impaired. It does not increase our calls unless call goes over 20 minutes.

Alderman Russell motions to read by capture and Alderman Ruff seconds.

Attorney Ben reading of capture

Alderman Russell motions for second reading by capture and Alderman Ruff seconds.

Alderman Russell motion to approve and Alderman Ruff seconds.

ROLL CALL

ABERNATHY -YES
BROWN -YES
NELSON -YES
RUFF -YES
RUSSELL -YES
TOPE -YES

MOTION PASSED- BILL 1364 IS NOW ORDINANCE 2018-22

2018 TAX RATES AND BILLING SCHEDULE

Alderman Russell ask for more information in regards to tax.

Alderman Russell motions to table until we get in contact with auditor and ask auditors about annual tax.

Alderman Russell motions to table again and Alderman Abernathy seconds.

Voice Vote

6 yes 0 no

PASSED TO TABLE

DISCUSSION OF SPRINGWOOD MOTEL BUSINESS LICENSE FEE

Deputy Clerk Jackie mentioned how everyone went back to what they paid last year 2017. Last year he paid \$2,000.00, but year before he paid \$200.00. Wasn't sure if he was to go back to the \$2,000.00 or the \$200.00. Alderman Russell stated that last increase was passed board didn't pass the gross sales, so it was just an increase of a percentage of taxes. Year before people had been paying \$200-300 for over 27 years. So, \$2,000.00 should not affect Springwood gravely with the business it has.

The owner stated it was \$250.00 since in business 2006. He heard it was increase and went back to original. Owner wanted to know why his was increased and some businesses where not and back to what they where paying? Alderman Russell was not sure what businesses are back to paying what they paid last. The vote was made. For over 20 years, Springwood has been paying \$200-300 and that's the only way City can have streets repaired and improved. So, it will not go back to \$250.00. Owner do want to pay his share. He asked as time go by for increase gradually not from \$250.00 one year and \$2,000.00 the next year.

Jackie comments that last year when it was tabled, the board was going to investigate it. The owner had already paid before the decision to table it. Alderman Russell -only thing that was tabled was not gross sales. Board never tabled that it be not an increase or percentage. Never said that we tabled, were we did increase.

Alderman Brown asked if anyone been paying \$250.00? Jackie stated they been paying last year (2017) fee. He was the only one that paid \$2,000.00.

Alderman Russell stated, "that was a misconception". We as a board will come together and come up to a rate. But will not go down.

Alderman Russell want to research other business and see what they been paying before a decision is made and he can come back to visit board after research.

No late charge to Motel- Not his fault.

Mayor Fair states that was a major increase and suggest we revisit this and find out what's what.

APPROVAL FOR \$1,000.00 DEDUCTIBLE FOR POLICE CARS

Police cars were involved in a pursuit and one car hit concrete barrier wall to avoid a semi-truck. There is a \$1,000.00 deductible needing to be paid to insurance carrier. Insurance will go after suspect when arrested for recoupment. One car is totaled and the other is not. Cars are less then a year old and under 7,000 miles.

Alderman Russell motion for approval for \$1,000.00 deductible for police car and Alderman Ruff seconds.

ROLL CALL

ABERNATHY YES
BROWN YES
NELSON YES
RUFF YES
RUSSELL YES
TOPE YES

MOTION PASSED

DISCUSSION OF BIDDERS FOR LAWN SERVICE

Only one bid received and the gentleman is not present.

Alderman Russell motions to table. No Voice Vote

Alderman Ruff ask why do we need a lawn service and city just go equipment? Cary responds to pick up the slack. Bel-Ridge assumed 22 properties this year and over 30 vacant houses that City also cut vacant homes. It can help Cary stay out on street to continue to fill pot holes are either help him cut the grass to these properties.

Committee Reports

- A. Russell- Spoke on replacing the lighting with LED Bulbs. Called Ameren and they suggested we do go to LED for streets.
- B. Code Enforcement- Mr. Winston spoke on Springdale Apartments- code violations not taken care of, received several complaints, apartments moved people into and no inspections or occupancy permits applied for. Apartments have mold in apartments that have grown into mushrooms. Electrical panels are illegal. We do have ordinance if building is considered condemned owner has to put tenant up in hotel. Wrote 178 summons just for exterior. In past apartments was given a year to bring up to code and they have not done that to date.

Alderman Brown make a motion to pay Mr. Winston \$5,467.00. Mr. Winston was paid half (\$2,735.00) before meeting and to pay balance owed to Mr. Winston. Ruff second.

Abernathy – Yes
Brown YES
Nelson yes
Ruff Yes
Russell Yes
Tope Yes

Motion passed – to pay Mr. Winston

- C. Police Department – Chief Harris speaks about Crime Statistics in community and new security systems for City Hall.
- D. Public Works- Cary turned in 3 liens, Popeye's, Bar- B- Ques Restaurant and still working on more liens. Spoke about file cabinets for Courts. And mentioned that we need more cages down in basement.
- E. Parks
- F. Recreation
- G. Accounting & Auditor
- H. City Attorney
- I. Mayor

CONTINUED BACK TO APPROVAL OF MINUTES

Alderman Tope states that March 14th are incorrect. An ordinance was changed and falsified on Bill 1351. The bill drafted was totally different then when board voted on. And it was signed by Mayor, clerk and attorney.

Alderman Russell asked that this be looked at.

Alderman Russell motions to table Minutes for March 14th, 2018.

Alderman Russell motions to pass March 6th and March 9th 2018 minutes and Alderman Ruff seconds.

VOICE VOTE

2 yes, and 0 no

MOTION PASSED

Alderman Russell motions to pass April 6th, April 10th 2018 minutes. And Alderman Ruff seconds.

VOICE VOTE

4 YES, 0 NO, Tope abstain

MOTION PASSED

Alderman Nelson motions to table May 1st minutes and Alderman Ruff seconds.

VOICE VOTE

4 YES, 0 NO, Tope abstain

MOTION PASSED

Alderman Russell motions for May 21st to approval minutes and Alderman Nelson seconds.

VOICE VOTE

4 YES, 0 NO, Tope abstain

MOTION PASSED

Alderman Russell motions to approve June 5th and June 21st 2018 minutes and Alderman Ruff seconds.

VOICE VOTE

3 YES, 0 NO, Tope abstain

MOTION PASSED

ACKNOWLEDGEMENT OF PAID JULY BILLS

Alderman Tope ask who signs for bills to be approved and signs the checks. Alderman Russell views and approve all invoices of bills that come through City Hall to City Clerk. Alderman Russell mentioned to Mayor Fair that he does have the authority to approve the bills as well.

Alderman Ruff motions to approve acknowledgement of bill payments for July and Alderman Nelson seconds.

VOICE VOTE

5 YES, 1 NO

MOTION PASSED

Meeting opened to Public

Motion to Adjourn and go into close session

Alderman Russell motions to go into closed session section 610.21 (3) and Ruff second.

VOICE VOTE

ABERNATHY	YES
BROWN	YES
NELSON	YES
RUFF	YES
RUSSELL	YES
TOPE	NO VOTE

MOTIONS PASSED TO CLOSE OPEN SESSION AND PROCEED TO CLOSED SESSION AT 9:04 PM

The Board of Aldermen approved the August 14th, 2018 meeting minutes on the 8th
Day of January 2019.

Andrea Jones
City Clerk

