

**CITY OF BEL-RIDGE  
SPECIAL BOARD MEETING  
MINUTES FOR  
TUESDAY, OCTOBER 2, 2018  
6:00 PM**

The meeting was called to order by Mayor Fair at 6:02 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**

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

Attorney Ben Warren was also in attendance.

Mayor asked for approval of the agenda.

Alderman Tope suggest meeting be open to public first since there is a closed meeting. Only two names were turned in and board decided to proceed accordingly and open meeting to public first.

Alderman Russell motions to approve the agenda and Alderman Brown second.

**OPEN TO PUBLIC**

Mr. John Schebaum (Engineer) and Roger Franz (Net Lease Development) comes before the board with a proposed development plan to build a Burger King on the corner lot of Natural Bridge and Hanley. Address of this site is 3708 N. Hanley Road and part of this development plan they are also looking at 3716 and 3744 N. Hanley. The 3708 is part of Bel-Ridge and the other two addresses belong to St. Louis County.

Construction can take up to 6-9 months to build. They will need zoning of property to move forward once approval is given from board on development. St. Louis County will not approve unless Bel-Ridge approves.

Alderman Russell motions to approve for Burger King pending the out come of zoning with St. Louis County. Alderman Nelson seconds the motion.

**Voice Vote**

All in favor/ none oppose

Motion passed

Robert Wyatt 7707 Chorman Ave. -he is interested in purchasing the lot next to him at 7709 Chorman. Alderman Russell ask what will be his plans for the lot. Mr. Wyatt is wanting to put an above ground pool with a fence. This address does not belong on the Homestead program it is a vacant lot. Alderman Tope suggest that a vacant land should be offered to an owner first. This is the way St. Louis County does their process. Alderman Russell is asking for the value of the lot. Jackie researched the St. Louis County website and the appraised value is \$6600 and the assessed value is \$1, 250.

Alderman Russell motions to table the sale of the empty lot to Mr. Robert Wyatt and Alderman Abernathy seconds the motion.

### **Voice Vote**

All in favor and no one opposes.

Motion passed to table the sale of the empty lot.

### **Mayor announces that board will be gong into a closed session**

Alderman Russell motions to close the open session and go into closed session pursuant to section (610. 021 (3) and Alderman Brown seconds the motion.

### **Roll Call**

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

6 yes/ 0 no

Motion passed to proceed to close session.

Time: 6:36 p.m.

**Board returns from closed session and Alderman Russell motions to open meeting to open session and Alderman Ruff seconds the motion.**

### **Voice Vote**

All in favor/ 0 oppose

Motion passed to reopen session.

Time: 7:15 p.m.

## Old Business

### **Discussion of amending the business licenses fee**

Hotel owner had paid \$2,000 for his business license and other businesses continued to pay the same fee. The owner is asking that he pay the previous amount for 2018 since no one but him paid the new amount. Owner is not present and at this point still had not paid his fee for 2018. Mayor suggest to go back and look and compare to see what amount other businesses has paid. The hotel fee was paying \$200 a year and it went up drastically to \$2,000.00. He paid the \$2,000 before the city decided to keep everyone at the same price with no change.

Alderman Brown motions to table the discussion of the business license fee and Alderman Nelson seconds.

### **Voice Vote**

All in favor/ 0 oppose

Motion passed to table discussion of business license fees.

### Discussion of Trash issues

Police canvassed the City and sent out 17 letters with ordinance attached, 3 citations also sent out. Police will be going around doing more the following week.

## **New Business**

### Business license Applicants

Antonio Smith- interested in opening an automotive shop in the Bel-Arces Plaza

Jesse Washington- interested in opening a Bar/Restaurant in the Bel-Arces Plaza

Nidal Abdel Baset- interested in opening an Auto Service and Sales in Bel-Arces Plaza

Board has requested for Antonio Smith to turn in a certificate showing proof that he is certified and to turn information into City Hall and board will return and make a decision at later date.

Jesse Washington- Mr. Washington asked to be put on next month's agenda, he had to leave.

Nidal Abdel Baset- presented to board that he wanted to open a car sales lot and auto shop.

Board decided to table contingent upon all certifications from applicants be turned in to city hall for review.

No voice vote was taken.

Discussion on approval for Ms. Tonya Conway (resident) to use City Hall for a tea gathering. Ms. Conway was not present.

Alderman Russell makes a motion for Ms. Conway to use city hall and to be responsible for the clean up for use of the facility. Alderman Nelson seconds.

### **Voice Vote**



All in favor/ 0 oppose

Motion has passed for Ms. Conway to use City Hall for tea gathering.

### **Wade from Palladian Speaks on street project on Mary Mark Lane**

Contractors are beginning to start on the replacement of Mary Mark Ln. Contractor mentions that just doing the street and not replacing curbs would cause a problem. A lot of driveways have sunken. Contractor suggested putting in new curbs to the driveway level or curbs that sway up and down to the street.

Wade commented that the city had received bids to have this street done and the bid went to L. Keeley that he also stated there had been no engineering done or surveys. It was just presented to Palladian, And Palladian is following St. Louis County guidelines.

The street should take 2 weeks. They will do one side of street one week and the other the next week. Palladian will oversee the construction of the street job. The board asked Wade to see if they can get a conditional 1-year guarantee in case there are any problems so the city would not be held responsible.

Alderman Brown motion to approve the contract for Mary Mark street Project contingent on 1-year guarantee. Alderman Russell seconds.

Alderman Tope ask if this was coming out of the TIF Funds and Alderman Russell said yes.

### **Voice Vote**

All in favor/ 1 abstain

Motion passed

Wade also discussed the project status for Demolition on Hanley.

Wade has been calling TA Construction and have not heard from them. Wade will call Mitch Marku about the status on Demo.

Still waiting on Bryne & Jones to return call about Severin, Loganberry, and Elmhurst.

Work on St. Henry Ln. will begin in the morning at 7 a.m. and ask that they have assistance on getting the citizens to move cars so it will not hold up the process of contractors beginning on street.

Mr. Winston commented that he was told that the water line was in the middle of Hanley and that they wanted \$8,000.00 to cut into it and remove. Mr. Winston spoke to water company and was told the line had been in there for over 75 years from when the road was made and it was never moved.

### **Public Works Uniform**

Public works is requesting to purchase uniforms. They are needing more shirts, boots. They previously had a clothing allowance. Allowance was \$500/ person a year. Public works does have \$1,500 worked into the budget for Clothing allowance.

Mayor suggested that they do need shirts when going onto resident's property.

Alderman Russell motions to have public works purchase 5 shirts/ per person and work badges for all departments. Alderman Brown seconds.

#### **Voice Vote**

All in favor / 0 oppose

Motion passed for public works to get work shirts and name badges.

#### **Approval for new computers and fax machine for court clerk office and city hall office**

City clerk called Dell Computers and requested quote. The price for 4 computers will be \$3,900.00. Court clerk and Deputy Clerk are needing an all in one fax machine also and the pricing for that is \$199/ machine. The computers that City hall and Courts have are outdated and are not working properly. Court clerk computer and fax will come out of Courts budget.

Fax lines will need to be installed in Court Clerks office and a line installed in Jackie's office.

Alderman Russell motions to purchase computers for both departments and two fax machines for courts and deputy clerk. Alderman Ruff seconds.

#### **Voice Vote**

All in favor/ 0 oppose

Motion passed to purchase new computers and fax machines.

#### **Approval of July 17, 2018 minutes**

Alderman Brown mentions a few typos on page 5 and page 9 to be corrected.

Alderman Russell motions to approve July 17, 2018 minutes pending corrections and Alderman Brown seconds.

#### **Voice Vote**

All in favor/ 0 oppose

Motion passed on approval of July 17, 2018 minutes.

#### **City Clerk**

St. Louis County sent information relating to affordable housing. They wanted Bel-Ridge to participate in a survey. They recently formed an affordable housing campaign consisting of various community stockholders. This is to develop a recommendation to establish affordable housing trust fund in St. Louis County. They are using the survey to gather information on community needs and priority. They have asked for the community to complete the two surveys that are left on the back table. It can be turned in to City Hall and City Clerk will get it to St. Louis County.

### **Presentation from Phillips 66**

Owner is not present. Jackie commented that they wanted to come before board because they are planning a function in the parking lot of gas station to show their appreciation. Providing hot dogs and snacks for people.

Alderman Russell makes a motion for Phillips 66 to hold a customer appreciation on their parking lot. Alderman Nelson seconds.

### **Voice Vote**

All in favor/ 0 oppose

Motion passed

### **Committee Reports**

Alderman Russell spoke on the Fishing Derby and Picnic, and thanked everyone for participating.

Code Enforcement- Mr. Winston comments on Springwood Apartment. Closed 8 apartments due to mold. Inspections is moving along. Company put families up in hotels and no one was put on street. Inspections are underway for the whole complex. Board also discussed cost for inspections that is costing the City.

Police Dept. Chief Harris- been active on social media, joined a website called Next Door App, which is a site that is composed of the neighborhood to keep their neighbors informed Of actions/activities in the neighborhood. City also has a Facebook page. Crime is now down in Bel-Ridge. Information is out on back table. Chief Harris mentions the updates on the website are being corrected. Spoke to Judge and she has given the approval to start a can food drive to start on November 1, 2018. People that have an outstanding ticket can bring in 10 cans of can good foods that are not expired the court will take \$25 of the first fine. In return we will use those goods for the residents to have, and we can turn into a food pantry.

### **Acknowledgement of August and September 2018 Bills**

Alderman Ruff asked the board to review a few compliance interests. Conflict of interest, make sure all board members and mayor are in compliance. Have the City Clerk to check out all board members and report back to board at the next meeting. Stop the parking of business vehicles on public streets.

City Clerk did mention that a check was done and all board members taxes through St. Louis County were all paid.

Alderman Russell suggested that some dates be put together to discuss the next year's budget.

Attorney Warren mentions that the annual TIF report is due by November 15<sup>th</sup>. By the accountant. Make sure that is prepared. City Clerk spoke to the accountant and she is waiting on the auditors to get done.

### Open to Public

Don Jones 8913 Ramona Ave.- a house across the street is suppose to be vacant but someone is living in there and they have 3 dogs that someone is putting in back yard. The address is 8914 Ramona. Mr. Winston is aware of the house. The tenants that lived there did not have any electric. There is a green tag on the house. Someone is running an extension cord from the house in the neighbor's house.

Beyond Housing- Spoke on bringing updates to council meeting. Any resources that are needed they can assist. Also doing a survey to get feed backs on the 24:1 foot print.

Motion to adjourn

Alderman Russell motion to adjourn and Alderman Brown seconds.

Voice Vote

All in favor/ 0 oppose

Motion passed to adjourn

Time: 9:00 p. m.

The October 2, 2018 meeting minutes were taken and transcribed by Andrea Jones, City Clerk.

The Board of Alderman approved the October 2, 2018 meeting minutes on the 2<sup>nd</sup> day of July, 2019.

Andrea Jones  
City Clerk

