

CITY OF BEL-RIDGE
PUBLIC HEARING AND SPECIAL BOARD MEETING MINTUES
MONDAY, SEPTEMBER 23, 2019
6:00 PM

This meeting was called to order by Mayor Fair at 6:01pm. The Pledge of Allegiance was recited and attendance called by City Clerk, Andrea Jones.

Roll Call

Abernathy-	Present
Watts-	Present
Robinson-	Present
Ruff-	Present
Whitaker-	Present
Tope-	Present
Mayor Fair-	Present

Also, present, Attorney Kevin O'Keefe.

APPROVAL OF AGENDA

Alderman Abernathy made a motion to approve agenda and Alderman Robinson second.

APPROVAL OF JULY 31, 2019 MINUTES

Alderman Watts ask to get approval to work on job descriptions as stated on page 2 of July 31, 2019 minutes.

Alderman Ruff makes a motion for Alderman Watts to assist on preparing job descriptions with the City Clerk and Alderman Abernathy seconded and 6 approved.

Alderman Robinson mentions in roll call in July 31, 2019 minutes states he was present but further down in minutes it states he was late. Changes to be made in July 31, 2019 minutes on roll call for Alderman Robinson marked as absent to which he did arrive late at 5:18 pm after roll call.

Attorney O'Keefe ask for minutes to be tabled until next meeting to work on some wording. Minutes do not reflect reasons, statue for closed meeting held, according to vote taken, also minutes have some typographical errors to clarify and clean it up.

Alderman Robinson motions to table minutes until corrections are made and Alderman Abernathy second and 6 approved, motion passed to table minutes.

Appointment

Velma Weidner introduces herself to the board. She is a long-time resident of the City of Bel-Ridge. Mayor Fair is appointing Velma to Planning and Zoning for a 4yr. term and expiring in 2023.

Alderman Abernathy makes a motion to appoint Velma Weidner to Planning and Zoning for a 4yr. term and Alderman Robinson seconded and 6 approved, motion passed.

NEW BUSINESS

Bill # 1389

First reading of Bill 1389 motion by Alderman Robinson and second by Alderman Tope, and 6 approved, Attorney O'Keefe reads.

Alderman Watts questions two different tax rates for residence and for commercial industrial and another document there is less. Further discussion continues among board about tax rates.

Second reading by title only of Bill 1389 motion by Alderman Watts and second by Alderman Whitaker and 6 approved, motion passed.

Alderman Whitaker makes a motion to adopt Bill 1389 and Alderman Watts second and roll call taken 6 yes and 0 no, motion passed Bill 1389 to Ordinance 2019-19.

Resolution 2019-S approving additional work and associated costs for demolition project at 3400 North Hanley.

To destroy the water tap in the road the contracting company has presented to the city with an additional estimated cost of \$31,268.70. The City staff has been working with the City Engineer and with the Community Block Grant Program concerning the status of the efforts to get demolition on the property. The City is subject to losing it's CBDG allocation for this project on October 1, 2019, if we are not in agreement. The question is what it would cost to destroy the water tap in the middle of road. There was also a dispute, whether it was covered or not by previous contract. A recommendation for the city was made to proceed with a new agreement in order to preserve the funding from block grant and complete as soon as possible.

Attorney O'Keefe recommends a change on the resolution of the wording. In Section 1 of resolution it currently states, "The Board of Aldermen approves on behalf of the City for payment of \$31,268.70 as reflected on the invoice attached as Exhibit A." The recommendation for change should read, "The Board of Alderman approves on behalf of the City the proposal, attached to as Exhibit A, etc." This is not authorizing payment but accepting proposal, and payments to be made by CBDG at St. Louis County.

Alderman Tope mentions that the price is nowhere within reason of fair market value under the service that they are performing. The Board of Alderman continues to discuss further.

The City Engineer- Wade Morris from Palladian is present and goes further into discussion about the change order and cost to destroy the water tap and demolition. The original change order was going to cost \$8,000.00, however the original contractor never appeared up to do the work and it now has been 9 months now. A revised proposal was put together and currently the cost is about \$10, 214 to destroy the tap.

Alderman Tope suggested to keep the water tap/ meter and install a yard hydrant for the community garden. Then the tap would not need to be destroyed and the house can still be destroyed at no extra-large amount. Board ask Wade to go back and do another change order with that request to leave water tap.

Motion to withdraw Resolution 2019-S from agenda by Alderman Abernathy and second by Alderman Watts, 6 approved, motion passed.

Alderman Robinson made a motion to authorize the city engineer, Mayor, and City staff to execute change order for demolition of 3400 North Hanley to leave water tap in place and install in lieu of the destruction of a yard and hydrant, meter to allow the use of property as a community garden in the future and Alderman Watts seconded, 6 approved, motion passed.

OLD BUSINESS

DISCUSSION REGARDING ACQUISITION OF 3410 MAYBELLE

Currently, 3410 Maybelle is in arrears on taxes which is now a post-third sale property that has been auctioned three times. The City can obtain the property by offering a bid. An Ordinance, bid form and \$30 recording fee will need to be submitted.

Alderman Watts asked why would city be doing this, when City has other property that is needed to get rid of? Taxes have been owed on property since 2009.

An ordinance will be prepared for City to Acquire 3410 Maybelle for next meeting authorizing the acquisition.

Motion to have council to prepare an ordinance to acquire 3410 Maybelle by Alderman Robinson and seconded by Alderman Watts, 6 approved, motion passed.

DISCUSSION OF 8610 WALES

Cary, Director of Public Works will get an engineer to inspect 8610 Wales to see if house is repairable from fire damage. Also, he will check with St. Louis County about getting 8610 Wales property rezoned due to a smaller part of lot being part of Park property.

Acknowledgement of Bills for month of August and September 2019.

City Clerk was instructed to send MSD bills to Mr. Korey Russell. At this time the city has been paying sewer bills.

Committee Reports

Police Department- A packet from MoDOT was given to the board with an agreement between the State of Missouri and The City of Bel-Ridge for the state to install a Crossing Signal on Natural Bridge Rd. turning on to South bound N. Hanley. This road is owned by St. Louis County and is up to them to change it to a school zone.

Pubic Work- Received bids on John Deer, 10 seals needing replaced and taken back to ERB for them to look at it. The cost for repair will be about \$5,000.00, if not more.

Parks- Alderman Abernathy reminding everyone the Fishing Derby and picnic is this coming Saturday.

Alderman Robinson revisits trash can problem.

City Attorney- amends his report and request closed meeting concerning legal issues at close of adjournment of regular meeting.

No public comments

Alderman Robinson makes a motion to go into closed meeting for purpose of legal issues section 610.021(1) legal actions, consultation of council and Alderman Abernathy, 6 approved and motion passed.

The September 23, 2019 Special Board meeting minutes were approved by the Board this 4th day of February, 2019.

Andrea Jones
City Clerk

