

**CITY OF BEL-RIDGE
WORKING SESSION MEETING MINUTES
WEDNESDAY, JANUARY 20, 2021
4:00 PM**

CALL TO ORDER- The City of Bel-Ridge Board of Aldermen meeting was called to order by Mayor Willie Fair on Wednesday, January 20, 2021, at 4:00 PM.

Roll Call	<u>Board of Aldermen Present</u>	<u>Board of Aldermen Absent</u>
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Alderwoman Davis
Alderman Watts
Alderman Tope
Alderman Whitaker
Alderman Robinson
Mayor Fair

Alderwoman Abernathy

Following roll call, the City Clerk reported a quorum was present.

TOPICS FOR DISCUSSIONS

Discussion for the Renewal contract with St. Louis County Vector Control will be discussed in the next board meeting. The board had several questions and concerns as to when the service is provided, how often do they come out, and what were the past services that they provided. The City Clerk will call the County to find out.

Resolution of Snowhill Court- The City Attorney has requested the City Clerk to forward a copy of the contract. According to the audit report, there is money owed to the City that has not been paid. According to Alderman Tope, Snowhill Associates were to start paying the City when they started making money. However, when the project was purchased, several of the properties were in disrepair, they demolished them. The cash flow never turned out like planned. Alderman Watts suggested getting documentation from Snowhill Associates as to what the status of the money flow.

Attorney O'Keefe mentioned the City had originally acquired the property for \$35.00 per property as unpaid taxes from the County. According to City Clerk, the contract documented it as sold for \$180,000 and a cash down payment at closing of \$80,000. Attorney also stated that the remainder was to be paid when certain benchmarks of the contract were achieved. The attorney will research the contract and prepare correspondence. Alderman Tope suggested calling Glen Mitchell to see how close they are to reaching paying the city.

RFP FOR DEMOLITION OF CITY OWNED PROPERTIES

A template for the RFP for demolition was prepared and if agreed upon by the Board, they can approve it in the next board meeting. This will be used to go with the CDBG.

Alderman Tope suggested that the demo of property on Hanley be coordinated with the County's Street project on Hanley at the same time.

TAX ABATEMENT STRATEGY FOR BURGER KING

Tax Abatement Strategy for Burger King- Burger King is looking for a reduction in taxes. Further discussion among the Board continued. The city attorney suggested the Board discuss and establish an incentive program for a tax abatement.

Schowalter & Jabori Accounting Services Contract Renewal

They have been with the City since 2016. Their contract expired December 2020 and have provided a proposal of extension to continue services for the City. They are still working with the city to enable the city to continue having accounting services. There has been a breakdown in communication on what type of documents and reports are needed to get financial reports to the Board of Alderman. They are willing to do it all at an hourly rate.

The City has received two other accounting firm proposals from UHY, LLC, and Botz & Deal. They have provided information on their policy and procedures for the Board to look over.

Alderman Davis suggested inviting UYH, LLC. And Botz & Deal to a meeting to speak with them to see what they have to offer.

2021 Draft Budget

An overview draft of the City's revenue was given to the Board of Aldermen by Jim Krischke, the City Consultant. Items that were brought to the forefront by the state auditor report were the source of funds, and use of funds. The total revenue is being projected at \$1,690,600. Also, a few items to note is the transfer in Parks fund money will be offset for Police services used to patrol the park and events. This will help to offset some of the police salaries and this was recommended by the city auditors. Another item discussed is to ask County how they allocate the funds for stormwater and parks, how often does the City receive them.

Jim Krischke gave a breakdown of revenue the City collects from City provided servicesity provides such as business licenses, occupancy permits, site plan reviews, commercial inspections, plumbing, electrical, and building permits, etc. He also gave a breakdown of grants the City will receive. Further discussion continued.

MOTION FOR CLOSED SESSION

Motion to close the meeting and proceed into a close session about section 0610.021 (1) legal matters and Section 610.0213 negotiation of contracts made by Alderman Robinson and seconded by Alderman Whitaker.

ROLL CALL

- Alderwoman Davis- Yes
- Alderwoman Abernathy- absent
- Alderman Tope- Yes
- Alderman Whitaker- Yes
- Alderman Robinson- Yes

Motion passed to go into closed session.

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

January 20, 2021 Board Meeting minutes were approved by the Board this 13th day of April _____ 2021.



City Clerk

