

**CITY OF BELLEFONTAINE NEIGHBORS, MO**  
**MINUTES OF THE OPEN**  
**BOARD OF ALDERMEN MEETING**

**Tuesday July 1, 2025 7:30 p.m.**

The Board of Aldermen met for an open meeting on Tuesday, July 1, 2025. Mayor Thomas presided over the meeting. He called the meeting to order at 7:34 p.m.

**Pledge of Allegiance**

Conducted by all in attendance.

**Roll Call**

Mayor Thomas requested a roll call. The following Alderpersons were "Present" virtually or in person: Alderman Gillespie, Alderman Wiese, Alderwoman Harmon-Ward, Alderwoman Dailes, and Alderwoman Hester. Five aldermen were present. There was a quorum.

Also present were City Clerk Denise Johnson, City Attorney Sam Alton, City Treasurer Rick Rognan, Interim Chief Timothy Sanders, and other members of the city's police department.

Alderwoman Smith was excused from the meeting.

**Approval of the Agenda**

Mayor Thomas requested approval of the agenda as presented.

Motioned by Alderwoman Dailes and seconded by Alderwoman Harmon-Ward to approve the agenda as presented.

Mayor Thomas called for board discussion and hearing none, he called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes," Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". The vote being five "Yes" votes. Motion carried.

**Approval of the Minutes**

Mayor Thomas requested approval of the following board meeting minutes by block with the necessary corrections:

Open Board of Aldermen May 1, 2025  
Closed Board of Aldermen June 5, 2025

Closed Board of Aldermen May 17, 2025  
Open Board of Aldermen June 5, 2025

Motioned by Alderwoman Dailes and seconded by Alderman Gillespie to approve the presented board meeting minutes, with the necessary corrections.

Mayor Thomas called for board discussion and hearing none, he called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes," Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". The vote being five "Yes" votes. Motion carried.

## **Presentations/Requests**

### **--Bellefontaine Neighbors Police Department**

Two (2) new Bellefontaine Neighbors police officers were introduced to the board and residents. The Mayor, board and residents welcomed Officers Michae'la White and Corey Phillips.

### **--Jake Thornton - C3's Associate General Counsel**

Mr. Thornton presented the power point presentation document explaining his company, C3 Industries, to the board for review. He proposed the building of a dispensary in the city of Bellefontaine Neighbors, MO at the corner of Lilac and (across from the QuikTrip). He noted, among other things, the following:

- The company currently operates in six (6) states
- The practice state-wide regulatory compliance
- The site is zoned M-2 (Industrial District)
- The site is currently empty, with little or no residential properties near by
- The proposed tax revenue for the city could be approximately \$180,000 annually
- There is no documented proof of an increase in crime near dispensaries

He requested the city draft an ordinance allowing the dispensary at the M-2 (Industrial District) site. Board comments followed.

Motioned by Alderwoman Dailes and seconded by Alderman Weise to approve the drafting of an ordinance allowing the C3 Industries dispensary at the noted M-2 (Industrial District) site.

Mayor Thomas called for any additional board discussion—none.

Mayor Thomas called for the vote. "Ayes"—all and "Nays"—none. Motion passed.

### **--Lawn Mower Public Works Request**

This request was presented and discussed at the last open meeting but was not voted on.

Motioned by Alderwoman Dailes and seconded by Alderwoman Hester to approve the purchase of a 2025 Lazer Z Diesel zero turn mower in the amount of \$22,799.00.

Mayor Thomas called for board discussion and hearing none, he called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes," Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". The vote being five "Yes" votes. Motion carried.

**--City Complex Servers quotes review**

This request was presented and approved at the last open meeting but was presented again for a necessary correction. Mayor Thomas explained that the city was supposed to purchase one each of the two kinds of servers presented.

Motioned by Alderwoman Dailes and seconded by Alderwoman Harmon-Ward to approve the purchase of one server from SHI in the amount of \$8,626.82 and another type of server from SHI in the amount of \$11,041.96.

Mayor Thomas called for board discussion and hearing none, he called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes," Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". The vote being five "Yes" votes. Motion carried.

**--Paycom Biometric Payroll Time Clocks**

Mayor Thomas and the board reviewed quotes from PAYCOM for biometric time clock leases and installations in the city complex. Mayor Thomas requested four (4) clocks. After review by the Ways & Means committee, it was determined that two (2) clocks would be approved initially.

Motioned by Alderwoman Dailes and seconded by Alderwoman Harmon-Ward to approve the time clock lease agreement with Paycom in the max. amount of \$3,596.00.

Mayor Thomas called for board discussion and hearing none, he called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes," Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". The vote being five "Yes" votes. Motion carried.

**- CDBG (Community Development Block Grant) 2025 Application**

The board received the 2025 Community Development Block Grant application for review. Mayor Thomas requested that the board approve him and the city clerk attending the upcoming CDBG training being held in Jefferson City, Mo. He noted that in the past these funds were used for

general home improvement loans to residents with a 5 year wait. The training will better equip the city in choosing what category to apply the allotted funds to.

Motioned by Alderwoman Dailes and seconded by Alderwoman Hester to approve the mayor and city clerk attending the upcoming CDBG training being held in Jefferson City, Mo.

Mayor Thomas called for any additional board discussion—none.

Mayor Thomas called for the vote. “Ayes”-all and “Nays” –none. Motion passed.

### **Financial Report of City Finances- Rick Rognan and Mayor Thomas**

Treasurer Rognan presented and discussed the budget for ordinance approval. He re-iterated that 60% of the budget comes from payroll. He stated that is a job well done since the city was still using the budget from 2022-2023. The expense for payroll is still under budget, even with step increases.

Treasurer Rognan discussed the city’s cash balances are over budget by only 6.9%and suggested that the city prepare to send the ARPA funds back to the Dept. of Treasury by next month’s board meeting. The total amount in the fund is \$696,005089.63 but will be more after interest.

Attorney Alton was asked to draft a letter of explanation to accompany the funds going back to the Dept. of Treasury. The letter would include evidence that the board did vote on how to use the funds and a request to keep the funds.

Alderwoman Dailes explained that she made a motion at the May 2<sup>nd</sup> meeting that the remaining funds of over one million dollars go to the home improvement program and it passed with six votes.

Alderwoman Hester expressed concerns about what the motion actually said.

Alderman Wiese stated that this matter is legally in dispute.

Attorney Alton requested proof of the vote(s) in the form of the minutes and stated he will report back to the board in August.

The Treasurer presented a comparison of the current 2023 budget and the proposed 2025 budgets:

- Revenue increased on proposed budget by approx. \$261,741 (5.95%)
- Expense increases mostly reside in the hiring of staff/payroll
- Administration expense budget is going up by approx. \$27,197 (2.1%)
- Court services is less at \$7,002.95 (down by 6.39%)
- Public Works is going up \$110,130 (increase of 15.24%)
- Parks & Recreation is up by \$116,725 (approx. 17% increase)
- Police Dept. has an increase with total expense at about \$334,843.00 (6.43%)
- Revenue is increasing but the surplus is going to be lower than in the past few years
- The city’s reserves are in good standing and the surplus expense projected is \$31,344

Treasurer Rognan reminded everyone that the budget is an appropriation of funds and would be revisited throughout the year. He also suggested the board/committee keep a tally of any unbudgeted purchases that they approve through the year.

Mayor Thomas informed the residents that the city has hired a new part time finance clerk to assist the current finance lead. She is a temp through Stivers hiring services

Mayor Thomas updated the residents on audits being conducted by CR Williams. He stated that they are finishing up the 2022 audit and it may be completed by end on the month.

### **Legislative Business- Ordinances and Resolutions:**

#### **--Bill Number 2727                      Fiscal Budget 2025-2026**

AN ORDINANCE ADOPTING THE BUDGET FOR THE 2025- 2026 FISCAL YEAR FOR THE CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI

Mayor Thomas requested a motion to conduct the first reading.

Motioned by Alderwoman Dailes and seconded by Alderman Wiese to conduct the first reading of bill number 2727.

Mayor Thomas asked for any discussion—none.

Mayor Thomas called for the vote. “Ayes”-all and “Nays” –none. Motion passed.

Attorney Alton conducted the first reading of bill number 2727.

Mayor Thomas requested a motion to conduct the second reading.

Motioned by Alderwoman Dailes and seconded by Alderman Wiese to conduct the second reading of bill number 2727.

Mayor Thomas asked for any discussion—none.

Mayor Thomas called for the vote. “Ayes”-all and “Nays” –none. Motion passed.

Attorney Alton conducted the second reading of bill number 2727.

Mayor Thomas requested approval for bill number 2727 to become ordinance number 2697 when, and if, he signs it.

Motioned by Alderwoman Dailes and seconded by Alderwoman Harmon-Ward to approve bill number 2727 becoming ordinance number 2697 when, and if, he signs it.

Mayor Thomas asked for any further discussion--none. Mayor Thomas called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes", Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". Five "Yes" votes. Motion passed.

Bill number 2727 becomes Ordinance number 2697.

### **Request to Amend the Agenda**

Motioned by Alderwoman Hester and seconded by Alderwoman Dailes to amend the agenda to include the Invoices/warrants total of \$66,665.49

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes", Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". Five "Yes" votes. Motion passed.

### **Approval of Invoices/Warrants to Pay the Bills- \$66,665.49**

Mayor Thomas requested board action to approve the city invoices.

Motioned by Alderwoman Hester and seconded by Alderman Gillespie to approve the payment of the invoices/warrants in the total amount of \$66,665.49.

Members of the Ways & Means committee reviewed the invoices/warrants in a previous meeting.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes", Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". Five "Yes" votes. Motion passed.

### **Public Comments (limited to 3 minutes each)**

Mayor Thomas opened the meeting up for public comment (in person and virtually on zoom) and requested speakers limit their discussion to three (3) minutes.

Comments from residents followed on various topics discussed during the meeting and concerns related to trash can violations, speeding vehicles, and enforcement of housing code enforcement complaints.

### **Attorney's Report**

No additional comments made.

### **Department Head Reports**

Reports from the directors of the Public Works and Parks & Recreation departments were provided in print. Interim Chief Sanders will present his report after totals are compiled for the month of June.

### **Aldermen Reports**

Board members thanked the meeting attendees and commented on various topics discussed during the meeting, including the trash can violations, the speeding issues, and other resident issues. The Ward 4 Aldermen are hosting a cleanup event on July 12, 2025.

### **Mayor's Report**

Mayor Thomas thanked the meeting attendees and commented on various topics discussed during the meeting. He also reminded everyone about the upcoming 75<sup>th</sup> year celebration of the City of Bellefontaine Neighbors, MO being held on August 7, 2025 in front of the recreation center.

Mayor Thomas read a letter of resignation from Alderwoman Peg Warnusz. He was authorized by Alderwoman Warnusz to read the letter dated June 26, 2025. The letter cited possible health issues as the reason for stepping down from her position with the city.

### **Motion to Adjourn**

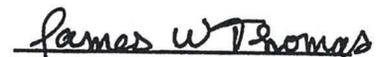
Motioned by Alderwoman Hester and seconded by Alderman Wiese to adjourn.

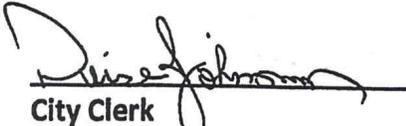
Mayor Thomas called for the vote.

The Aldermen voted as follows: Alderman Gillespie "Yes", Alderman Wiese "Yes", Alderwoman Harmon-Ward "Yes", Alderwoman Dailes "Yes", and Alderwoman Hester "Yes". Five "Yes" votes. Motion passed.

Meeting adjourned at 9:11 p.m.

ATTEST

  
Mayor  
James W. Thomas

  
City Clerk  
Denise Johnson

Minutes are compiled of excerpts from the discussion and actions taken by the Board of Aldermen. Minutes do not constitute a transcription or verbatim record of what transpired during a meeting.