

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

Saturday November 22, 2025 6:00 p.m.

The Board of Aldermen met for an open meeting on Saturday, November 22, 2025 via zoom.

Call to Order

Mayor Thomas presided over the meeting and called the meeting to order at 6:00 p.m.

Roll Call

Mayor Thomas requested a roll call. The following Alderpersons answered "Present": Alderwoman Hester, Alderman Gillespie, Alderman Wiese, Alderwoman Harmon-Ward, Alderwoman Nunley, Alderwoman Dailes, and Alderwoman Smith. Seven aldermen were present. There was a quorum.

Also present were City Clerk Denise Johnson, City Attorney Sam Alton, Parks & Rec. Director Marvin Crumer, and other zoom meeting participants.

1st Order of Business Discussion/Action – Recreation Center Boiler Repair

Mayor Thomas requested board action on the repair of the Recreation Center's boiler unit.

Director Crumer stated that he spoke with the long time repair representative from Vernier regarding the boiler. Vernier recommended that the city fix all 52 of the boiler tubes and not continue to fix a few at a time. These smaller tube repairs have costed the city approximately \$20,000 in the past.

Director Crumer also stated that the current proposal is to fix all 52 boiler tubes for the amount of \$35,000 or to look into getting an entirely new boiler. A RFB (Request for Bid) was presented on September 29th to everyone and was scheduled to close on October 20th, 2025. On October 22nd, the city clerk was set to open the (1) bid received but was stopped by Alderwoman Dailes who stated that some other things need to take place first and the process was not completed properly.

Director Crumer stated that, since then, other aldermen, including Alderman Weise, and other companies, including MC Mechanical, have looked at the unit. Planning and Zoning Chairman Pat Barrett also checked out the unit and submitted his recommendations. If the city goes with the replacement of all 52 tubes the unit could last another 10-15 years. The city could also have the unit replaced at an estimated cost of \$100,000. Director Crumer requested board direction on the matter.

Mayor Thomas asked Attorney Alton for clarification on the discussion. Attorney Alton stated that after the current discussion, the board can decide whether to replace the tubes at the given cost or purchase a new boiler.

Mayor Thomas stated that the board will get two (2) times to talk/questions to allow everyone an opportunity to speak. Then the board should make a motion and afterwards there can be further discussion.

Alderwoman Dailes asked why the Vernier invoice from April of 2024 was presented to the board in September of 2025. Director Crumer said he initially requested the proposal for information and an idea of what it would cost. Then he requested the information again to make sure the price was the same and to get the warranty information included.

Alderwoman Dailes also asked about the September 29th proposal discussed at the ways & means meeting that Director Crumer attended and requested a RFP (Request for Proposal) at that time. It was noted that the proposal was never put in the newspaper or posted on the city website.

Comments followed regarding the number of questions that can be asked before/after discussion and after the motion.

Alderwoman Smith stated that she took a look at the boiler and found out it was a second boiler. She asked Director Crumer about the function of the second boiler and he did not know the answer. Director Crumer stated he asked and now knows that the second boiler is for hot water and he too is getting educated on the recreation center boiler unit.

Alderwoman Smith noted that there have been several meetings that Director Crumer could have provided boiler updates or additional boiler information to the board. She also noted RSMo. Section 34.042 related to how the bid process should be handled.

Attorney Alton stated bids must be published in a local paper for at least 10 days and posted on the website. There are also process that allow for emergency services to be provided if needed.

Alderwoman Smith asked was that process followed. No per Mayor Thomas.

Attorney Alton stated that the city will process the bid request per city code 2-256b. The RFP will go in The St. Louis American, the Municipal League website and on the city's website.

Alderwoman Smith requested to know the penalties for not following the statutory bid process. Attorney Alton stated that a complaint could be filed with the Attorney General's office and/or the Missouri Ethics Commission resulting in a warning or a fine of up to \$1,000.

Alderwoman Hester stated to prevent this from happening in the future, the information should go to the city clerk. Attorney Alton concurred since the clerk is the keeper of records for the city. City Clerk Johnson noted that the process, per ordinance, does not state that the city clerk processes the bid request for publication. The city clerk is responsible for bid opening and reporting findings to the board. Mayor Thomas stated that the city will get a process together for board review.

Mayor Thomas asked Director Crumer to create the bid and forward it to the city clerk.

Alderman Nunley asked if Mr. Crumer is not the expert on boiler repair/replacement, who is the expert or the person who would know and who could educate everyone on the unit? Attorney Alton stated there is no expert on boilers who works for the city, they must be contracted out to assist.

Alderman Nunley asked her second question. She stated that if the system is 30+ years old and the tube replacement warranty is 10-15 years, is that all the boiler runs on. Alderman Smith stated that there are also coils involved with making the boiler system run. Alderman Nunley noted that could be another issue and asked is the city still trying to repair 35 year old boilers.

Comments followed regarding whether or not there has been issues with the boiler coils, boiler igniter, and/or boiler gas pressure in the past. It was also noted that the old unit is no longer energy efficient.

Alderman Harmon-Ward and Alderman Gillespie concurred with the suggestion. The Board requested bids for both a boiler repair and a boiler replacement.

Alderman Wiese stated that he will help with the bid specifications for a boiler repair/replacement.

Mayor Thomas called for a motion.

Motioned by Alderman Wiese and seconded by Alderman Smith to send out a RFP for a base bid on a high efficiency boiler as replacement for the old unit and for the repair of 52 existing boiler tubes.

Mayor Thomas called for the vote.

The Aldermen voted as follows: Alderman Dailes "Yes", Alderman Hester "Yes", Alderman Wiese "Yes", Alderman Gillespie "Yes", Alderman Nunley "Yes", Alderman Harmon-Ward "Yes", and Alderman Smith "Yes". The vote being seven "Yes" votes. Motion passed.

Mayor Thomas asked Director Crumer about the status of the boiler now. Director Crumer stated that once the water temperature drops, the pool will have to close resulting in activity and program cancellations in the recreation center. The recreation center will be provisionally closed.

Alderman Hester requested to change her vote to "No". The final vote is now six "Yes" votes and one "No" vote. Motion still passes.

Alderman Gillespie asked about the status of the recreation center pool. Director Crumer stated that the pool should always be between 82-84 degrees. He would check the pool temperature.

Further discussion followed on the effects of the recreation center closing on seniors and community. Discussion on the exceptions to the formal bidding process for emergency repairs and services also followed. Other suggestions were made to address the boiler unit.

Adjournment

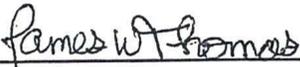
Mayor Thomas called for the adjournment.

Motioned by Alderwoman Hester and seconded by Alderwoman Smith to adjourn.

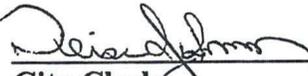
The Aldermen voted as follows: Alderwoman Dailes "Yes", Alderwoman Smith "Yes", Alderman Wiese "Yes", Alderman Gillespie "Yes", Alderwoman Nunley "Yes", Alderwoman Harmon-Ward "Yes", and Alderwoman Hester "Yes". The vote being seven "Yes" votes. Motion passed.

Meeting adjourned at 7:03 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.