

MINUTES OF THE BOARD OF ALDERMEN
PUBLIC HEARING
CITY OF BEL-NOR
JANUARY 30, 2017

The Board of Aldermen of the City of Bel-Nor met in a public session pursuant to law at the City Hall, 8416 Natural Bridge Road, Bel-Nor, MO 63121 at 7pm on January 30, 2017. Following the call to order, the roll was called and the following members were present: Alderman Bill Hook, Alderman Stephanie Kreis, Alderman Conrad Philipp, Alderman Jan Nelson, and Mayor Christina Buchek. Also present: Stephanie Karr, city attorney and Diana Krosnicki, city clerk.

The public hearing notice was posted on January 17, 2017 at the following locations:

Clearview & Natural Bridge Rd.
Arlmont & Natural Bridge Rd.
Arlmont & Normandy Dr.
Horatio & Hanley Rd.
Bel-Nor City Hall

And the Normandy Branch of the St. Louis Public Library on January 20, 2017.

Mayor Buchek called the public hearing to order at 7:04pm. The purpose of the meeting was for the reallocation of \$15,000.00 from the 2015 Community Development Block Grant funds from home improvement to demolition.

Mayor Buchek asked city attorney, Stephanie Karr, if the public address could be discussed. Ms. Karr responded "yes".

Alderman Nelson explained the process for demolition of 3072 Arlmont, and then gave a description of the condition of the property. Alderman Nelson then further explained that the property was deemed "uninhabitable" after an administrative search warrant was executed. The property has been vacant since 2011. There were numerous code violations and the current owner made no attempt to rectify the violations. There was an administrative search warrant executed in 2013 as well, and no attempt was made to remediate the violations at that time either.

Alderman Nelson informed the audience that Community Development Block Grant (CDBG) funds would need to be moved from home improvement to demolition, and the public hearing is a necessary step in the process.

Les Hadden, 8523 Roanoke Dr, asked if public funds are used, does the owner get a bill. City attorney Karr answered that a lien could be placed on the property. If sold in a tax sale, the funds cannot be recouped.

Patti Wright, 3068 Arlmont Dr., who lives next to the property, has been waiting years for the house to be repaired. She explained that shingles and siding have blown off on to her property. Animals, such as feral cats and opossums, have been going in and out of the property. Patti has tried speaking with the homeowner about the condition of the property. The only thing he does is mow the grass. She is worried about utilities that may still be operational. The chimney has been in desperate need of tuckpointing for many years.

Ricardo Spence, 8025 Roanoke, asked how much is available for 2015. Alderman Nelson explained that the total amount available is \$20,000. \$15,000 would be moved to demolition, and \$5000 would still be available for home improvement.

Alderman Kreis asked if there was any possibility of remediation of the soil. Alderman Nelson answered that the demolition company would handle any type of remediation necessary.

City attorney Karr further explained the process.

Alderman Hook asked if we had a bid for demolition. Alderman Nelson answered “no” but \$15,000 should be an adequate amount.

Douglas Anders, 2921 Moniteau, asked if the money would be allocated. City attorney Karr said the money was already allocated, but a public hearing was necessary to move the funds. The demolition process requires participation from the Missouri Department of Natural Resources with regards to historic preservation. Karr said that demolition has been granted on other properties in the past, but the city will have to go through the process.

After no more questions or discussion, Mayor Buchek thanked everyone for coming. The public was in favor of the demolition. The hearing was then closed. Alderman Nelson made the motion to adjourn and Alderman Kreis seconded the motion. Following a unanimous voice vote the meeting was adjourned.

Minutes prepared by Diana Krosnicki, City Clerk.

I approve these minutes of the public hearing.

Christina Buchek

Mayor