

**CITY OF BEL-NOR
8416 Natural Bridge Road
Bel-Nor, MO 63121**

**AGENDA OF THE BOARD MEETING
July 15, 2024 7:30 p.m.**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

ROLL CALL:

**APPROVAL OF MINUTES: Board Meetings – May 20 2024
Board Special Public Meetings –**

**PRESENTATION AND APPROVAL OF TREASURER'S REPORT for June 2024
Treasurer, Lisa Kampmeinert**

REPORT OF SAFETY COMMITTEE: Officer Scott Ford

PRESENTATION: None.

ALDERMANIC REPORTS: Charlee McBride, Terri Durand, Evelyn Days, Jan Nelson

OLD BUSINESS:

NEW BUSINESS:

An ordinance amending sections 205.010 and 205.040 and deleting sections 205.020 and 205.030 of the animal regulations to eliminate the requirement to obtain a city-issued dog or cat tag. (Full ordinance posted on website: cityofbelnor.org)

A resolution of the City of Bel-Nor, Missouri, amending a prior resolution calling for the joint establishment of a multi-jurisdictional transportation development district with other participating municipalities within the 24:1 municipal partnership; and authorizing certain actions related thereto.

A Resolution re-appointing Dan Chartrand to the Board of Adjustment for the City of Bel-Nor, Missouri.

A Resolution re-appointing members Eric Reese, Joycene Davis and Lisa Lafontaine to the Planning and Zoning Commission for the City of Bel-Nor, Missouri.

OPEN TO THE PUBLIC:

ADJOURN: (CLOSED SESSION) IF REQUIRED

notice is hereby given in accordance with RSMo Chapter 610 that, subject to a motion duly made and adopted, the Board may hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the Board's representatives and its attorney; lease, purchase or sale of real estate; hiring, firing, disciplining or promoting employees; preparation for negotiations from employee groups; bidding specs, proprietary technology materials; and/or records and matters which are protected from disclosure by law. Any minutes, votes, settlement agreements, or public records relating to these matters shall be made public upon final disposition of the matter voted upon.

Posted 7/12/2024

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 205.010 AND 205.040 AND DELETING SECTIONS 205.020 AND 205.030 OF THE ANIMAL REGULATIONS TO ELIMINATE THE REQUIREMENT TO OBTAIN A CITY-ISSUED DOG OR CAT TAG.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

SECTION 1. Sections 205.010 and 205.040 of Article I of Chapter 205 are hereby amended to read as follows and, further, Sections 205.020 and Section 205.030 of Article I of Chapter 205 are deleted in full and reserved for future use. [All other sections and provisions not specifically set forth herein are not amended in any way and remain in full force and effect].

TITLE II PUBLIC HEALTH SAFETY AND WELFARE

CHAPTER 205 ANIMAL REGULATIONS

ARTICLE I DOGS AND CATS

SECTION 205.010. VACCINATION REQUIRED.

Every person who owns, controls, manages, possesses, or has part interest in any dog or cat kept any time during the year within the City of Bel-Nor, or who permits a dog or cat to come upon, on or in and to remain in or about his/her home, place of business or other premises within the City of Bel-Nor shall ensure that such dogs and cats are inoculated against hydrophobia or rabies by a competent licensed veterinarian and shall maintain such vaccinations for the life of the dog or cat. Such persons shall be required to keep a vaccination certificate from the licensed veterinarian administering the inoculation and shall produce such certificate upon the request of the City.

Section 205.020 – Deleted in full

Section 205.030 – Deleted in full

Section 205.040. Tags To Be Worn At All Times.

The owner of any dog or cat kept within the City of Bel-Nor shall securely fasten the tag issued by St. Louis County and signifying that the dog or cat has been vaccinated against rabies to the collar or harness of such dog or cat.

The owner shall ensure that such collar or harness is worn at all times by the dog or cat.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, ON THIS _____ DAY OF _____, 2024.

Presiding Officer

Attest:

City Clerk

APPROVED BY THE MAYOR ON THIS _____ DAY OF _____, 2024.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF BEL-NOR, MISSOURI, AMENDING A PRIOR RESOLUTION CALLING FOR THE JOINT ESTABLISHMENT OF A MULTI-JURISDICTIONAL TRANSPORTATION DEVELOPMENT DISTRICT WITH OTHER PARTICIPATING MUNICIPALITIES WITHIN THE 24:1 MUNICIPAL PARTNERSHIP; AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO

WHEREAS, the City of Bel-Nor, Missouri (the "*City/Village*") is a local transportation authority within the meaning of Section 238.202.1(4) of the Missouri Transportation Development District Act, Sections 238.200 to 238.280 of the Revised Statutes of Missouri, as amended (the "*Act*"); and

WHEREAS, two or more local transportation authorities are authorized under Section 238.207.5 of the Act to adopt resolutions calling for the joint establishment of a transportation development district for the purpose of funding, promoting, planning, designing, constructing, improving, maintaining and operating one or more projects or assisting in such activity in accordance with the Act; and

WHEREAS, the City previously adopted a resolution (the "*Prior Resolution*") authorizing the City to join with other municipalities within the 24:1 Municipal Partnership (the "*Participating Municipalities*") to pursue the establishment of a multi-jurisdictional transportation development district to be called the "24:1 Transportation Development District" (the "*District*") for the purpose of funding, promoting, planning, designing, constructing, improving, maintaining and operating one or more projects or assisting in such activity (the "*Transportation Project*") through the imposition of a transportation development district sales tax (the "*Sales Tax*") at a rate of up to one percent (1%) on the receipts of all retail sales made in the District which are subject to taxation pursuant to Section 238.236 of the Act; and

WHEREAS, since the adoption of the Prior Resolution, there have been changes in the composition of the Participating Municipalities and in the methodology for calculating local street miles within the Participating Municipalities, which will affect the scope of the Transportation Project, the boundaries of the proposed District and the terms of the cooperation agreement whereby the Participating Municipalities and, upon its formation, the District, will determine the scope of the Transportation Project and the equitable allocation of the proposed District's Sales Tax revenues to fund such Transportation Project; and

WHEREAS, the City and the Participating Municipalities desire to amend the Prior Resolution by modifying or replacing the exhibits that were attached to and incorporated in the Prior Resolution in order to account for the changes in the composition of the Participating Municipalities and in the methodology for calculating local street miles within the Participating Municipalities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen of the City of Bel-Nor hereby amends the Prior Resolution by modifying **Exhibit A**, **Exhibit B** and **Exhibit C** to delete any and all references to the City of Cool Valley and the City of Northwoods and to insert in their place references to the City of Hilldale as being among the Participating Municipalities.

Section 2. The Board of Aldermen hereby amends the Prior Resolution by deleting **Exhibit D** and inserting in its place the principal terms of the term sheet (the "*Term Sheet*") for a cooperation

agreement among the Participating Municipalities and, upon its formation, the proposed District, which Term Sheet is set forth as **Attachment 1**, attached hereto and incorporated herein by reference.

Section 3. Except as expressly modified by this Resolution, the provisions of the Prior Resolution shall remain unaltered and in full force and effect.

Section 4. For purposes of filing a Petition for the Creation of a Transportation Development District (the "*Petition*") with the St. Louis County Circuit Court (the "*Court*") pursuant to the Prior Resolution, the City Clerk shall provide a certified copy of the Prior Resolution for filing with the Petition, which Prior Resolution shall have amended exhibits attached there to and incorporated therein as provided for in this Resolution.

Section 5. All actions heretofore taken by the Mayor and any authorized representatives, agents and employees of City in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and City shall, and the representatives, agents and employees of City are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 6. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. This Resolution shall be in effect immediately following its passage by the [Board of Aldermen/City Council] of City and its execution as provided by law.

Passed by the [Board of Aldermen/City Council] of the City of _____, Missouri, this ____ day of _____, 2024.

Mayor

(SEAL)

ATTEST:

City Clerk

ATTACHMENT 1

Term Sheet

Re: 24:1 Transportation Development District

This Term Sheet is intended to summarize the principal terms of a proposal being considered by 17 municipalities (City of Normandy, City of Greendale, City of Bellerive Acres, Village of Uplands Park, City of Pasadena Hills, City of Vinita Park, City of Beverly Hills, Village of Norwood Court, City of Bel-Nor, Village of Pasadena Park, Village of Hanley Hills, City of Velda Village Hills, City of Pagedale, City of Pine Lawn, City of Wellston, City of Velda City, and Village of Hillsdale, all located in the State of Missouri) regarding the creation of a multi-jurisdictional transportation development district, to be known as the “24:1 Transportation Development District” (“**District**”).

I. The Project

- District boundaries will include all property within the participating municipalities.
- The District will be governed by a 19-member Board of Directors comprised of the presiding officer of each participating municipality, plus the presiding officer of all other affected local transportation authorities (St. Louis County and Bi-State Development). A District Administrator shall be chosen by the Board of Directors through an agreed upon process for the purpose of managing operational duties.
- The District will aim to fund, promote, plan, design, construct, improve, maintain, and operate one or more projects or to assist in such activity, including, but not limited to, (i) maintenance and capital improvement of all streets and roadways within the boundaries of the participating municipalities (“**Municipal Projects**”); and (ii) special projects involving one or more participating transportation authorities (“**Special Projects**” and, together with Municipal Projects, the “**Projects**”).
- The Projects will be funded through the imposition of a transportation development district sales tax (the “**Sales Tax**”) within the boundaries of the District pursuant to Section 238.236 of the Missouri Transportation Development District Act (the “**Act**”).
- Pursuant to the Act, the District will impose the Sales Tax upon approval of the qualified voters within the District on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District, if such property and services are subject to taxation by the State of Missouri pursuant to the provisions of Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended.
- The District will seek the approval of the qualified voters of the imposition of the Sales Tax at a rate not to exceed one percent (1%) for a period up to 40 years to (a) pay the costs of the Projects; (b) reimburse the participating municipalities for the costs of filing a petition to create the District (“**Formation Costs**”); and (c) pay the District’s reasonable and actual cost of administering, collecting, enforcing and operating the District, including without limitation costs incurred pursuant to Sections 238.222 (cost of any employees), 238.252 (cost of employees or contractors), 238.255 (cost of insurance) and 238.272 (cost of annual audit) of the Act (collectively “**Administrative Costs**”).

II. Municipal Projects

- To fund Municipal Projects, the Board of Directors will adopt an annual budget, identify costs, and distribute/reimburse funds to each municipality annually based upon the

following local street miles within the municipality, excluding any rights of way of the Missouri Department of Transportation or St. Louis County Department of Transportation:

Municipality	Local Street Miles within Municipality	Percentage of Local Street Miles within the Proposed District
Bellerive Acres	19,270	4%
Bel-Nor	42,770	8%
Beverly Hills	9,515	2%
Greendale	10,574	2%
Hanley Hills	34,160	6%
Hillsdale	24,222	4%
Normandy	86,104	16%
Norwood Court	11,911	2%
Pagedale	55,013	10%
Pasadena Hills	27,953	5%
Pasadena Park	10,369	2%
Pine Lawn	62,488	11%
Uplands Park	6,546	1%
Velda City	20,071	4%
Velda Village Hills	16,057	3%
Vinita Park	37,991	7%
Wellston	71,044	13%

- The Board of Directors will be responsible for the ongoing allocation of funds and shall require that each participating municipality provide sufficient evidence of eligible costs of its Municipal Projects to receive its allocation. Such allocation may be a direct payment to an applicable contractor undertaking all or any portion of the Municipal Projects for a participating municipality, or such allocation may be a reimbursement to the participating municipality upon evidence that such cost has been incurred and paid within the current fiscal year of the District.
- The Board of Directors will budget at least 80% and up to 100% of its annual expenses (after payment of Formation Costs and Administrative Costs) on an annual basis to the costs of Municipal Projects.
- The Board of Directors will use best efforts to ensure 80 to 85% of total expenses (after payment of Formation Costs and Administrative Costs) are allocated to the Municipal Projects over each 10-year period commencing upon the initial fiscal year of the District in which the Sales Tax becomes effective.

III.

Special Projects

- **Funding of Special Projects.** The Board of Directors of the District will maintain a separate account for Special Project funds. The Board of Directors will budget up to 20% of its annual expenses (after payment of Formation Costs and Administrative Costs) on an annual basis to the costs of Special Projects. The Board of Directors will use best efforts to ensure 10 to 15% of total expenses (after payment of Formation Costs and Administrative Costs) are allocated to Special Projects over each 10-year period commencing upon the initial fiscal year of the District in which the Sales Tax becomes effective.
- **Debt Instruments.** The issuance of revenue bonds shall be capped at 20% of District revenue (after the payment of Formation Costs and Administrative Costs).
- **Equality of Distribution.** For Special Projects involving one or more transportation authorities, the District will aim to ensure equality in distribution of the Sales Tax funds in the following ways:
 - Use best efforts to approve Special Project funding to all participating municipalities over each 10-year period.
 - Prioritize the distribution of Special Project funding based on the following: (i) scope of municipal benefit (e.g. number of participating municipalities applying for or total population benefited by the proposed Special Projects, etc.); (ii) use of funds to leverage matching funds (e.g. funds from Bi-State, St. Louis County, State of Missouri, federal government, private foundation, etc.); and (iii) whether the municipality has received prior funding for a Special Project in current 10-year period.
 - Use best efforts to determine which municipalities have not received funding in each 10-year period and prioritize these applicants through the end of 10-year period until funds received.
- **Application of funds.** One or more participating municipalities will apply for Special Project fund disbursement/reimbursement through an application to the Board of Directors. The Board of Directors and any administrator that it may engage will be responsible for review, analysis and approval of funding for each application, as well as ongoing allocation of Special Project funds.
- **Supermajority Requirement.** From time to time, as deemed reasonably necessary (but no less than quarterly), the Board of Directors shall call a meeting to review, analyze and vote on Special Project funding applications. The Board of Directors shall consider equality of distribution in its analysis and discussion during such meetings. A quorum of 67% (no less than 13 presiding officers) will be required to hold a vote on any funding applications. Final approval of Special Project funding will be determined by a supermajority of the votes (67%) cast by the Board of Directors members present at the meeting and entitled to vote thereon.

IV. Formation Costs and Administrative Costs

- As indicated above, the District will apply the Sales Tax revenues to (a) pay the costs of the Projects; (b) reimburse the participating municipalities for its Formation Costs; and (c) pay the District's Administrative Costs.
- The District's Formation Costs will be reimbursed during the first fiscal year of the District in which the Sales Tax becomes effective and such Formation Costs will not exceed \$100,000.00 as determined by the Board of Directors.
- The District's Administrative Costs will be paid on an annual basis and will not exceed 15% of the total amount of Sales Tax revenues received in such fiscal year.

Resolution No. _____

A RESOLUTION RE-APPOINTING DAN CHARTRAND TO THE BOARD OF ADJUSTMENT FOR THE CITY OF BEL-NOR, MISSOURI.

WHEREAS, the Bel-Nor Code provides the Board of Aldermen to appoint members to the Board of Adjustment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

Dan Chartrand, is hereby re-appointed to serve as member of the Board of Adjustment for a term of five (5) years commencing June 30, 2024 and ending June 30, 2029.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024.

Mayor

Attest:

Diana Krosnicki, City Clerk

Resolution No. _____

A RESOLUTION APPOINTING MEMBERS OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BEL-NOR, MISSOURI.

WHEREAS, the Bel-Nor Code provides the Board of Aldermen to appoint members to the Planning and Zoning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

Eric Reese, Joycene Davis and Lisa Lafontaine are hereby re-appointed to serve as members of the Planning and Zoning Commission. Eric Reese for a term of four (4) years, Joycene Davis for a period of three (3) years and Lisa Lafontaine for a period of two (2) years commencing July 15, 2024.

Term ending date July 15, 2028 – Eric Reese, July 15, 2027 - Joycene Davis, July 15, 2026 - Lisa Lafontaine.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024.

Mayor

Attest:

Diana Krosnicki, City Clerk

Resolution No. _____

A RESOLUTION APPOINTING _____ TO THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BEL-NOR, MISSOURI.

WHEREAS, the Bel-Nor Code provides the Board of Aldermen to appoint members to the Planning and Zoning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

_____ is hereby appointed to the Commission for a term of four (4) years commencing May 20, 2024 and ending May 20, 2028.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024.

Mayor

Attest:

Diana Krosnicki, City Clerk

Resolution No. _____

A RESOLUTION APPOINTING MEMBERS OF THE BOARD OF ADJUSTMENT FOR THE CITY OF BEL-NOR, MISSOURI.

WHEREAS, the Bel-Nor Code provides the Board of Aldermen to appoint members to the Board of Adjustment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:

Dan Chartrand, Joe Zerbolio, Dennis Blasé, Mark Montague, Walt Nelson are hereby appointed to serve as members of the Board of Adjustment for a term of five (5) years from their respective term dates. Term ends **June 30; 2024** – Dan Chartrand, 2025 Joe Zerbolio, 2026 Dennis Blasé, 2027 Mark Montague, 2028 Walt Nelson.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024.

Mayor

Attest:

Diana Krosnicki, City Clerk