
BEL-NOR CHIMES

The Official, periodic, Newsletter of the City of Bel-Nor, St. Louis County, Missouri, USA

8416 Natural Bridge Road, Bel-Nor, MO 63121, 314-381-2834

Issue: 9-2-2016

MESSAGE FROM THE MAYOR

- Christina Buchek, Mayor of the City of Bel-Nor

Hello and welcome to our newest edition of the Bel-Nor Chimes. This edition is also available online at our new website, bel-nor.org. Please check our website often for resources and updates.

Much has been accomplished in the past 5 months in our City. For this, I sincerely want to thank our amazing Bel-Nor Police Department, our City Office Team, our Alderpersons and Treasurer, and our active citizens that attend meetings, post on Nextdoor, and help keep our neighborhood beautiful one wave, smile, beautiful yard, and lovely home at a time. This issue contains updates about some of the major progress areas affecting our city. If you have questions or constructive comments, please feel free to send me a message on Nextdoor or email me at christinabuchek@gmail.com.

Gross Receipts Utility Tax

- The 6% Utility Tax that appeared on the August 2016 ballot passed with support from the majority of Bel-Nor voters. Beginning in November 2016, revenue from this gross receipts tax will begin coming into our city.

Bonds for Street Repair

- As anticipated, the Utility Tax passage provided the needed financial strength for our portfolio and on August 29, 2016, a bond purchaser was secured. At a special board meeting held on September 1, 2016, the Bel-Nor Board of Aldermen approved the sale of \$785,000 in General Obligation Bonds to UMB Bank. Funding for the sale will take place on September 20, 2016.
- Although voters approved the bond issue in April 2014, tax collection related to the bonds did not begin since they had not yet been sold. However, now that the bonds sale is imminent, it is time to levy the tax. Collection of this voter approved additional revenue for the purpose of repaying the \$785,000 bonds over the next 10 years will begin with a slight increase in real estate property taxes beginning with the taxes due on December 31, 2016.

Street Repair Phase 1 and Phase 2

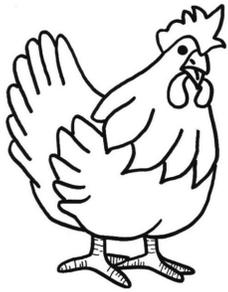
- At the August 15, 2016 board meeting, the Board of Aldermen approved an ordinance to enter into an engineering contract with Amec Foster Wheeler. This firm will offer hands-on support as the planning that began with the STP Grant application back in 2014 comes to fruition with the reconstruction/repair of Normandy Drive/Arlmont Drive roadway and sidewalk. This roadwork represents Phase 1 of our street repair project.
 - Funds for this phase are split 80/20 where the Federal Highway Administration pays 80% of the cost associated with the project and Bel-Nor is responsible for 20% of the cost. Bel-
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Nor carries an estimated cost of \$220,000 for 20% of the cost. This amount will be paid through the bond sale proceeds.

- The remaining amount of approximately \$565,000 from the General Obligation Bond sale combined with Community Development Block Grant funds will be used to fund Phase 2 of our street project. Phase 2 is scheduled to begin with planning in fall of 2017 and construction in Spring/Summer of 2018. The idea will be to assess all remaining Bel-Nor streets and reconstruct/repair as many of the most deteriorated roads and sidewalks in our city as possible with the funding available.
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Upcoming Topics for the September 19, 2016 Board Meeting:

September 19, 2016 meeting



- *Discussion and passage of an ordinance* relating to the number of chickens one may keep on a property within Bel-Nor
- Discussion relating to parking on the streets within the City of Bel-Nor
- Additional topics contained in a complete agenda will be posted at bel-nor.org and on the City Hall door at least 24 hours prior to the meeting start time.

Members of the public are encouraged to come and share constructive thoughts related to issues discussed before the Board of Aldermen vote on ordinances pertaining to those issues. I hope to see you at the meeting on September 19th at City Hall at 8416 Natural Bridge Road. The meeting will begin at 7:30pm.

VOLUNTEER OPPORTUNITIES

Please contact Christina Buchek at christinabuchek@gmail.com, or call 314-973-8866 if you would like to become involved in one of these undertakings.

- Monthly meet and appreciate event with our Police Officers
- Bel-Nor Bike Ramble or walk/run
- "Neglected curbside" clean up crew
- Bel-Nor Chimes delivery volunteer
- Bel-Nor Street Dance volunteer

WHO MAKES BEL-NOR A BETTER PLACE?

Walt and Dave do!

When the question of what to do with a dead tree on Wakonda came up, Walt Nelson of Bel-Nor and Dave Marstall of Pasadena Hills answered by rolling up their sleeves and gathering their tools. They got to work making our neighborhood a better place, from the first branch removed right down to the stump. Now that is how teamwork can change our neighborhood for the better!



These two have a long history of service to Bel-Nor. Walt served on the Bel-Nor Board of Trustees and Dave served our community as Treasurer each for countless years. We are so thankful to them as they continue working for the good of others in new ways.

Here's to you, Walt and Dave!
We applaud you for making Bel-Nor a safer and more beautiful place to live!

FROM BILL HOOK, ALDERPERSON, Ward 2

Codification Project Proceeding

Back in mid-June a small group of volunteers met with Mike Perry of General Code to learn more about our Municipal Code codification project. Codification of our general and permanent ordinances streamlines and makes our City governance more efficient, and allows us to quickly respond to changes in state law affecting fourth-class cities such as ours. The last time Bel-Nor had this analysis completed was back in 2004, so we are definitely in the catch-up mode.

To quote from General Code's proposal, **“The scope of services will include the creation of a Model Code, including additional City ordinances on subjects not covered by the Model Code; an Editorial and Code Analysis to identify conflicts and inconsistencies with the Missouri Statutes; the incorporation of any necessary revisions; the creation of an index; the preparation of Code adoption materials, and a disposition list to document the final disposition of all Code-relevant legislation.”** Some of the contract deliverables are:

- A Model Code consisting of seven titles: Government; Public Health, Safety and Welfare; Traffic; Land Use; Building and Construction; Business and Occupations; and Utilities (when applicable).
- An Editorial and Code Analysis and codification of additional ordinances on subjects not covered by the Model Code.

On July 29 General Code posted our existing codes and those ordinances not yet codified (i.e., ordinance 802 and up) on the internet so that they are accessible for public viewing. We are already seeing the benefits of having this information available electronically. Consider these issues raised by residents at the last City meeting – chickens, leash laws, recreational vehicles, and occupancy permits. Electronic access means we can check real-time to see if a situation is covered by an existing code or ordinance, and if so, what the language of that code or ordinance is. This will not immediately solve all issues with our governing documents, but it should help make City government more responsive to residents' questions or concerns.

If you wish to try out this electronic access for yourself, go to

<http://www.ecode360.com/laws/BE3760>

No login or password is required for this read-only access. As always, feedback from our residents is encouraged!

UMSL Area Demographic Study

On August 13 several Bel-Nor residents attended an open house at the new UMSL Patient Care Center on the site of the old Normandy Osteopathic Hospital on Natural Bridge. This is a beautiful facility that promises to be a great addition to the community. During the open house we were introduced to Karl Guenther, a representative of UMSL's Public Policy and Administration office. Karl recently completed a demographic study of the two-mile radius around UMSL and at our request is working on pulling out information for the census tracts that are within the City of Bel-Nor. Since we've talked previously about compiling some demographic or assessment data to help us get our arms around the current state of the City,

we felt this was a perfect opportunity to take advantage of what UMSL has already accomplished. We are cautiously optimistic that this study may be helpful to us as we go in search of grants to supplement our (limited) tax resources.

In the meantime a useful tool is this policy map: <https://www.policymap.com/maps>. You can search for Bel-Nor or zoom into Bel-Nor and then pick certain publicly available data to show on the map. Some of the data listed requires a membership but most of the data is open to everyone. Please let us know of any feedback you have if you browse through this data.

FROM JAN NELSON, ALDERPERSON, Ward 2

Fall is just around the corner and students have returned to school. During the summer months that have gone so quickly, I have noticed numerous homeowners who really take pride in their property. There are many yards that are very well maintained. Thank you to those who work so diligently.



I also see that many trash containers are stored on the sides of homes. Our ordinance states that the trash containers must be stored behind the rear lot line of the house. I would ask that all residents pull the cans to the back of their home. Trash containers may be put at the curb after 4pm the day before pickup and must be pulled back behind the rear lot line by the end of pickup day. Please do your part in helping keep Bel-Nor looking beautiful.

When someone new moves into the neighborhood, a new occupancy permit is required, as well as an interior and exterior property inspection before moving into the house. Diana, our city clerk, can give the name and contact information of our inspector in order to arrange the inspection. Our city ordinances require a current occupancy permit showing all occupants and an inspection. These forms are also available in the document section of our city website, bel-nor.org.

With Fall comes our annual Bel-Nor street dance. The date is Saturday, October 1st from 2-6pm. There will be volunteer opportunities for those who would like to help. Watch the Bel-Nor website, bel-nor.org, for more information.

Stay Connected and Informed with two online resources:

- bel-nor.org – Meeting minutes, forms and applications, dates for upcoming events, a link to our eCode360 ordinance library, and more are available at bel-nor.org
- Belnormo.nextdoor.com - If you do choose to become a part of this network, contact Christina Buchek via email at christinabuchek@gmail.com and she will gladly send you an invitation to join the virtual community that is bringing members of our living community closer.



FROM STEPHANIE KREIS, ALDERPERSON, Ward 1

As part of the city's continuing efforts to appreciate and care for our urban forest, we are in the starting phases of becoming a "Tree City USA". This is a distinction that will help when seeking tree grants. If anyone is available to help with this application, please send an email to christinabuchek@gmail.com and we will be happy to have your help and support.

If anyone needs a tree for the sidewalk easement please contact the City Hall and leave your address and phone number.

Finally, as you have probably noted, Mark Potter is hard at work on the islands and in patching potholes. Please be mindful of his safety when driving near him as he works during this time of year when the sun is setting earlier each day.

Reminders from the BNPD

Remember to lock cars and doors to prevent crime.

For concerns that are not emergent:

- Police non-emergency phone #: 314-381-2971
Police watch phone #: 314-920-9513

Call 911 for emergencies.



FROM CONRAD PHILIPP, ALDERPERSON, Ward 1

The City Annual Exterior Inspections started June 1, 2016 and will run through September 12, 2016. After your home has been inspected, you will receive an exterior inspection report indicating any violations. If you should need additional time to correct sited violations, please contact the City Clerk at 314-381-2834 or write a letter and send it to the City Hall at 8416 Natural Bridge, 63121 or via email at belnormous@aol.com.

Housing Inspections: The City of Bel-Nor Ordinance requires that a home inspection be done when listing a home for rent or sale. Please submit the \$100 fee along with the application, which is available at the City Office or online at bel-nor.org. When you have a "for sale" or "for rent" sign in your front yard, it must have an approved occupancy inspection sticker attached to the sign or the sign will be removed.

Occupancy Permit: New occupants (owner or renter) are required by ordinance to submit an application for occupancy and pay a fee of \$25. The application is available at the City Office or online at bel-nor.org. This subject came up at the August Board Meeting.

Section 250.150: Animal Waste-When A Nuisance: A dog, cat, puppy, kitten, or other animal creates a nuisance if it soils, defiles, or defecates on urban property other than property of a person responsible for the animal unless such waste is immediately removed by a person responsible for the animal and deposited in a waste container or buried on ground where the person responsible for the animal has permission or the right to bury it. (Ord #7913, 8-24-05, Page 84.1)

Come out and join us for the

Bel-Nor Street Dance

**Saturday,
October 1, 2016
from 2-6pm!**



There will be
food and beverages,
bounce houses and face paint,
music and neighbors
in the city that is our home.

Come on out and visit with neighbors and make new friends
at the intersection of Clearview and Glen Echo.

Celebrate our wonderful City that is still a Village at heart.

If you are interested in volunteering to set-up/clean-up, serve food or drink, or to help
monitor a bounce house, please contact Christina Buchek at
christinabuchek@gmail.com