

**CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI
BOARD OF ALDERMEN MEETING
THURSDAY, OCTOBER 3, 2024-7:30 PM
IN-PERSON AND VIA ZOOM**

Notice is hereby given that the City of Bellefontaine Neighbors will hold a Board of Aldermen meeting and Public Hearing on Thursday, OCTOBER 3, 2024, at 7:30 p.m. at Recreation Center 9669 Bellefontaine Road, Bellefontaine Neighbors, and MO. 63137.

THE MEETING WILL BE ACCESSIBLE BY THE PUBLIC IN PERSON AND REAL TIME VIA ZOOM.

THE INSTRUCTIONS TO JOIN ARE BELOW.

To Join The Meeting Via Website:

- (1) Go to Zoom at <https://zoom.us>**
- (2) Select Join a Meeting**
- (3) Enter Meeting ID: 825 620 8214**
- (4) Enter Password: 4i85eK**

To Join the Meeting By Phone Call (Audio):

- (1) Call 1 312 626 6799 US (Chicago)
1 646 558 8656 US (New York)**
- (2) When prompted, enter the Pass Code 452739**

Persons interested in making their views known on any matter will be able to speak during the meeting under "Public Comments". In addition, anyone may send an email with his or her comments to the City Clerk at cityofbn.com no later than Thursday, October 3, 2024 by 12:00 pm. All comments received by email will be entered into the public record and publicly as time allows. All emailed comments will also be distributed to the entire Board at or before the meeting.

AGENDA
BELLEFONTAINE NEIGHBORS BOARD OF ALDERMEN
REGULAR BOARD MEETING AND PUBLIC HEARINGS
IN-PERSON AND VIA ZOOM
BELLEFONTAINE NEIGHBORS RECREATION CENTER
9669 BELLEFONTAINE RD BELLEFONTAINE NEIGHBORS, MO. 63137
THURSDAY-OCTOBER 3, 2024-7:30 PM

- 1. CALL THE MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. PRESENTATION OF UNAPPROVED MINUTES**
 - A. B.O.A Meeting Minutes 09-05-2024, 09-19-2024**
- 6. APPROVAL OF INVOICES 09-23-2024 – 09-27-2024
\$27,378.50.**
- 7. NEW BUSINESS 78 MINUTES:**
 - A. MEETING OPEN TO THE PUBLIC HEARING FOR CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) 30 MINUTES 3 MINUTE LIMIT PER PERSON.**
 - B. DISCUSSION 3 MINUTES AND VOTE ON CDBG GRANT**
 - C. MEETING OPEN TO THE PUBLIC HEARING AMEREN UTILITY POLES 30 MINUTES 3 MINUTE LIMIT PER PERSON.**
 - D. DISCUSSION 3 MINUTES AND VOTE FOR AMEREN TO ERECT AND MAINTAIN A 99 FOOT HIGH MONOPOLE ANTENNA STRUCTURE AND FACILITIES.**
 - E. DISCUSSION 3 MINUTES AND VOTE ON MOU FOR BWORKS EARN-A-COMPUTER PROGRAM.**

F. DISCUSSION 3 MINUTES AND VOTE ON CONTRACT FOR DARLENE DAVIS & ASSOCIATES TO OFFER ACCOUNTING SERVICES.

G. DISCUSSION 3 MINUTES AND VOTE ON RESOLUTION FOR ALDERWOMAN PEG WARNUSZ TO BE A SIGNATORY ON ALL BANK ACCOUNTS.

8. OLD BUSINESS 23 MINUTES:

A. DISCUSSION 20 MINUTES AUDIT UPDATE FROM CR WILLIAMS AND ASSOCIATES.

B. DISCUSSION 3 MINUTES AND VOTE TO APPROVE AMERICOM TO INSTALL 2 NEW SERVERS.

9. MEETING OPEN TO THE PUBLIC (15 MINUTES LIMIT)

10. Mayor's Report (See Handout).

11. ALDERMAN'S REPORT

12. ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT ON THE 3TH DAY OF OCTOBER, 2024 SUBJECT TO A MOTION DULY MADE AND ADOPTED, THE BOARD OF ALDERPERSONS MAY HOLD A CLOSED MEETING FOR THE PURPOSE OF DISCUSSING MATTERS RELATING TO ONE OR MORE OF THE FOLLOWING: LEGAL ACTIONS, CAUSES OF ACTION, LITIGATION OR PRIVILEGED COMMUNICATIONS BETWEEN THE CITY'S REPRESENTATIVES AND ITS ATTORNEYS (SEC. 610.021(1): LEASE, PURCHASE OR SALE OF REAL ESTATE (SEC. 610.021(2); HIRING, FIRING, DISCIPLINING, OR PROMOTING EMPLOYEES (SEC. 610.021(3); PREPARATION FOR NEGOTIATIONS WITH EMPLOYEE GROUPS (SEC. 610.021(9); BIDDING SPECIFICATIONS (SEC 610.021(11); AND /OR PROPRIETARY TECHNOLOGICAL MATERIALS (SEC 610.02 (15).

THIS AGENDA WITH PUBLIC NOTICE OF THE BOARD OF ALDERPERSON'S MEETING ON OCTOBER 3, 2024 WAS POSTED ON

SEPTEMBER 30,2024 AT 5:00 PM IN BELLEFONTAINE NEIGHBORS CITY HALL, RECREATION CENTER (FRONT DOOR) AND ON THE CITY'S WEBPAGE AT www.cityofbn.com. FOR A COPY, CONTACT THE CITY CLERK'S OFFICE.

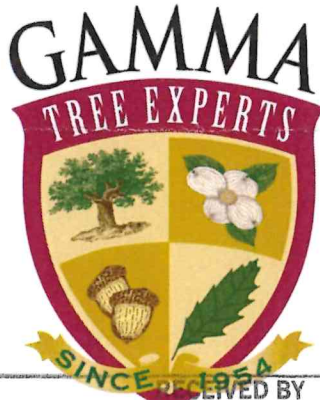
COPIES OF THIS NOTICE MAY BE OBTAINED BY CONTACTING THE CITY OF BELLEFONTAINE NEIGHBORS-9641 BELLEFONTAINE ROAD-ST. LOUIS, MO 63137-(314) 867-0076.

**City of Bellefontaine Neighbors
General Ledger**

30-Sep-24

	Date	Transacti on Type	Num	Name	Split	Amount
1026 SIMMONS GENERAL 9646						
	09/27/2024	Check	10011	A.A. QUICK ELECTRIC SEWER SERVICE INC.	1050- SEWER FUND	-2,300.00
	09/27/2024	Check	10012	GAMMA TREE SERVICE	5030 ADMINISTRATION:MAINTENANCE	-2,100.00
	9/30/2024	Check	10013	WHITE COLEMAN & ASSOCIATES, LLC	5043 ADMINISTRATION:ADM- MISC.LEGAL FEES-REG	-22,978.50
Total for 1026 SIMMONS GENERAL 9646						-\$ 27,378.50
Total for Purchases						

Complete Care of Shade Trees
and Ornamental Plants



PO BOX 411483
Creve Coeur, MO 63141
314-725-6159

Insured

Office 314-725-6159
Fax 314-725-6022



City of Bellefontaine Neighbors
Jeff Ross
9641 Bellefontaine Rd.
St. Louis MO 63137

RECEIVED BY
CITY OF BELLEFONTAINE NEIGHBORS
DATE: 9/24/24
FOR 5050 DE
APPROVED FOR PAYMENT [Signature]
AMOUNT \$ 2,100.00

Invoice

DATE	PO #	INVOICE #
9/17/2024	003957	117509
Due	Terms	
9/18/2024	Due upon receipt	

Job Name	Job Site	Phone	Salesperson	Total Due
of Bellefontaine Neighbors 20240	City of Bellefontaine	867-0076	Tom Gamma	\$2,100.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	(Item #1)	STUMP REMOVAL 1073 Gabriel - Grind out stump. Haul debris.	9/16/2024	0.00 %	0.00	\$500.00
2	(Item #2)	STUMP REMOVAL 1224 Billings - Grind out stump. Haul debris.	9/16/2024	0.00 %	0.00	\$475.00
3	(Item #3)	STUMP REMOVAL 1230 Billings - Grind out stump. Haul debris.	9/16/2024	0.00 %	0.00	\$650.00
4	(Item #4)	STUMP REMOVAL 1136 Phalen - Grind out stump. Haul debris.	9/16/2024	0.00 %	0.00	\$475.00

Thank you,
Tom Gamma

Subtotal:	\$2,100.00
Tax:	\$0.00
Total:	\$2,100.00
Paid:	\$0.00
Balance:	\$2,100.00

PAYMENT DUE UPON RECEIPT



DEDICATED TO TREE CARE PRESERVATION



A.A.Quick Electric Sewer Service Inc.

3012-A North Lindbergh Blvd.

St. Louis, MO 63074

Phone 314-429-7131 Fax 636-949-6868

City Of Bellefontaine
9641 Bellefontaine Rd
St. Louis, MO. 63137



Invoice

P.O.# or Job Address

1222 Roxton

Date	Date Completed	Work Order#	Terms	Due Date	
9/11/2024	9/11/2024	207081	Net 30	10/11/2024	
Description			Hours / # of Drains	Rate	Amount
Televised line Dye test on sink hole in street and marked line			1	250.00	250.00
				Total	\$250.00



A Service charge of 1 1/2% per month (18% per Annum) will be charged on all accounts not paid in 30 days.
PLEASE INCLUDE WORK ORDER NUMBER ON ALL CHECKS SUBMITTED FOR PAYMENT!



To our valued customers – We're writing to inform you that we'll be making adjustments to our pricing structure starting **Monday September 14th 2024**. Due to the rising cost of fuel, insurance and other business related expenses we are unable to attain the previous price. To maintain our high standards and continue providing exceptional value, the price per drain and hour will increase from \$105.00 to \$120.00

We understand that any price change requires adjustment. For any questions or concerns, please reach out to us at any time by contacting the office at **314-429-7131**

Thank you for your continued support.

Sincerely,

AA Quick Plumbing

A.A.Quick Electric Sewer Service Inc.

3012-A North Lindbergh Blvd.

St. Louis, MO 63074

Phone 314-429-7131 Fax 636-949-6868

City Of Bellefontaine
9641 Bellefontaine Rd
St. Louis, MO. 63137

Invoice

P.O.# or Job Address

10223 Cabot

Date	Date Completed	Work Order#	Terms	Due Date	
9/16/2024	9/16/2024	207080	Net 30	10/16/2024	
Description			Hours / # of Drains	Rate	Amount
repaired sewer lateral per bid				2,050.00	2,050.00
<p>RECEIVED BY CITY OF BELLEFONTAINE NEIGHBORS DATE: <u>9/24/24</u> FOR <u>1050</u> DEPT APPROVED FOR PAYMENT <u>[Signature]</u> AMOUNT \$ <u>2,050.00</u> P.W. #1050</p>			<p>RECEIVED SEP 16 2024 BY: <u>[Signature]</u> ACCT #1050</p>		
Total					\$2,050.00

A Service charge of 1 1/2% per month (18% per Annum) will be charged on all accounts not paid in 30 days.
PLEASE INCLUDE WORK ORDER NUMBER ON ALL CHECKS SUBMITTED FOR PAYMENT!

WHITE COLEMAN & ASSOCIATES, LLC

ATTORNEYS AT LAW

500 NORTH BROADWAY, SUITE 1300
SAINT LOUIS, MISSOURI 63102-2125
E-MAIL: WHITECOLEMAN@WHITECOLEMAN.NET

(314) 621-7676 OFFICE

(314) 621-0959 FACSIMILE

September 27, 2024

Ms. Semmie Ruffin-Hall
City of Bellefontaine Neighbors
9641 Bellefontaine Road
St. Louis, MO 63137

Re: Professional Services Rendered
Invoice No. 28120

Dear Ms. Ruffin-Hall:


Enclosed herewith is our above referenced statement/invoice in the amount of \$22,978.50 for professional services rendered for the period ending August 31, 2024, for the following matters:

General Matters:	\$ 22,278.50
Board Meetings	\$ 700.00
Total:	\$ 22,978.50

After application of all payments received from the City through the above date, the total amount due is \$22,978.50.

Please feel free to contact me directly should you have any questions regarding this statement. Thank you for the opportunity to be of service to the City.

Very truly yours,


Dorothy White-Coleman

DWC/sd
Enclosure

cc. Mayor Dinah L. Tatman

White Coleman & Associates, LLC

Attorneys At Law

500 NORTH BROADWAY, SUITE 1300
ST. LOUIS, MISSOURI 63102-2125

(314) 621-7676 TELEPHONE

(314) 621-0959 FACSIMILE

September 27, 2024

City of Bellefontaine Neighbors
Mayor Dinah Tatman
9641 Bellefontaine Road
St. Louis, MO 63137

Invoice No. 28120

S T A T E M E N T

FOR PROFESSIONAL SERVICES RENDERED:

	<u>HOURS</u>	<u>AMOUNT</u>
For Professional Services Rendered	0.00	\$700.00
Reviewed agenda packet, prepared for and participated in the meetings of the Board of Aldermen.		
Previous Balance		\$700.00
PAYMENTS CREDITS & REFUNDS:		
9/26/2024 Payment - thank you. Check No. 47309		(\$700.00)
Total payments and adjustments		(\$700.00)
Balance Due		<u>\$700.00</u>

PAYABLE UPON RECEIPT TO WHITE COLEMAN & ASSOCIATES, LLC.
FEDERAL TAX I.D. NUMBER 43-1871662

White Coleman & Associates, LLC

Attorneys At Law

500 NORTH BROADWAY, SUITE 1300
ST. LOUIS, MISSOURI 63102-2125

(314) 621-7676 TELEPHONE

(314) 621-0959 FACSIMILE

September 27, 2024

City of Bellefontaine Neighbors
Mayor Dinah Tatman
9641 Bellefontaine Road
St. Louis, MO 63137

Invoice No. 28120

S T A T E M E N T

Matter Billing Summary

	Fees/ Costs	Service tax/ Sales tax/ Interest	Payments/ Credits/ Refunds	Prev. Bal/ New Chgs/ Pm/Cr/Ref/ New Bal
Attendance at Board Meetings - August, 2024	\$700.00	\$0.00	(\$700.00)	\$700.00
	\$0.00	\$0.00	\$0.00	\$700.00
		\$0.00	\$0.00	<u>(\$700.00)</u>
				\$700.00
General Matters	\$22,278.50	\$0.00	(\$16,922.50)	\$16,922.50
	\$0.00	\$0.00	\$0.00	\$22,278.50
		\$0.00	\$0.00	<u>(\$16,922.50)</u>
				\$22,278.50
 GRAND TOTAL	 \$22,978.50	 \$0.00	 (\$17,622.50)	 \$17,622.50
	\$0.00	\$0.00	\$0.00	\$22,978.50
		\$0.00	\$0.00	<u>(\$17,622.50)</u>
				<u>\$22,978.50</u>

**WE NEED
YOUR HELP**



Notice of Public Hearing

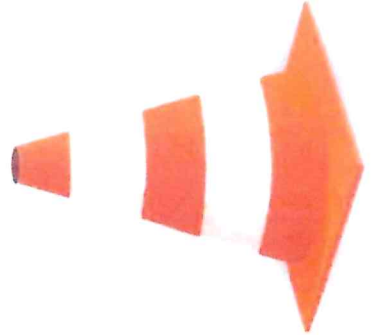
The City of Bellefontaine Neighbors will hold a public hearing to discuss the estimated allocation of

\$ 88,500 in Community Development Block Grant funds. The public hearing will be held at

7:30 pm on Thursday, October 3rd, 2024,
at 9169 Bellefontaine Rd.

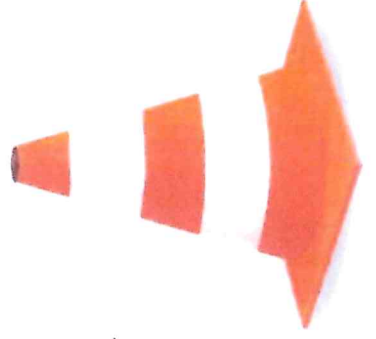
If you are unable to attend the public hearing, you may provide written comments regarding the Community Development Block Grant Program to the following address no later than Sept. 27, 2024.

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact (314) 8167-0070 no later than 5pm September 30, 2024.



9169 Bellefontaine Rd. St. Louis, MO 63137
ADDRESS CITY STATE ZIP

(314) 8167-0700
PHONE



Publication Date: 9/16/24



Saint Louis
COUNTY
HUMAN SERVICES



Fair Housing Information

To further its commitment to fair and equitable treatment of all citizens, the City of Bellefontaine Neighbors has enacted and/or enforces the following:

A Fair Housing Ordinance prohibiting unlawful discrimination against any person because of race, sex, color, religion, disability, familial status or national origin;

A Policy of Nondiscrimination on the Basis of Disability in the admission or access to, or employment in, its federally assisted programs or activities;

A Policy of Equal Opportunity to Participate in Municipal Programs and Services regardless of race, color, religion, sex, age, disability, familial status, national origin, or political affiliation;

A requirement for bidding on CDBG activities that promotes employment opportunities created by HUD funding and that these opportunities be afforded low-income community residents and businesses.

If you would like information regarding the above policies or if you believe you have been unlawfully discriminated against, contact the following municipal official or employee who has been designated to coordinate compliance with the equal employment opportunity requirements referenced above:

Ronah Johnson, Mayor
NAME/TITLE

9641 Bellefontaine Rd. St. Louis, MO 63137
ADDRESS CITY STATE ZIP

314-867-0076
PHONE

For More Information Call:

314-867-0076 VOICE

NA TDD

1-800-735-2466 RELAY MISSOURI VOICE

1-800-735-2966 RELAY MISSOURI TDD

Equal Opportunity Employer

Publication Date: 9/16/24



St. Louis County Department of Human Services
Office of Community Development
Community Development Block Grant (CDBG) OVERVIEW

WHAT IS CDBG?

The U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- to moderate-income persons.

NATIONAL OBJECTIVES

All activities funded by the CDBG program must meet one of the following National Objectives:

1. Primarily benefit low- and moderate-income residents.
2. Eliminate slums and blight.
3. Alleviate urgent, serious, and critical community needs that are of recent origin.

ELIGIBLE ACTIVITIES

- Infrastructure & Public Facilities Improvements - Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, such as streets, sidewalks, parks, water and sewer facilities, sanitary sewers, neighborhood centers, parking lots, fire stations, and ADA accessibility enhancements.
- Clearance Activities - Clearance, demolition, and removal of buildings.
- Public Services - Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, utility payments, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government. Due to federal restrictions, no more than 15 percent of a municipal allocation may be designated for public service activities without prior Office of Community Development approval. Examples of public services include crime awareness, youth services, neighborhood cleanups, and subsistence payments (rental/utility assistance).
- Rehabilitation & Preservation Activities - CDBG funds may be used to finance the rehabilitation of:
 - Privately owned buildings and improvements for residential purposes.
 - Low-income public housing and other publicly owned residential buildings and improvements.
 - Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations.
 - Nonprofit-owned nonresidential buildings and improvements.

INELIGIBLE ACTIVITIES

- Improvements to buildings used for conduct of government such as a city hall.
Exceptions: Police/fire stations, community centers, ADA improvements to government buildings.
- General government expenses such as regular trash pickup.
- Political activities such as campaigns, voter registration drives.
- Activities that support religious worship or proselytizing.

ACTIVITY #1 DESCRIPTION

TYPE OF ACTIVITY: _____

SCOPE & LOCATION

- Infrastructure & Public Facility Improvements: Use engineering and quantitative descriptions, as necessary. Provide exact locations or addresses below and attach a map. Do not list “various locations throughout municipality;” only specific locations will be accepted.
- Public Service Activities: Describe activity locations and indicate how funds will be utilized.
- Demolition: Provide exact property addresses and describe any redevelopment plans.
 - New! If you are submitting properties to be demolished, you *must* provide photographs of each property.
- Home Improvement Program (HIP): *Do not complete scope or location information for this activity.*

NATIONAL OBJECTIVE - Select one for the above activity:

- Low-Moderate Area Benefit (LMA) Activity benefits all residents in a particular area where at least 51% of the residents are low-moderate income, as determined by census data. See eligible areas in GREEN on the municipal map.
Examples: streets, sidewalks, parks
- Low-Moderate Clientele Benefit (LMC) Activity specifically benefits low-moderate income residents either by certifying income or by targeting a population presumed to be low-moderate income such as abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
Examples: ADA curb ramps, public services
- Home Improvement Program (HIP) This activity is administered by St. Louis County Office of Community Development. Income documentation is certified by St. Louis County on a confidential case-by-case basis.
- Slum & Blight (SBS/SBA) Activity addresses slums or blight on an area or spot basis.
Example: demolition of dangerous properties

ACTIVITY FUNDING

CDBG Funding Allocated for Activity	\$
Other Funding Allocated for Activity	\$
Total Allocated for Activity	\$

WILL THIS ACTIVITY CREATE A CONFLICT OF INTEREST? No Yes

Example: Activity includes improvements to a street on which an elected official lives.

IF YES, please attach an explanation of how your community selected this planned activity. If any elected official will directly benefit from this activity, he/she should abstain from voting on it, and this should be reflected in the approved public hearing minutes. Contact your CD Specialist for further instruction as soon as possible.

From: [WhiteColeman](#)
To: "Patrick Barrett"
Bcc: "dwhitecoleman@whitecoleman.net"
Subject: RE: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd
Date: Thursday, October 27, 2022 2:32:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Pat. We would recommend that you advise Ms. Gebbie of the applicable Code section and that based on same, no cell towers are allowed in residential districts. If she wants to pursue other options, you may advise her of those options, and further advise her that you cannot assure her that the Board will approve either. Hope this addresses your questions. Let us know if you need additional information. Thanks Pat.

Dorothy

Dorothy White-Coleman
White Coleman & Associates, LLC
500 North Broadway, Ste. 1300
St. Louis, Missouri 63102-2125
(314) 621-7676 Telephone
(314) 621-0959 Facsimile
whitecoleman@whitecoleman.net

*****NOTICE*****

This electronic message is from White Coleman & Associates, LLC, a law firm. It may contain confidential or privileged information. If you received this transmission in error, please immediately notify the sender by telephone at (314) 621-7676 of the error and delete this message and any attachments. Thank you.

IRS Circular 230 Disclosure: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended and cannot be used for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

From: Patrick Barrett <pbar21@charter.net>
Sent: Thursday, October 27, 2022 10:34 AM
To: Dorothy White-Coleman <whitecoleman@whitecoleman.net>
Subject: Fwd: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd

Dorothy,

Below is a response I received from Kayla Gebbie of Collective Solutions LLC. From what I can see, her application would not be allowed in a residential district as you've pointed out and the intended height of the structure at 120 ft exceeds our 100 ft maximum specified in Sec. 29-97(e)(2).

From a practical standpoint, if a 120 ft tower were to be installed on the property where Kayla indicates, there would be no clearance/setback from the north & south property lines (at 120 ft away) in the event the tower would fall.

As I see it, the only way forward for this application would have to be two-pronged:

- a) 9520 Bellefontaine would have to be rezoned, probably to a Commercial or Industrial zoning and...
- b) Antenna height would have to be reduced to 100 ft or less or... attempt to obtain a Conditional Use Permit allowing the additional height.

An alternate would be for Ameren to locate this antenna on an existing electrical transmission tower located in a Commercial district per Sec. 29-97(c)(4) to a height of 100 ft or less. I assume that could also mean M1 Industrial or M2 Controlled Industrial districts as well. A M2 district is close by (in purple) and they have a transmission tower & overhead lines already there at/nearest 667/681 St. Cyr Road, adjacent to 665 St. Cyr Road. Looking at the St Louis County map below, I wonder if the path of the overhead power lines is an easement granted to Ameren? Property lines don't seem to show it that way.

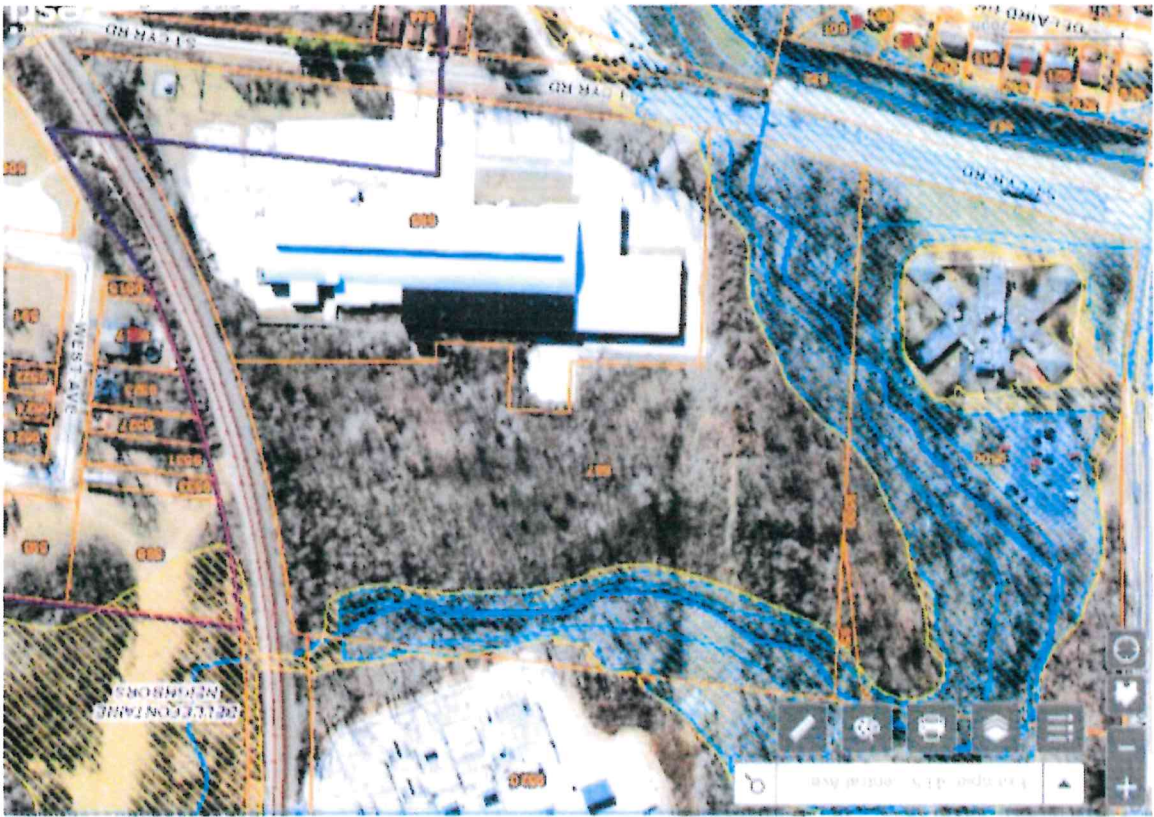
St. Louis County records show two owners for 667 St. Cyr: Thomas R Moss Jr Revocable Trust and Trimarc Realty LLC. The industrial facility next to this property at 665 St. Cyr Road is Trimarc Metals, a recycling company.

I could present these requirements (a & b) to Ms. Gebbie and see if there is still interest, pointing out that Board approval is not a given. Alternately, I could simply answer that no cell towers are allowed in residential districts and attempt to leave it at that.

Your thoughts? I apologize for going down this rabbit hole.

Thank You,

Pat Barrett
Chair - Planning & Zoning
City of Bellefontaine Neighbors, MO
pbar21@charter.net





Begin forwarded message:

From: "Kayla Gebbie" <kayla@collectivesolutions.com>
Subject: RE: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd
Date: October 26, 2022 at 9:56:09 AM CDT
To: "Patrick Barrett" <pbar21@charter.net>
Cc: "Clayton Klein" <cklein@cityofbn.com>

Hi Pat,

Thank you for looking into this! We are in the early stages of this project trying to locate where a tower can be built. We are working for Ameren on this project and they require their towers to be built on their own property, so there will be no need for subdividing the property. This specific Ameren property is located in an R3 zone, but your ordinance states no wireless facilities shall be permitted in residentially zoned districts. We would like to know if this is something that would be approved with rezoning/ CUP/ ect, or if Ameren needs to look for a different site.

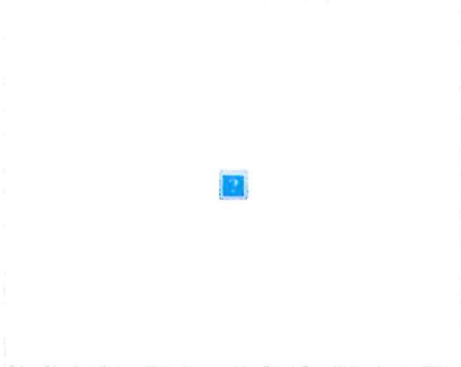
Though your code has a limit of 100 ft., Ameren would like the tower to be 120 ft. Is this also something that we could get approved somehow? I have included a picture of the proposed location below. Let me know if you have any questions and thanks again for your help.



120' at 38.739366°, -90.225551°. This puts the tower 135' from Bellefontaine Road and 120' from each of the north and south property lines.

All the best,

Kayla Gebbie
Collective Solutions, LLC
340 Marshal Rd.
Valley Park, MO 63088
(314) 989-9810



From: Patrick Barrett <pbar21@charter.net>

Sent: Monday, October 24, 2022 8:57 PM

To: kayla@collectivesolutions.com

Cc: Clayton Klein <cklein@cityofbn.com>

Subject: Re: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd

Kayla,

Good evening.

The property in question seems to be owned by Ameren Missouri.

- 1) Have they been notified of (and are they in agreement with) your interest?
- 2) Would this involve subdividing the property?
- 3) Would you have a sketch showing approximate location of the tower?
- 4) Would you have an elevation drawing, sketch or intended height of the proposed structure?

I've reviewed your request below, done some research and have sent an inquiry to our City Attorney concerning this application. I hope to hear back from her later this week. Once I do, I can better respond to your questions.

Thank You,

Pat Barrett
Chair - Planning & Zoning
City of Bellefontaine Neighbors, MO
pbar21@charter.net



On Oct 20, 2022, at 11:08 AM, kayla@collectivesolutions.com wrote:

Hi Patrick,

I have a few questions regarding zoning and set backs for a wireless telecommunication tower at 9520 Bellefontaine Rd, St. Louis, MO 63137. The ordinance states that *no wireless facilities shall be permitted in residentially zoned districts*. I understand this address is located in an R3 zone, but as there is already a sub-station in place, would the addition of a cell tower be approved? If so, the ordinance for wireless telecommunication facilities states it must be separated from a residential structure by *at least a distance equal to*

the height of the structure plus 10 feet. Since it is not located by a residential structure, what would the set back requirements be?

I have listed additional questions below and would appreciate your help in understanding the zoning process further. If you have any additional questions, please let me know.

Number of hearings with zoning commission?

Number of hearings with BZA?

Number of hearings with city/county council?

Approximate zoning timeline?

Number of sealed drawings required to file?

Zoning fees?

Thank you for your time and I look forward to hearing from you.

All the best,

Kayla Gebbie
Collective Solutions, LLC
340 Marshal Rd.
Valley Park, MO 63088
(314) 989-9810
<image001.png>



Semmie Ruffin-Hall

Subject: FW: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd

From: Patrick Barrett <pbar21@charter.net>
Sent: Thursday, October 27, 2022 2:39 PM
To: Dorothy White-Coleman <whitecoleman@whitecoleman.net>
Subject: Re: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd

Dorothy,

Thank you very much. I was hoping you would advise this way to simplify things. I will communicate to her accordingly.

Best Regards,

Pat Barrett
Chair - Planning & Zoning
City of Bellefontaine Neighbors, MO
pbar21@charter.net

On Oct 27, 2022, at 2:32 PM, WhiteColeman <whitecoleman@whitecoleman.net> wrote:

Hi Pat. We would recommend that you advise Ms. Gebbie of the applicable Code section and that based on same, no cell towers are allowed in residential districts. If she wants to pursue other options, you may advise her of those options, and further advise her that you cannot assure her that the Board will approve either. Hope this addresses your questions. Let us know if you need additional information. Thanks Pat.

Dorothy

Dorothy White-Coleman
White Coleman & Associates, LLC
500 North Broadway, Ste. 1300
St. Louis, Missouri 63102-2125
(314) 621-7676 Telephone
(314) 621-0959 Facsimile
whitecoleman@whitecoleman.net

*****NOTICE*****
*

This electronic message is from White Coleman & Associates, LLC, a law firm. It may contain confidential or privileged information. If you received this transmission in error, please immediately notify the sender by telephone at (314) 621-7676 of the error and delete this message and any attachments. Thank you.

IRS Circular 230 Disclosure: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended and cannot be used for the purpose of (i) avoiding

penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

From: Patrick Barrett <pbar21@charter.net>

Sent: Thursday, October 27, 2022 10:34 AM

To: Dorothy White-Coleman <whitecoleman@whitecoleman.net>

Subject: Fwd: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd

Dorothy,

Below is a response I received from Kayla Gebbie of Collective Solutions LLC. From what I can see, her application would not be allowed in a residential district as you've pointed out and the intended height of the structure at 120 ft exceeds our 100 ft maximum specified in Sec. 29-97(e)(2).

From a practical standpoint, if a 120 ft tower were to be installed on the property where Kayla indicates, there would be no clearance/setback from the north & south property lines (at 120 ft away) in the event the tower would fall.

As I see it, the only way forward for this application would have to be two-pronged:

- a) 9520 Bellefontaine would have to be rezoned, probably to a Commercial or Industrial zoning and...
- b) Antenna height would have to be reduced to 100 ft or less or... attempt to obtain a Conditional Use Permit allowing the additional height.

An alternate would be for Ameren to locate this antenna on an existing electrical transmission tower located in a Commercial district per Sec. 29-97(c)(4) to a height of 100 ft or less. I assume that could also mean M1 Industrial or M2 Controlled Industrial districts as well. A M2 district is close by (in purple) and they have a transmission tower & overhead lines already there at/nearest 667/681 St. Cyr Road, adjacent to 665 St. Cyr Road. Looking at the St Louis County map below, I wonder if the path of the overhead power lines is an easement granted to Ameren? Property lines don't seem to show it that way.

St. Louis County records show two owners for 667 St. Cyr: Thomas R Moss Jr Revocable Trust and Trimarc Realty LLC. The industrial facility next to this property at 665 St. Cyr Road is Trimarc Metals, a recycling company.

I could present these requirements (a & b) to Ms. Gebbie and see if there is still interest, pointing out that Board approval is not a given. Alternately, I could simply answer that no cell towers are allowed in residential districts and attempt to leave it at that.

Your thoughts? I apologize for going down this rabbit hole.

Thank You,

Pat Barrett
Chair - Planning & Zoning
City of Bellefontaine Neighbors, MO
pbar21@charter.net

<image002.png>

<image003.png>

<image004.png>

Begin forwarded message:

From: "Kayla Gebbie" <kayla@collectivesolutions.com>
Subject: RE: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd
Date: October 26, 2022 at 9:56:09 AM CDT
To: "'Patrick Barrett'" <pbar21@charter.net>
Cc: "'Clayton Klein'" <cklein@cityofbn.com>

Hi Pat,

Thank you for looking into this! We are in the early stages of this project trying to locate where a tower can be built. We are working for Ameren on this project and they require their towers to be built on their own property, so there will be no need for subdividing the property. This specific Ameren property is located in an R3 zone, but your ordinance states no wireless facilities shall be permitted in residentially zoned districts. We would like to know if this is something that would be approved with rezoning/ CUP/ ect, or if Ameren needs to look for a different site.

Though your code has a limit of 100 ft., Ameren would like the tower to be 120 ft. Is this also something that we could get approved somehow? I have included a picture of the proposed location below. Let me know if you have any questions and thanks again for your help.

<image005.png>

120' at 38.739366°, -90.225551°. This puts the tower 135' from Bellefontaine Road and 120' from each of the north and south property lines.

All the best,

Kayla Gebbie
Collective Solutions, LLC
340 Marshal Rd.
Valley Park, MO 63088
(314) 989-9810



From: Patrick Barrett <pbar21@charter.net>
Sent: Monday, October 24, 2022 8:57 PM
To: kayla@collectivesolutions.com

Cc: Clayton Klein <cklein@cityofbn.com>

Subject: Re: BN Wireless Facility Zoning Requirements - 9520 Bellefontaine Rd

Kayla,

Good evening.

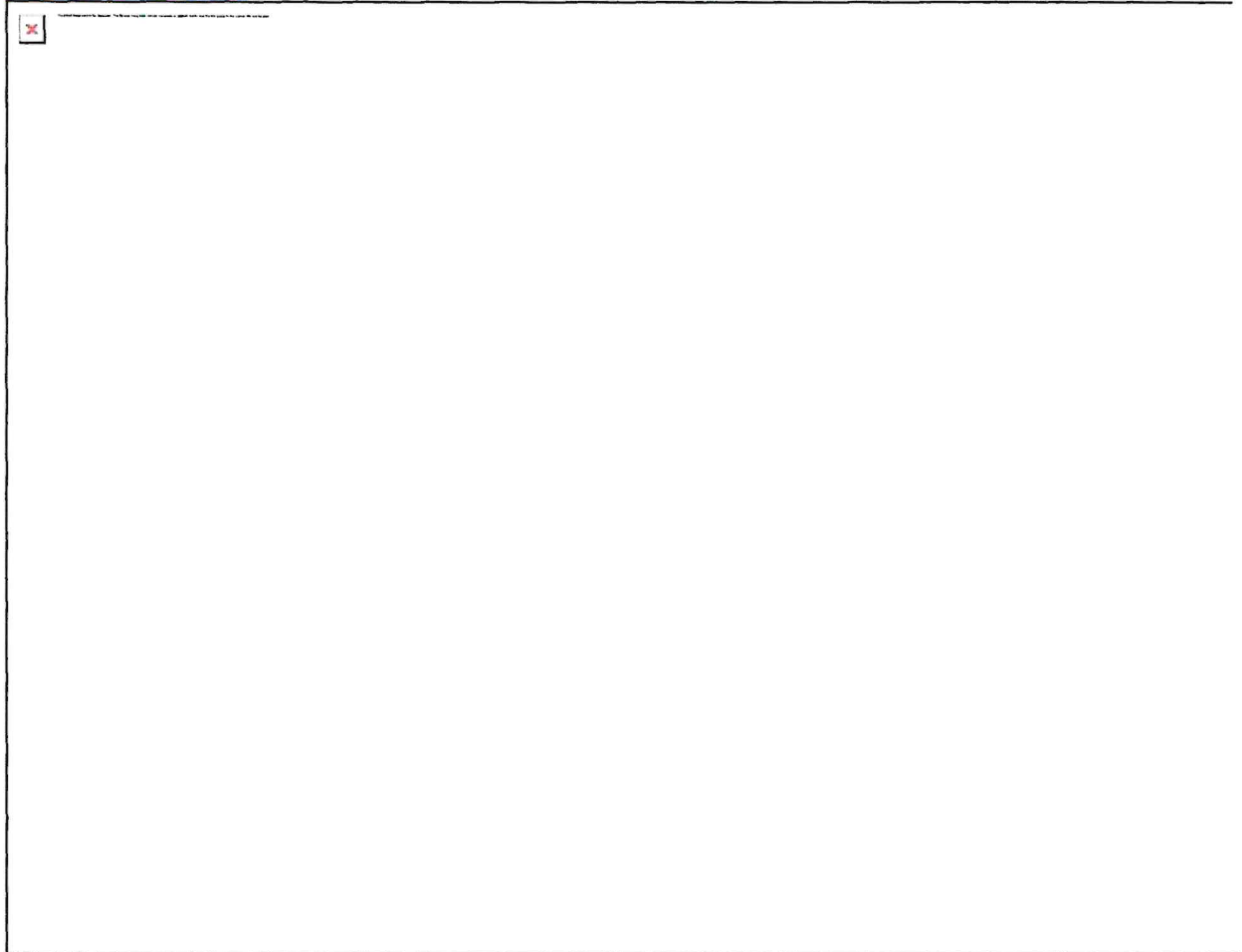
The property in question seems to be owned by Ameren Missouri.

- 1) Have they been notified of (and are they in agreement with) your interest?
- 2) Would this involve subdividing the property?
- 3) Would you have a sketch showing approximate location of the tower?
- 4) Would you have an elevation drawing, sketch or intended height of the proposed structure?

I've reviewed your request below, done some research and have sent an inquiry to our City Attorney concerning this application. I hope to hear back from her later this week. Once I do, I can better respond to your questions.

Thank You,

Pat Barrett
Chair - Planning & Zoning
City of Bellefontaine Neighbors, MO
pbar21@charter.net



On Oct 20, 2022, at 11:08 AM, kayla@collectivesolutions.com wrote:

Hi Patrick,

I have a few questions regarding zoning and set backs for a wireless telecommunication tower at 9520 Bellefontaine Rd, St. Louis, MO 63137. The ordinance states that *no wireless facilities shall be permitted in residentially zoned districts*. I understand this address is located in an R3 zone, but as there is already a sub-station in place, would the addition of a cell tower be approved? If so, the ordinance for wireless telecommunication facilities states it must be separated from a residential structure by *at least a distance equal to the height of the structure plus 10 feet*. Since it is not located by a residential structure, what would the set back requirements be?

I have listed additional questions below and would appreciate your help in understanding the zoning process further. If you have any additional questions, please let me know.

Number of hearings with zoning commission?

Number of hearings with BZA?

Number of hearings with city/county council?

Approximate zoning timeline?

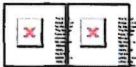
Number of sealed drawings required to file?

Zoning fees?

Thank you for your time and I look forward to hearing from you.

All the best,

Kayla Gebbie
Collective Solutions, LLC
340 Marshal Rd.
Valley Park, MO 63088
(314) 989-9810
<image001.png>



Virus-free. www.avg.com

CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI

APPLICATION FOR PUBLIC HEARING FOR CONDITIONAL USE PERMIT

DATE: 10/04/18
FEE: \$350.00

In accordance with Ordinance No. 396, Article XVI, "CONDITIONAL USE REGULATIONS",

I/WE BRG NLD Development, LLC as OWNER/RENTER of property described at
9266 Lewis and Clark Blvd, St. Louis, MO 63136

Present Zoning C-1 (Proposed Zoning C-2)

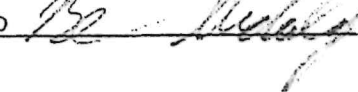
Do hereby request a PUBLIC HEARING before the Board of Aldermen of the City of Bellefontaine Neighbors for the approval of a CONDITIONAL USE PERMIT, ORDINANCE NO. 396, ARTICLE XVI.

PROPOSED USE BY OWNER/RENTER: Fast Food Restaurant with drive-thru

Respectfully,

OWNER/RENTER: BRG NLD Development, LLC

ATTACHED:

Ben Hidalgo 

Ownership Documents (owner under contract)

Plans Conceptual Site Plan 1.1

PRESENT ADDRESS: 201 Main Street, Suite 600

Notes _____

Fort Worth, TX 76102

PHONE: 214-914-8822

CONDITIONAL USE PERMIT

This is to certify that permission is granted to the above applicant for the Conditional Use Permit as described in this application and attached information and in accordance with the provisions of applicable ordinances of the City of Bellefontaine Neighbors, Missouri.

Approved by the City of Bellefontaine Neighbors, Missouri Board of Aldermen.

Date

By

State of Missouri)
)
County of Saint Louis)
)
City of Bellefontaine Neighbors)

Fee: \$200.00
No. 10/09/18
Two Copies Required

TO PLANNING & ZONING COMMISSION AND BOARD OF ALDERMEN OF THE CITY OF
BELLEFONTAINE NEIGHBORS, STATE OF MISSOURI

PETITION TO CHANGE ZONING

NOW COMES Ben Hidalgo, BRG NLD Development, LLC
being duly sworn on (his) (her) oath(s), state(s) and show(s) to the Board of Aldermen that they (he) (she) (is/are)
the owner of 9266 Lewis and Clark Blvd (owner under contract) a certain tract(s) of real estate
located in the City of Bellefontaine Neighbors, State of Missouri, which are (is) more particularly described as
follows, to-wit:

A. Description from Deed (May be attached if too long)
See attached

B. Location sketch, drawn to scale of 100 feet or less to the inch of property showing
nearest street intersection, depth and width of property, and north point. Outline portion desired to be
changed. (Please attach sketch)

C. Your petitioner(s) further state that the property hereinabove described has been zoned as District
C-1 and that they (he) (she) (is/are) desirous of having the property changed to District
C-2 and that the deed restrictions for the property do not prohibit the use(s) which
would be authorized by said zoning change.

That the property is presently being used for Former Regions Bank Drive-thru facility
(Business or Use)

And that it is desired to use it for Fast food restaurant with drive-thru

(Type of Business or Use)

That the following factors justify the change:

Your petitioner(s) further state(s) that any buildings or structures constructed, erected or used pursuant
to the purpose for which this change in zoning is desired, will not be unsightly, grotesque or unsuitable
when compared to surrounding building, will not be detrimental to the stability of values of surrounding
property, and will conform in general to said surrounding property.

Your petitioner(s) further state(s) the they (he) She) can comply with all the requirements of the City of Bellefontaine Neighbors Zoning Ordinance, including setback lines and off-street parking, as well as all other Ordinances of said City.

Other factors:

The proposed development will require off-premise parking as shown on the attached Conceptual Sit Plan to meet City parking requirements.

WHEREFORE, your petitioner(s) pray(s) for an Order of this Board of Aldermen changing the zoning of the above described property from District C-1 Local Business to District C-2 Commercial District

PETITIONER SIGNATURE Ben Urdalago, vice President

ADDRESS BRG NLD Development LLC
2nd Main St. Suite 600 Fort Worth, TX 76102

_____ hereby certify that _____

Is/are the owner(s) of the hereinabove described property and that all information given herein is true and a statement of fact.

_____ hereby certify that _____

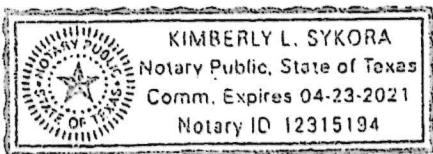
Is duly appointed agent of the owner(s) of the hereinabove described property and that all information given herein is true and a statement of fact.

Subscribed and Sworn to before me this 2nd day of October 2019

Signed Kimberly L Sykora
(Notary Public)

Notary Public, Kimberly L. Sykora State of Texas

My Commission expires 04-23-2021



► ☰ Revisor of Missouri

🏠 Words ▼ 1st search term or section number And ▼ 2nd search term 🔍 ?

Title VI COUNTY, TOWNSHIP AND POLITICAL SUBDIVISION GOVERNMENT**Chapter 67**< > ● **Effective - 28 Aug 2014, 2 histories** ↓

67.5092. Definitions. — As used in sections [67.5090](#) to [67.5103](#), the following terms mean:

(1) "**Accessory equipment**", any equipment serving or being used in conjunction with a wireless communications facility or wireless support structure. The term includes utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters, or similar structures;

(2) "**Antenna**", communications equipment that transmits or receives electromagnetic radio signals used in the provision of any type of wireless communications services;

(3) "**Applicant**", any person engaged in the business of providing wireless communications services or the wireless communications infrastructure required for wireless communications services who submits an application;

(4) "**Application**", a request submitted by an applicant to an authority to construct a new wireless support structure, for the substantial modification of a wireless support structure, or for collocation of a wireless facility or replacement of a wireless facility on an existing structure;

(5) "**Authority**", each state, county, and municipal governing body, board, agency, office, or commission authorized by law and acting in its capacity to make legislative, quasi-judicial, or administrative decisions relative to zoning or building permit review of an application. The term shall not include state courts having jurisdiction over land use, planning, or zoning decisions made by an authority;

(6) "**Base station**", a station at a specific site authorized to communicate with mobile stations, generally consisting of radio transceivers, antennas, coaxial cables, power supplies, and other associated electronics, and includes a structure that currently supports or houses an antenna, a transceiver, coaxial cables, power supplies, or other associated equipment;

(7) "**Building permit**", a permit issued by an authority prior to commencement of work on the collocation of wireless facilities on an existing structure, the substantial modification of a wireless support structure, or the commencement of construction of any new wireless support structure, solely to ensure that the work to be performed by the applicant satisfies the applicable building code;

(8) "**Collocation**", the placement or installation of a new wireless facility on a structure that already has an existing wireless facility, including electrical transmission towers, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes;

(9) "**Electrical transmission tower**", an electrical transmission structure used to support high voltage overhead power lines. The term shall not include any utility pole;

(10) "**Equipment compound**", an area surrounding or near a wireless support structure within which are located wireless facilities;

(11) "**Existing structure**", a structure that exists at the time a request to place wireless facilities on a structure is filed with an authority. The term includes any structure that is capable of supporting the attachment of wireless facilities in compliance with applicable building codes, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability, and engineering, including, but not limited to, towers, buildings, and water towers. The term shall not include any utility pole;

(12) "**Replacement**", includes constructing a new wireless support structure of equal proportions and of equal height or such other height that would not constitute a substantial modification to an existing structure in order to support wireless facilities or to accommodate collocation and includes the associated removal of the preexisting wireless facilities or wireless support structure;

(13) "**Substantial modification**", the mounting of a proposed wireless facility on a wireless support structure which, as applied to the structure as it was originally constructed:

(a) Increases the existing vertical height of the structure by:

a. More than ten percent; or

b. The height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; or

(b) Involves adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure more than twenty feet or more than the width of the wireless support structure at the level of the appurtenance, whichever is greater (except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable);

(c) Involves the installation of more than the standard number of new outdoor equipment cabinets for the technology involved, not to exceed four new equipment cabinets; or

(d) Increases the square footage of the existing equipment compound by more than one thousand two hundred fifty square feet;

(14) "**Utility**", any person, corporation, county, municipality acting in its capacity as a utility, municipal utility board, or other entity, or department thereof or entity related thereto, providing retail or wholesale electric, natural gas, water, waste water, data, cable television, or telecommunications or internet protocol-related services;

(15) "**Utility pole**", a structure owned or operated by a utility that is designed specifically for and used to carry lines, cables, or wires for telephony, cable television, or electricity, or to provide lighting;

(16) "**Water tower**", a water storage tank, or a standpipe or an elevated tank situated on a support structure, originally constructed for use as a reservoir or facility to store or deliver water;

(17) "**Wireless communications service**", includes the wireless facilities of all services licensed to use radio communications pursuant to Section 301 of the Communications Act of 1934, 47 U.S.C. Section 301;

(18) "**Wireless facility**", the set of equipment and network components, exclusive of the underlying wireless support structure, including, but not limited to, antennas, accessory equipment, transmitters, receivers, power supplies, cabling and associated equipment necessary to provide wireless communications services;

(19) "**Wireless support structure**", a structure, such as a monopole, tower, or building capable of supporting wireless facilities. This definition does not include utility poles.

(L. 2013 H.B. 331, A.L. 2014 S.B. 650)

---- end of effective 28 Aug 2014 ----

[use this link to bookmark section 67.5092](#)

- All versions

	Effective	End
67.5092	8/28/2014	
67.5092	8/28/2013	8/28/2014

Click here for the [Reorganization Act of 1974 - or - Concurrent Resolutions Having Force & Effect of Law](#)

In accordance with Section [3.090](#), the language of statutory sections enacted during a legislative session are updated and available on this website on the effective date of such enacted statutory section.



► Other Information

► **Other Links**



Missouri Senate



MO.gov



Missouri House

Errors / suggestions -
WebMaster@LR.mo.gov



History and Fun Facts

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► ☰ Revisor of Missouri



Words ▾

1st search term or section nr

And ▾

2nd search term

**Title VI COUNTY, TOWNSHIP AND POLITICAL SUBDIVISION GOVERNMENT****Chapter 67**● **Effective - 28 Aug 2014, 2 histories**

67.5094. Prohibited acts by authority. — In order to ensure uniformity across the state of Missouri with respect to the consideration of every application, an authority shall not:

- (1) Require an applicant to submit information about, or evaluate an applicant's business decisions with respect to its designed service, customer demand for service, or quality of its service to or from a particular area or site;
- (2) Evaluate an application based on the availability of other potential locations for the placement of wireless support structures or wireless facilities, including without limitation the option to collocate instead of construct a new wireless support structure or for substantial modifications of a support structure, or vice versa; provided, however, that solely with respect to an application for a new wireless support structure, an authority may require an applicant to state in such applicant's application that it conducted an analysis of available collocation opportunities on existing wireless towers within the same search ring defined by the applicant, solely for the purpose of confirming that an applicant undertook such an analysis; for collocation to any certified historic structure as defined in section [253.545](#), in addition to all other applicable time requirements, there shall be a thirty-day time period before approval of an application. During such time period, an authority shall hold one or more public hearings on collocation to a certified historic structure;
- (3) Dictate the type of wireless facilities, infrastructure or technology to be used by the applicant, including, but not limited to, requiring an applicant to construct a distributed antenna system in lieu of constructing a new wireless support structure;
- (4) Require the removal of existing wireless support structures or wireless facilities, wherever located, as a condition for approval of an application;
- (5) With respect to radio frequency emissions, impose environmental testing, sampling, or monitoring requirements or other compliance measures on wireless facilities that are categorically excluded under the Federal Communication Commission's rules for radio frequency emissions under 47 CFR 1.1307 (b)(1) or other applicable federal law, as the same may be amended or supplemented;
- (6) Establish or enforce regulations or procedures for RF signal strength or the adequacy of service quality;

(7) Establish or enforce regulations or procedures for environmental safety for any wireless communications facility that is inconsistent with or in excess of those required by OET Bulletin 65, entitled Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields, Edition 97-01, released August, 1997, and Supplement A: Additional Information for Radio and Television Broadcast Stations;

(8) In conformance with 47 U.S.C. Section 332(c)(7)(b)(4), reject an application, in whole or in part, based on perceived or alleged environmental effects of radio frequency emissions;

(9) Impose any restrictions with respect to objects in navigable airspace that are greater than or in conflict with the restrictions imposed by the Federal Aviation Administration;

(10) Prohibit the placement of emergency power systems that comply with federal and state environmental requirements;

(11) Charge an application fee, consulting fee, or other fee associated with the submission, review, processing, and approval of an application that is not required for similar types of commercial development within the authority's jurisdiction. Fees imposed by an authority for or directly by a third-party entity providing review or technical consultation to the authority must be based on actual, direct, and reasonable administrative costs incurred for the review, processing, and approval of an application. Except when mutually agreeable to the applicant and the authority, total charges and fees shall not exceed five hundred dollars for a collocation application or one thousand five hundred dollars for an application for a new wireless support structure or for a substantial modification of a wireless support structure. Notwithstanding the foregoing, in no event shall an authority or any third-party entity include within its charges any travel expenses incurred in a third-party's review of an application and in no event shall an applicant be required to pay or reimburse an authority for consultation or other third-party fees based on a contingency or result-based arrangement;

(12) Impose surety requirements, including bonds, escrow deposits, letters of credit, or any other type of financial surety, to ensure that abandoned or unused facilities can be removed unless the authority imposes similar requirements on other permits for other types of commercial development or land uses;

(13) Condition the approval of an application on the applicant's agreement to provide space on or near the wireless support structure for authority or local governmental services at less than the market rate for space or to provide other services via the structure or facilities at less than the market rate for such services;

(14) Limit the duration of the approval of an application;

(15) Discriminate or create a preference on the basis of the ownership, including ownership by the authority, of any property, structure, or tower when promulgating rules or procedures for siting wireless facilities or for evaluating applications;

(16) Impose any requirements or obligations regarding the presentation or appearance of facilities, including, but not limited to, those relating to the kind or type of materials used and those relating to arranging, screening, or landscaping of facilities if such regulations or obligations are unreasonable;

(17) Impose any requirements that an applicant purchase, subscribe to, use, or employ facilities, networks, or services owned, provided, or operated by an authority, in whole or in part, or by any entity in which an authority has a competitive, economic, financial, governance, or other interest;

(18) Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the authority in connection with the authority's exercise of its police power-based regulations; or

(19) Condition or require the approval of an application based on the applicant's agreement to permit any wireless facilities provided or operated, in whole or in part, by an authority or by any entity in which an authority has a competitive, economic, financial, governance, or other interest, to be placed at or collocated with the applicant's wireless support structure.

(L. 2013 H.B. 331, A.L. 2014 S.B. 650)

---- end of effective 28 Aug 2014 ----
[use this link to bookmark section 67.5094](#)

- All versions

	Effective	End
67.5094	8/28/2014	
67.5094	8/28/2013	8/28/2014

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► Other Information

► Other Links



Missouri Senate



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History and Fun Facts

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To: Bellefontaine Neighbors Parks and Recreation Department
Attn: Marvin Crumer and Sarah Pflueger
Re: BWorks / Bellefontaine Neighbors MOU for Fall 2024
Date: Wednesday, September 25, 2024

This agreement is between Bellefontaine Neighbors Parks and Recreation Department and St. Louis BWorks for the purpose of increasing opportunities for St. Louis-area youth ages 8 to 17 to participate in BWorks' youth programs, which are always free to area families. BWorks is a nonprofit organization dedicated to inspiring children to pursue their dreams, care for the world around them and explore new possibilities through experiential learning.

Under this agreement the St. Louis BWorks team:

- will provide a six-session Earn-A-Computer course for students ages 8 to 17 years old at the Bellefontaine Neighbors Recreation Center (9669 Bellefontaine Rd.), with a capacity of up to 12 students, on the following dates:
 - 1 p.m. (until 2:30 p.m.) Saturdays Nov. 2 to Dec. 14 (*no class Nov. 30*)
- will set up a registration page within a week of this MOU's approval as well as provide a QR code and information to assist the Bellefontaine team with participant recruitment;
- will provide at least one BWorks instructor per class session;
- will provide graduates of the course with a newly refurbished computer to keep;
- and will shout out Bellefontaine Rec as a partner in our youth programs.

Under this agreement the Bellefontaine Rec team:

- will take the lead in recruiting at least eight and not more than twelve total youth participants, making sure students (and caregivers) understand that to receive a computer they must consistently attend the classes;
- will use BWorks' registration system to recruit participants and communicate promptly with BWorks team members as recruitment and the course itself progress;
- will ensure appropriate inside space and internet access are available for each session of class, plus secure indoor storage space for several bins containing BWorks' mobile computer lab;
- and will propose to Bellefontaine Neighbors city leaders, assuming successful completion of the six-week pilot effort and after a review conversation with the BWorks team, that the city/department assist BWorks with the financial cost of a second program (a six-week Earn-A-Bike program) to take place at the recreation center in the summer of 2025.

Please confirm receipt of and agreement with this memorandum of understanding to Evie Hemphill (evie@bworks.org). We look forward to working with Bellefontaine Neighbors on this effort!

Sincerely,

Evie Hemphill, BWorks programs director
2414 Menard Street | St. Louis, MO | 63104



September 24, 2024

The City of Bellefontaine Neighbors, Missouri
Mayor Reverend Dinah L. Tatman
9641 Bellefontaine Road Bellefontaine
Neighbors, MO 63137

Dear Mayor Reverend Dinah Tatman:

You understand quite well the importance of good financial information. The integrity of the numbers and understanding what the numbers are telling you become invaluable to any organization, especially a community municipality. It sounds like the municipality is transitioning for greater accountability over its financial and accounting matters. We would like to assist you in your efforts. I am providing the following information regarding the scope of services that Davis Associates, CPAs can provide to your municipality.

Scope of Proposed Services:

A)

1. We will serve as your full charge accounting department:
 - a. We will receive vendor invoices, key invoices into the accounts payable module of the general ledger, and process checks for payment. We will NOT sign any of your checks.
 - b. We will record your deposits into the general ledger from the deposit detail that you provide to us. We will NOT transport your bank deposits to the bank.
 - c. We will record all financial activities to the QuickBooks general ledger.
 - d. We will maintain your official QuickBooks file using Desktop 2024 version. We can provide a full backup file routinely for you to upload to your online version.
2. Prepare monthly bank reconciliations.
3. Maintain a fully reconciled and audit ready general ledger system and set of accounting records for your municipality.
4. Track payments to independent contractors.
5. Prepare 1099s at year end.
6. Provide support to your external auditors for audit purposes, as necessary.
7. Generate monthly financial reports for the board meetings. Please note that the board reports will be generated on a one-month lag.
8. Provide other accounting, tax or consulting services that may arise.
9. Attend board meetings periodically as needed.
10. Provide financial assistance for budget preparation.

- B)**
1. We will recreate your accounting records from July 1, 2021, through the current period.
 2. Re-creation will include full and complete bank reconciliations and generation of a full general ledger and set of auditable financial statements for each fiscal year end to include June 30, 2022, 2023 and 2024, respectively.
 3. We will use Job Codes to differentiate funds. We understand the various funds to be General, Building, Police, Street, Recreation, Court, Bond, and interest and debt.
- C)**
1. We will assess, develop, document and implement internal control policies, procedures and practices.
 2. We will serve as a periodic internal audit source to ensure controls put into place are working. This includes random testing of transactions to ensure controls are in fact implemented and functioning as intended.
- D)**
1. Certain governmental reports, tax filings, informational returns may be needed from time to time. We can help in these filings as they are identified, and requirements are determined and understood.

Fees and Expenses

1. Refer to Fee Schedule attached.
2. Monthly retainer fee for recurring accounting services to be paid via ACH automatic debit on the last day of each month.
3. All other consulting, audit assistance, tax and budgeting services (not specifically outlined above or on the fee schedule) will be billed at our hourly rate. Examples of such include the following:
 - a. Preparation of the Management Discussion and Analysis section of the financial statements.
 - b. Board meeting attendance, beyond 2 hours per month.
 - c. Internal audits.
 - d. Governmental and tax reporting.

The proposed fees are based on the anticipated volume of activity as determined from our initial review and the cooperation from your staff. These rates will remain in effect for four (4) months, at which time we will review the accounting volume and reserve the right to adjust fees accordingly.

Accounting standards require that we inform you of the following:

The objective of a compilation is to assist you in presenting financial information in the form of financial statements. We will utilize information that is your representation without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America.

You are responsible for making all financial records and related information available to us and for the accuracy and completeness of that information; the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United

States of America; designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements; preventing and detecting fraud; identifying and ensuring that the City complies with the laws and regulations applicable to its activities.

We will conduct our compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation differs significantly from a review or an audit of financial statements. A compilation does not contemplate performing inquiry, analytical procedures, or other procedures performed in a review. Additionally, a compilation does not contemplate obtaining an understanding of the company's internal control; assessing fraud risk; testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents or other procedures ordinarily performed in an audit. Accordingly, we will not express an opinion or provide any assurance regarding the financial statements being compiled. We will apply Governmental Accounting Standards as applicable.

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts. However, we will inform the appropriate level of management of any material errors, and of any evidence or information that comes to our attention during the performance of our compilation procedures that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement. We are not performing forensics.

If, for any reason, we are unable to complete the compilations of your financial statements, we will not issue reports on such statements as a result of this engagement.

You are responsible for making all management decisions and performing all management functions and for designating an individual who possesses suitable skill, knowledge, or experience to oversee any bookkeeping services, tax services, or other services we provide. In addition, you are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

Skills, Knowledge, and Abilities Required

We affirm that we possess the knowledge, skills and experience in accounting, financial controls and budgeting. We are experts at recreating and cleaning up accounting records. We are a full-service CPA firm and have been operating for nearly 25 years.

Education, Certification, and Experience Required

We are a Certified Public Accountant (CPA) firm with 2 CPA's on staff and 2 CPA candidates. In addition, our Director of Operations also holds a Certified Internal Auditor (CIA) certification. The majority of our staff have college degrees including Bachelor of Science degrees in Accounting, Economics, Finance, business or related fields.

Darlene M. Davis, CPA, is the engagement partner and is responsible for supervising the engagement, signing the report or authorizing another individual to sign it, and is responsible for the ongoing management of your account. Other members of the firm will be assigned to you for the day-to-day servicing of your account.

Confidentiality

By virtue of this engagement, the parties may have access to information that is confidential to one another ("Confidential Information"). Confidential Information shall mean information, ideas, materials or other subject matter of the parties, whether disclosed orally, in writing or otherwise, that is provided under circumstances reasonably indicating that it is confidential or proprietary. Confidential Information also includes, without limitation, the terms and conditions of the engagement, all business plans, technical information or data, product ideas, methodologies, calculation algorithms and analytical routines; and all personnel, organization, agreements and financial information or materials disclosed or otherwise provided by such party ("Disclosing Party") to the other party ("Receiving Party"). Confidential Information does not include that which (1) is already in a Receiving Party's possession at the time of disclosure to the Disclosing Party, (2) is or becomes part of public knowledge other than as a result of any action or inaction of the Disclosing Party, (3) is obtained by the Receiving Party from an unrelated third party without a duty of confidentiality, (4) is independently developed by the Receiving Party or (5) is a matter of public record. Notwithstanding the foregoing, this engagement shall not prevent the Receiving Party from disclosing Confidential Information of the Disclosing Party to the extent required by a judicial order or other legal obligation, provided that, in such event, the Receiving Party shall promptly notify the Disclosing Party to allow intervention (and shall cooperate with the Disclosing Party) to contest or minimize the scope of the disclosure (including application for a protective order). Upon termination of this engagement, the Receiving Party will immediately return to the Disclosing Party all Confidential Information of the Disclosing Party embodied in tangible (including electronic) form or destroy all such Confidential Information and certify in writing to the Disclosing Party that all such Confidential Information has been destroyed.

Severability

The terms of this engagement shall be severable and if any term of this engagement is deemed unenforceable, then such term shall be enforced to the maximum extent possible under applicable law so as to effect the intent of the parties and the other provisions of this engagement shall continue in full force and effect.

Term and Termination

- a. This engagement shall commence upon the date of execution by both parties. Either party may terminate this engagement at any time upon thirty (30) days advance written notice to the other party.
- b. Either party may terminate this Agreement upon notice to the other party if the other party breaches or is in default of any obligation hereunder, including the failure to make any payment when due, if said default has not been cured within thirty (30) days after receipt of written notice from the non-defaulting party.
- c. In the event of non-appropriation by the City, this engagement shall be terminated immediately.

d. Upon termination of this engagement, Davis Associates shall immediately cease performing any services and the City shall pay Davis Associates any compensation due for services actually rendered. The sections titled "Confidentiality", "Severability" and "Termination" shall survive the termination of this engagement. Termination of this engagement by either party shall not act as a waiver of any breach of this engagement and shall not act as a release of either party from any liability for breach of such party's obligations during this engagement. Neither party shall be liable to the other for damages of any kind solely as a result of terminating this engagement in accordance with its terms, nor shall termination of this engagement by a party be with prejudice to any other right or remedy of such party during this engagement or applicable law.

If the aforementioned is in accordance with your understanding, please indicate by signature below and return promptly to our office. Upon receipt of the signed proposal, we will further outline the process for our services to commence. If you have any questions, feel free to contact me at 314-653-0008. We look forward to building a lasting relationship with you and your municipality.

Davis Associates

City of Bellefontaine Neighbors, MO

Signed: 

Signed: _____

Name: Darlene M. Davis

Name: Dinah L. Tatman

Title: CPA

Title: Mayor

Date: 9/25/2024

Date: _____

Bellefontaine Neighbors
Fee Structure

Recreate Financial Records from July 1, 2021 - December 31, 2024

Approximately 20 Bank Accounts

42 months of reconciliations

840 Bank Reconciliations needed

Clean up and analyze accounting ledger created \$ 25,000

On going routine full service accounting & reporting

Receive all invoices for payment process

Prepare Accounts Payable detail for board payment approval

Cut AP checks and process routine ACH payments

Maintain Job costing by fund to create "auditable" financials \$ 50,000

Internal Control Process Development

Develop and implement internal control processes

Create internal control procedure documentation

Conduct Internal Audits of specific areas to ensure IC implementation \$ 15,000

Miscellaneous

Account for unknown situations we expect to encounter

Prepare various financial reports

Special reporting of findings

Audit assistance & 2 hours of monthly board meeting attendance \$ 10,000

Total Year 1 fee \$ **100,000**

Monthly Auto ACH payment \$ **8,333**

Additional Possible fees

Hourly Consulting Rate (Items billed will be identified before incurred) \$ 200

1099 set up and issuance \$75/\$10 per

Bellefontaine Neighbors

Initial Items Needed

1. Bank Statements for ALL bank accounts from June 30, 2021, through current period.
2. Copies of all check registers and invoice support provided to board for check approvals from June 30, 2021, to current.
3. Investment account statements from June 30, 2021, through current period.
4. Credit card statements from June 30, 2021, through current period.
5. Pension investment statements from June 30, 2021, through current period.
6. Fixed Asset listing as of June 30, 2021.
7. List of capital improvements since July 1, 2021.
8. Payroll reports to include Quarterly 941s, MO 941, SUTA and FUTA reports from 2nd quarter 201 through current quarter.
9. W-2s issued from 2021, 2022, 2023 include W-3 transmittal.
10. 1099 and 1096 transmittal for contractor payments from 2021, 2022, 2023
11. Loan and debt service statements with annual interest paid statements since June 30, 2021.
12. Copy of Sikich workpapers and authority sent to them to release information.
13. Copy of HWA Alliance of CPA firms, Inc workpapers and authority sent to them to release information.
14. List of routine bills being paid automatically through ACH or electronic transfer.
15. Copy of ALL current utility bills for each utility (Gas, Water, Electric, Sewer, etc.).
16. Online read-only access to the following systems:
 - a. All bank accounts
 - b. Payroll system - Paycom
 - c. Investment system
 - d. Credit card
17. Adjusting journal entries from 6/20/2021 audit.
18. Access to the online QuickBooks file currently being used.



June 5, 2024
 City Of Bellefontaine Neighbors
 Attn: Mrs. Semmie A. Ruffin-Hall
 9641 Bellefontaine Road
 St. Louis, MO
 63137

Subject: Firewall Renewal Quote

Please reach out if you have any questions!

PowerEdge R450 Tailor Made	QTY 2	\$28,156.14
Delivery – Installation	QTY 1	\$5,000.00
Total		\$33,156.14

Due to the fluctuations in inventory and prices, these prices are valid for 40 days from the date above. Taxes are not included in the price above. The above hardware comes with a 36-month warranty and all Microsoft Licenses except Microsoft Exchange. Taxes are not included in the price above.

BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED AND READ THE FOLLOWING TERMS AND CONDITIONS. The following Purchase Agreement is established between "Customer" as stated above, and Americom, known as "Seller." This agreement represents Seller's proposal to supply specified products ("Products Ordered") or services ("Purchased Services") to Customer and constitutes a legally binding contract based on the terms and conditions outlined herein.

Conditions: Seller will invoice Customer for 50% of the purchase price for any purchase totaling \$3,000 or more on the day the agreement is signed, with a Net 15-day payment term. The remaining 50% will be invoiced upon equipment installation, also with a Net 15-day payment term.

No terms or conditions presented by Seller upon acceptance or acknowledgment of this Purchase Agreement shall be binding upon Buyer if they conflict with, are inconsistent with, or are in addition to the terms and conditions contained herein, unless explicitly approved in writing by Buyer.

Semmie A. Ruffin-Hall

Approved by _____

Date _____

10352 Lake Bluff Drive - St. Louis, MO 63123

314-894-1154