

AN ORDINANCE DETERMINING THE FINAL COST OF COMPLETED IMPROVEMENTS KNOWN AS THE RICHARDSON GLEN NEIGHBORHOOD IMPROVEMENT DISTRICT PROJECT; APPORTIONING SUCH FINAL COSTS AMONG THE PROPERTIES IN THE RICHARDSON GLEN NEIGHBORHOOD IMPROVEMENT DISTRICT IN THE CITY OF ARNOLD, MISSOURI; ASSESSING SPECIAL ASSESSMENTS AGAINST THE PROPERTIES IN SAID DISTRICT; AND AUTHORIZING THE ISSUING OF TAX BILLS THEREFORE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

WHEREAS, by Resolution No. 24-04, the Council of the City of Arnold, Missouri, has created the Richardson Glen Neighborhood Improvement District (the "District") to provide for the making of certain improvements known as the Richardson Glen Neighborhood Improvement Project (the "Project"); and

WHEREAS, the District encompasses the property legally described on Exhibit A attached to Resolution No. 24-04 and made a part hereof by reference, and the District Property constitutes the benefited property to be assessed for each property owner within the boundary described in Exhibit A by equal shares per dwelling unit with a minimum of one (1) assessment per lot; and

WHEREAS, the proposed assessment role and the plans and specifications were filed with the City Clerk and available for public inspection; and

WHEREAS, after all proper notice was given, the Council of the City of Arnold, Missouri, met in public hearing on August 1, 2024, received all comments from interested parties and considered all written or oral objections relating to the Project or the District; and

WHEREAS, by Resolution No 24-15, the Council of the City of Arnold, Missouri, provided for the construction of the Project; Now, Therefore,

Be it ordained by the Council of the City of Arnold, Missouri, as follows:

Section 1. That the Project improvements in the Richardson Glen Neighborhood Improvement District in the City of Arnold, Missouri, authorized by Resolution 24-04, have been completed satisfactorily and said work is hereby approved and accepted. Pursuant to Section 67.457, RSMo., the cost to be assessed shall not exceed 125% of the estimated cost of project improvements. The estimated cost of project improvements was \$153,044.38; therefore, the cost of project improvements allowable for assessment is \$191,305.48. The final cost of the Project is determined to be \$175,942.30. The City has subdivision escrows in the amount \$31,253.00 that are credited to the project cost. The total amount to be assessed is \$144,689.36.

Section 2. That there be and is hereby levied a special assessment against the said lots and tracts in the District to pay the cost of the Project and assessed as follows below, being all of the lots and tracts in the District.

Section 3.

OWNER	ADDRESS	LOT # RICHARDS ON GLEN	PARCEL ID	ASSESSMENT
MONTGOMERY JOSEPH C & WILDA F TRUST	3000 EMS GLEN LN	1A	0190310200202501	\$2,371.95
RAY LINDA M TRUST	3002 EMS GLEN LN	1B	01903102002037	\$2,371.95
NOLL RONALD F & LINDA M	3006 EMS GLEN LN	2A	01903102002038	\$2,371.95
SEIFERT LIVING TRUST	3008 EMS GLEN LN	2B	01903102002039	\$2,371.95
HERRIN TRUST	2157 LONG GLEN LN	3A	01903102002040	\$2,371.95
WICKS ROMA J	2155 LONG GLEN LN	3B	01903102002041	\$2,371.95
DACE JOHN A & DEBORAH F	2151 LONG GLEN LN	4A	01903102002042	\$2,371.95
TWEEDIE ROBERT T	2149 LONG GLEN LN	4B	01903102002043	\$2,371.95
ADEN TRUST	2145 LONG GLEN LN	5A	01903102002044	\$2,371.95
HAUG ROBERT B & MADELINE L	2143 LONG GLEN LN	5B	01903102002045	\$2,371.95
BOX SHEAHAN FAMILY TRUST	2135 LONG GLEN LN	6C	01903102002046	\$2,371.95
BELMAN TRUST	2133 LONG GLEN LN	6D	01903102002047	\$2,371.95
MCBRIDE MARIA J	2115 LONG GLEN LN	7C	01903102002048	\$2,371.95
MEYER KARL F & DOROTHY M TRUST	2113 LONG GLEN LN	7D	01903102002049	\$2,371.95
BIHR CAROL ANN	2100 LONG GLEN LN	8A	01903102002050	\$2,371.95

OWNER	ADDRESS	LOT # RICHARDS ON GLEN	PARCEL ID	ASSESSMENT
BUTCHKO LIVING TRUST	2102 LONG GLEN LN	8B	01903102002051	\$2,371.95
CONRAD STEPHEN H TRUST	2112 LONG GLEN LN	9A	01903102002052	\$2,371.95
GUTWEILER WILLIAM C	2114 LONG GLEN LN	9B	01903102002053	\$2,371.95
PEEBLES RANDAL L & SHARON L	2118 LONG GLEN LN	10A	01903102002054	\$2,371.95
MUGFOR HUGH R	2120 LONG GLEN LN	10B	01903102002055	\$2,371.95
BROUK ALLEN H & GAYLE A	2124 LONG GLEN LN	11A	01903102002056	\$2,371.95
HENRY AMY R	2126 LONG GLEN LN	11B	01903102002057	\$2,371.95
JEKEL KEVIN & DOROTHY TRUST	2130 LONG GLEN LN	12A	01903102002058	\$2,371.95
WIESEHAN MICHAEL R & BARBARA A	2132 LONG GLEN LN	12B	01903102002059	\$2,371.95
STEWART MARVIN L & ANNA M TRUST	2136 LONG GLEN LN	13A	01903102002060	\$2,371.95
KERSTING KAY	2138 LONG GLEN LN	13B	01903102002061	\$2,371.95
NIEMEYER DONALD R & CATHERINE M TRUST	2142 LONG GLEN LN	14A	02703601002073	\$2,371.95
KASNER ELFRIEDE	2144 LONG GLEN LN	14B	02703601002072	\$2,371.95
WINTERS TERRY	2148 LONG GLEN LN	15A	02703601002071	\$2,371.95
PEARSON JOHN S & SUSAN M	2150 LONG GLEN LN	15B	02703601002070	\$2,371.95
1010 STATE TRUST	2154 LONG GLEN LN	16A	02703601002069	\$2,371.95
CIESLINSKI EMMA V TRUST	2156 LONG GLEN LN	16B	02703601002068	\$2,371.95
KOVAC LIVING TRUST	3020 EMS GLEN LN	17A	02703601002067	\$2,371.95

OWNER	ADDRESS	LOT # RICHARDS ON GLEN	PARCEL ID	ASSESSMENT
HALFMANN FRANCIS J & MARY L	3022 EMS GLEN LN	17B	02703601002066	\$2,371.95
MEYER CAROL ANN TRUST	3032 EMS GLEN LN	18A	02703601002065	\$2,371.95
LACROIX JANNETT D	3034 EMS GLEN LN	18B	02703601002064	\$2,371.95
WILKINSON W R & LULA M	3038 EMS GLEN LN	19A	02703601002063	\$2,371.95
THOREN TRUST	3040 EMS GLEN LN	19B	02703601002062	\$2,371.95
FIERS BILL J & JANET K	3044 EMS GLEN LN	20A	02703601002061	\$2,371.95
BARCZEWSKI KENNETH J & BECKY A TRUST	3046 EMS GLEN LN	20B	02703601002060	\$2,371.95
LYLE GERALD TRUST ETAL	3050 EMS GLEN LN	21A	02703601002059	\$2,371.95
BERLIN MARLENE RENEE TRUST	3052 EMS GLEN LN	21B	02703601002058	\$2,371.95
UELENTROP RICHARD A & KATHRYN	3056 EMS GLEN LN	22A	02703601002057	\$2,371.95
SQUIRES LINDA M	3064 EMS GLEN LN	23A	02703601002055	\$2,371.95
SALADIN EDWARD	3066 EMS GLEN LN	23B	02703601002054	\$2,371.95
LUER HELEN HAMIL TRUST	3065 EMS GLEN LN	24A	02703601002053	\$2,371.95
AMANN JEFFREY K	3063 EMS GLEN LN	24B	02703601002052	\$2,371.95
SMITH JUDITH M	3051 EMS GLEN LN	25A	02703601002051	\$2,371.95
GOVRO BRENDA J	3049 EMS GLEN LN	25B	02703601002050	\$2,371.95
SPIROS-BOEDGES TRUST	3045 EMS GLEN LN	26A	02703601002049	\$2,371.95
BRETHAUER LIVING TRUST	3043 EMS GLEN LN	26B	02703601002048	\$2,371.95

OWNER	ADDRESS	LOT # RICHARDS ON GLEN	PARCEL ID	ASSESSMENT
PUETTMANN DAVID R & JEANNE M	3039 EMS GLEN LN	27A	02703601002047	\$2,371.95
HARWOOD STEVEN L & BARBARA A	3037 EMS GLEN LN	27B	02703601002046	\$2,371.95
SCHMIDT DEANNA M TRUST	3033 EMS GLEN LN	28A-1	02703601002045	\$2,371.95
ADAMS RONALD H & CAROLE J TRUST	3031 EMS GLEN LN	28B-1	02703601002044	\$2,371.95
SCHER PEGGY	3027 EMS GLEN LN	29A	02703601002043	\$2,371.95
SIPPEL RALPH G & MARY ANN	3025 EMS GLEN LN	29B	02703601002042	\$2,371.95
LEVALL GARY & DEIDRA	3021 EMS GLEN LN	30A	02703601002041	\$2,371.95
BIERMANN LIVING TRUST	3019 EMS GLEN LN	30B	02703601002040	\$2,371.95
WEEKLEY ROBERT & SUSAN	3015 EMS GLEN LN	31A	02703601002039	\$2,371.95
CRUTCHLEY EARL & JANET TRUST	3013 EMS GLEN LN	31B	02703601002038	\$2,371.95

Section 4. The assessments identified in Sections 3 of this ordinance shall be recalculated and reassessed if any lot (“original lot”) identified in a section of this ordinance is voluntarily subdivided and/or utilized as an additional lot at any time within ten (10) years following the date of this ordinance. The newly created lot(s) will be added to the original number of lots and the original cost of the project shall be divided by this new total of lots with each lot being assigned an equal share of the cost. **The assessment against the newly created lot(s) shall be levied as a special tax against those lot(s). The monies from the special tax will be rebated on a pro rata basis to the current owners of the original lots or used to reduce the original assessment.** The City Clerk is hereby authorized to make up and issue tax bills against said lots and tracts as provided in Section 5.

Section 5. All of the above properties are located in the Richardson Glen Neighborhood Improvement District as described in Exhibit A attached to Resolution No. 24-04.

Section 6. The City Clerk is hereby authorized to make up and issue tax bills against the lots and tracts of land herein described for the amounts due as assessed against them in

evidence of such assessment and payable to the City of Arnold. The said tax bills shall be signed by the Mayor and attested by the City Clerk under the seal of the City. Said tax bills shall be a lien against the lots described herein.

Said tax bills shall be payable in equal annual installments of one-tenth of the total tax bills, with interest thereon, shall be due and payable on the anniversary of said tax bills original issue date, except that all payments received within sixty days of the original issue date will be applied solely to the principal portion of said tax bills.

Section 7. Each special tax bill issued as hereinbefore provided, shall be due and payable from and after the date of issue thereof and shall bear interest at the rate of 0.0% per annum. Said special tax bills shall be, after the commencing of the project, a lien against the lot or piece of ground described herein for a period of ten years after the date of issue unless sooner paid. In any instance where a special tax bill remains unpaid or where it becomes necessary to bring suit to enforce the lien of any special tax bill, the lien shall continue until the expiration of the litigation or until all such special tax bills have been fully paid.

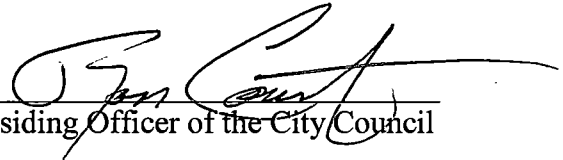
Section 8. All special tax bills issued as hereinbefore provided to pay the cost of the Project shall be assignable, and may be collected of and from the owners of the land as any other claim in any court of competent jurisdiction. Suit brought to enforce the collection of the aforesaid tax bills shall be instituted in the name of the City of Arnold, Missouri, to use of the City or the owner or holder thereof.

Such special tax bills shall, in any suit brought to enforce the collection thereof, be prima facie evidence of the liability of the property charged therewith to the extent and amount therein specified.


Section 9. All such tax bills shall be abstracted by the City Clerk in a book kept for that purpose before delivery of said bills, and said City Clerk shall release said tax bills on the margin of the record thereof upon presentation of tax bills marked paid by the City Clerk, or assignee, or upon presentation of other proper evidence that such tax bills have been paid in full.

Section 10: This Ordinance shall be in full force and effect from and after its passage by the City Council and its approval by the Mayor.

READ TWO TIMES, PASSED AND APPROVED THIS 15th DAY OF AUGUST 2024.



Presiding Officer of the City Council



Mayor Ron Counts

ATTEST:

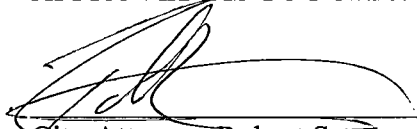


City Clerk Tammi Casey

1st reading: 08/15/2024
2nd reading: 08/15/2024



APPROVED AS TO FORM:



City Attorney Robert Sweeney