CITY OF BEL-NOR
8416 NATURAL BRIDGE ROAD, 63121
SPECIAL SESSION MEETING MINUTES
SEPTEMBER 24, 2025 AT 6:00 P.M.

The Board of Aldermen of the City of Bel-Nor met in a special public session pursuant to law at 8416 Natural Bridge Road, Bel-Nor, Mo., 63121 at 6:00 p.m. September 24, 2025. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Evelyn Days, Alderman Terri Durand, and Mayor Anna Vogel. Aldermen Mike Capstick was not present.

OLD BUSINESS:

Agenda Item: AN ORDINANCE AUTHORIZING A CONTRACT WITH MURPHY COMPANY OF MISSOURI FOR THE BOILER REPLACEMENT FOR CITY AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE SUCH CONTRACT ON BEHALF OF THE CITY.

Mayor Vogel explained that the boiler broke in late February. It was fixed, then broke again. It was fixed again, but it was the end of the season, so it was turned off shortly after. In late June, the city clerk with the reference of other HVAC companies, Murphy was called to look at the boiler. After multiple visits, they finally reached the conclusion that replacement is the best option. The current boiler has been discontinued, and parts are not being manufactured at this time. Murphy sent a quote with the majority of the price being labor removing the old boiler and installing the new boiler due to the cramped conditions.

Alderperson Brockshmitt asked about alternatives and if we are putting in equipment that won't be serviced in the upcoming years.

Mayor Vogel said that there may not be many, but there will be companies that service boilers and the city should also have a maintenance contract to service the equipment to ensure its longevity. Vogel did consider mini-splits, but this would not be a savings, it would be the same price.

Alderperson Days asked about the warranty for the boiler. Mayor Vogel said that she will request it for the Board to review.

Alderpersons Durand asked about insurance. Murphy will need to send over their worker's comp and general liability insurance to put on file. Mayor Vogel said that she will request this.

Mayor Vogel stated that we can pass this ordinance tonight with the contingency that if the warranty is not sufficient and insurance information is not forwarded to us, we will not move forward.

Mayor Vogel motioned for a 2nd reading of this ordinance. Alderman Brocksmitt first and Alderman Days seconded the motion.

Mayor Vogel read the ordinance with the contingency that warranty and insurance information is satisfactory to proceed.

Mayor Vogel asked if there were any additional comments. There were none. Mayor Vogel asked for a motion to approve the ordinance. Alderman Days first and Alderman Durand seconded the motion.

Mayor Vogel asked for a role call vote: Alderman Days: Yes; Alderman Durand: Yes; Alderman Brockschmitt: Yes

Bill Number: 1203, Ordinance: 1169 passed.

Mayor Vogel asked if there were any other comments or business to discuss. Alderman Durand said that she is working with MIRMA to update our insurance. The Board had no other comments.

Mayor Vogel asked for a motion to adjourn. Alderman Brockshmitt first and Alderman Durand seconded the motion. The Board agreed to adjourn in an unanimous vote.

Special Session adjourned at 6:16 pm

Meeting minutes prepared by Mayor Anna Vogel

Meeting minutes approved on October 13, 2025.

RB RB

MC

ED EDays

TD TDurand

Minutes approved by the Mayor on October 13, 2025

AVogel