MINUTES OF THE BOARD OF ALDERMEN
CITY OF BEL-NOR
July 21, 2025

The Board of Aldermen of the City of Bel-Nor met in public session pursuant to law at 8416 Natural Bridge Road, Bel-Nor, Mo., 63121 at 7:30 p.m. July 21, 2025. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Mike Capstick, Alderman Evelyn Days, Alderman Terri Durand, and Mayor Anna Vogel. Stephanie Karr, City Attorney and Sanette White, City Clerk were also present.

APPROVAL OF MINUTES:

Mayor Vogel asked the board to review and state any corrections for the regular board meeting on June 16, 2025 and the working session on June 25, 2025. There were no corrections and Mayor Vogel asked for a motion to approve, Alderman Durand first and Alderman Days seconded. The motion to approve was passed by unanimous voice vote.

TREASURER'S REPORT:

Mayor Vogel read the final balances of June 30, 2025 Treasurer's Report submitted by Lisa Kampmeinert, Treasurer. Mayor Vogel stated bank balances from the end of June to July 21st, went from $579,000 to $593,000, capital improvement went from $144,000 to $142,000, public safety $32,000 to $31,000. For capital improvement we are still owed $76,000, sewer lateral we still need $108,000 put into the fund. Funds from the general fund will begin transfers to pay that debt.

The large credits and debits for the month were : received $25,000 from the Missouri Conservation for the tree grant; paid Mirma $29,000 for insurance; purchased our salt for the year for $1,121.00. We have one payout in sewer lateral. Debt services nothing to report, public safety nothing to report, and courts nothing to report. Mayor Vogel asked any questions from the Board. Mayor Vogel then asked for a motion to approve, Alderman Durand first and Alderman Days seconded. The motion to approve the treasurer's report was approved by unanimous voice vote

REPORT OF THE SAFETY COMMITTEE:

Alderman Days read the July, 2025 safety report from Officer Ford.

Alderman Days mentioned within the last 30 days, 45 citations were issued, several unlocked cars were vandalized and one vehicle had keys inside and was stolen.

Several properties' roofs were being installed, where the property owner/contractor did not have a building permit. Please contact City Hall to obtain a building permit. The permit should be posted on the outside of the residence, visible from the street.

There was a call for an elderly resident in Hospice Care, who passed away from to cancer. Please check your elderly neighbors during this heatwave.

The neighborhood watch meeting was cancelled, due to a power outage at City Hall. We will announce the postponed date soon.

St. John is committed to providing the best possible police service to each and every resident within Bel-Nor. If you have a police emergency, please call 911 and if you have a non-emergency that requires assistance of a police officer, please call dispatch at 636-5298210.

Please contact the St. John Police Department if you observe suspicious activity. We welcome your calls and concerns.

There were no reports of assaults or violent crime within the last 30 days.

The mayor thanked Alderman Days.

PRESENTATION: None.

ALDERMANIC REPORTS:

Alderman Brockschmitt said that he is attending the Mirma conference this week. Mirma is our insurance provider. Alderman Brockschmitt stated attending will save money on our premium, by checking in as a representative will add points and to make connections and see how Mirma can assist us more.

One thing to piggy back on what Alderman Days said about the vote, I noticed on the sample ballot, Bel-Nor will receive dedicated funds for this about $80,000-100,000 every year but Alderman Brockschmitt doesn't feel that it was spelled out specifically in the sample ballot, it sounds like it's a pool of funds for everyone to use. It's important to note that we will receive specific funds.

Mayor Vogel agreed and stated that if it does pass in August, we will receive TDD funds by December 2025. We are keeping the amount at the low end right now until we here differently.

Alderman Capstick stated that we currently have 50 code violations that Sean Gibbons is working with him on completing. He mentioned that a solicitor came to his home and when asked if they had a permit, the person said the permit was in the car. Alderman Capstick asked him to show the permit and the conversation became physical. Alderman Capstick said these people are coming door to door and please don't engage them, unless its girl scouts selling cookies.

Alderman Days reminded everyone to vote on the upcoming August election to add TDD to the ballot.

Alderman Days said she has called Ameren oftentimes and noticed that lights are still flickering. Alderman Days mentioned to residents to please call City Hall and make a report.

Alderman Days stated that the Normandy School District is hiring for several positions and if interested, please apply. Stronger schools create stronger communities.

Alderman Durand said we will be painting the Police Department and adding new carpet.

Alderman Durand said we will get 60 apartments on Hanley Road with another non-profit job and placement office. This was mentioned in AARP and the state of Missouri was the highlighted state in AARP this month.

Mayor Vogel stated the apartments will be located on Metro-link parking lot. Alderman Durand agreed.

Mayor Vogel stated other updates for City Hall are the IWorq database system loaded with online submission for business, occupancy and housing inspection permits. The permit forms should be up within the next couple of weeks. If you need any of these permits, you will be able to complete the form and pay the fees online to begin the process.

We are working on an upgrade for our database system for vacancies and residential rentals for an internal portal for tracking information, creating reports and sending out reminders. This portion will launch within the next 4 to 6 weeks. Mayor Vogel sent emails to all of the residential owners who need inspections.

Ameren ran a new wire to the building, the installation surrounding the wire was rubbed off and intermittently phasing out. This caused recent closures at City Hall. Ameren came reran the wires and corrected the problem.

On our 2025 project list is to replace outdated electrical panels and bids are underway.

Mayor Vogel also stated that we are also working on bids for the boiler due to ongoing heat exchange failure.

Mayor Vogel said we still have money left over from previous Block grant applications, $50,000 from previous grant to use specifically for Bel-Nor curb cuts and the sidewalks. Mayor Vogel did an assessment of the curbs last week and stated that we have almost all curb cuts, except 8 intersections completed. We are close to having everything ADA standard and up to code. Mayor Vogel spoke with St. Louis County and said we will be able to complete an additional 4-5 curbs, including cut-throughs this year. We will put all in one pot and get bids. When we receive our next funding, we will be able to complete the project.

We are holding a Public Hearing to Reallocate the funds so everyone knows where the grant money will go and then start working on the remaining curb cuts.

Don't forget to get a roofing permit, you do need permit from the City of Bel-Nor.

Mayor Vogel mentioned that the city is hiring a new city administrator to take over the operations of the city, getting estimates, doing the budget, overseeing permits and all of those processes. The position is currently posted on the St. Louis municipal site.

Old Business:

First Agenda Item:

Mayor Vogel said this first item is for a wage increase for employee Mark Potter. Mayor Vogel motioned for a 1st reading of the resolution. Alderman Durand first and Alderman Days seconded the motion. The motion was approved by unanimous voice vote.

Mayor Vogel read the 1st reading of the Resolution.

Mayor asked for any questions from the Board. No questions were asked. Mayor Vogel motioned to do a 2nd reading of the Resolution. Alderman Durand first and Alderman Days seconded the motion. The motion was approved by unanimous voice vote.

Mayor Vogel read the 2nd reading of the Resolution.

Mayor Vogel motioned to approve the Resolution and Alderman Capstick first and Alderman Durand seconded. A roll call vote was taken as follows: Alderman Brockschmitt, Aye, Alderman Capstick, Aye, Alderman Durand, Aye, and Alderman Days, Aye. The Resolution was passed by unanimous voice vote.

Resolution No. 21-24 is approved.

Mayor Vogel motioned for a 1st reading of the second item for a wage increase for employee Margaret Saak. Alderman Days first Alderman Durand seconded. The motion for a 1st reading was approved by unanimous voice vote.

Mayor Vogel read the 1st reading of the Resolution.

Mayor Vogel asked the board for any questions. No questions were asked. Mayor Vogel motioned to do a 2nd reading and Alderman Capstick first and Alderman Durand seconded. The motion for a 2nd reading was approved by unanimous voice vote.

Mayor Vogel read the 2nd reading of the Resolution.

Mayor Vogel motioned to approve the Resolution and Alderman Capstick first and Alderman Durand seconded. A roll call vote was taken as follows: Alderman Brockschmitt, Aye, Alderman Capstick, Aye, Alderman Durand, Aye, and Alderman Days, Aye. The Resolution was passed by unanimous voice vote.

Resolution 21-25 is approved.

Mayor Vogel stated we will do a 1st reading of the Ordinance and have it open for public comment and do a 2nd reading at next month's Board Meeting. Mayor Vogel motioned for a 1st reading and Alderman Days first and Alderman Durand seconded. The motion for a 1st reading was approved by unanimous voice vote.

Mayor Vogel read the 1st reading of the Ordinance.

Mayor Vogel stated that the 2nd reading will be in August 2025.

Mayor Vogel moved to Public Comments.

Questions/Comments open to public

Mayor Vogel said the board will hold public comments differently at this meeting. The board wants to engage all residents and give each member time to speak. As part of training, it is time for the public to comment, not time to dialogue with the board.

Resident: Roanoke Dr: expressed concern about individual alderpersons speaking on behalf of the entire board if the board is not present.

Resident Ridgeview: Question the proposed ordinance about vehicles with expired plates or just unlicensed plates? Also asked if there is a way to see what is in a home inspection.

Resident Glen Echo Dr.: Interested in learning more about the person that stole her car 2 years ago. Concerned that someone reported seeing this person in her backyard recently. Interested in knowing more about the curfew ordinance.

Resident: Asked is a car or trailer can be parked in the garage.

Resident: Expressed interest in wanting to hear answers from resident's questions.

Resident: inquired about how questions will be answered.

Resident: expresses concern and emphasized communication is important and encouraged board participation.
Resident: Questioned the change in the procedure.

Alderman Brockschmitt said he hasn't been to a lot of meeting. He asked if during public comments do they have a back and forth.

Attorney Stephanie Karr answered: It depends on the city, people giving comments and then dialogue and it depends on how each city operates. Some questions asked will require research. Historically, Bel-Nor board meetings enter dialogue, that is not done in larger cities. If it comes to a point where a question needs further research

Resident: commented that public dialogue is essential and we need to remove people from the meeting if they are disruptive.

Alderman Durand stated that in trainings we are taught that this is a forum for the public to speak and not for the Board.

Resident: reminded everyone that voting will be held at the public library in August 2025.

Mayor Motioned to Adjourn the meeting at 8:30 pm

Minutes prepared by Sanette J. White, City Clerk.

Meeting Minutes Approved by Board of Alderman on August 15, **2025.**

RB _____ **MC** _____

TD T Durand **ED** _____

Meeting Minutes Approved by Mayor on 9/18/25

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Mayor