

CITY OF BEL-NOR
8416 NATURAL BRIDGE ROAD, 63121
AGENDA OF THE BOARD
JANUARY 19, 2026 AT 7:30 P.M.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL:

APPROVAL OF MINUTES:

- Regular Board Meeting: 12.15.2025

PRESENTATION AND APPROVAL OF TREASURER'S REPORT:

- Treasurer, Lisa Kampmeiner

REPORT OF SAFETY COMMITTEE:

- Officer Scott Ford

PRESENTATION: Violet Taylor, Normandy Schools Collaborative Board Member

ALDERMANIC REPORTS:

- Ryan Brockschmitt, Mike Capstick, Evelyn Days, Terri Durand

OLD BUSINESS:

NEW BUSINESS:

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF BEL-NOR, MO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026.

AN ORDINANCE AUTHORIZING A CONTRACT WITH TENNANT LANDSCAPING SERVICES AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE SUCH CONTRACT ON BEHALF OF THE CITY.

OPEN TO THE PUBLIC:

ADJOURN: (CLOSED SESSION) IF REQUIRED

notice is hereby given in accordance with RSMo Chapter 610 that, subject to a motion duly made and adopted, the Board may hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the Board's representatives and its attorney; lease purchase or sale of real estate; hiring, firing, disciplining or promoting employees; preparation for negotiations from employee groups; bidding specs, proprietary technology materials; and/or records and matters which are protected from disclosure by law. Any minutes, votes, settlement agreements, or public records relating to these matters shall be made public upon final disposition of the matter voted upon.

Posted 1/16/2026

Bill No. _____

Ord. No. _____

**AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF BEL-NOR, MO FOR THE FISCAL
YEAR ENDING DECEMBER 31, 2026.**

WHEREAS, the Board of Aldermen completed and placed on file with the City Clerk a proposed budget and estimate of the amount of money required to meet the public expenses, reserve funds, and expenses of the government of the City for the fiscal year ending December 31, 2026, and;

WHEREAS, the proposed budget and estimated expenditures set forth in the budget being all necessary to carry the government of the city for the fiscal year 2026 and being sufficient to meet the various needs of the city during that period;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI AS FOLLOWS:

Section 1: The Board of Aldermen hereby adopts the Budget for the City's General Revenue, Debt Service, Public Safety, Capital Improvement, and Sewer Lateral, for FY 2025; such Budget is attached hereto as Exhibit A. The funds reflected on the budget are hereby appropriated for the purposes set forth.

Section 2. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

**PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL-NOR, MISSOURI
THIS _____ DAY OF _____, 2026.**

Presiding Officer

Attest:

Sanette White, City Clerk

APPROVED THIS _____ DAY OF _____, 2026.

Anna Vogel, Mayor

Attest:

Sanette White, City Clerk

___ Brockschmitt ___ Capstick ___ Durand ___ Days

City of Bel-Nor, Missouri
Budget for Fiscal Year 2026
Passed by Ordinance XXXX - TBD, 2026

Baseline Budget for FY 2026									
	<u>Baseline Revenues</u> <u>1-19-2026</u>	<u>Adjusted Revenues</u> <u>Mid-Year (TBD)</u>		<u>Baseline Expenses</u> <u>1-19-2026</u>	<u>Adjusted Expenses</u> <u>Mid-Year (TBD)</u>		<u>Interfund</u> <u>Transfers</u>		<u>Projected Net</u> <u>Income/(Loss)</u>
<u>General Fund</u>	\$ 721,150.00			\$ 610,042.00			\$ -		\$ 111,108.00
<u>Capital Improvement</u>	\$ 115,120.00			\$ 161,250.00			\$ -		\$ (46,130.00)
<u>Public Safety</u>	\$ 90,000.00			\$ 32,500.00			\$ -		\$ 57,500.00
<u>Sewer Lateral</u>	\$ 32,002.00			\$ 20,000.00			\$ -		\$ 12,002.00
<u>ARPA</u>	\$25.00			\$ -			\$ -		\$ 25.00
<u>Debt Service</u>	\$ 1.00			\$ 95,070.00			\$ -		\$ (95,069.00)
<u>Capital Projects</u>	\$ 20.00			\$ -			\$ -		\$ 20.00
<u>Total</u>	\$ 958,318.00			\$ 918,862.00			\$ -		\$ 39,456.00

BILL NO. _____

Ord No: _____

AN ORDINANCE AUTHORIZING A CONTRACT WITH TENNANT LANDSCAPING SERVICES AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE SUCH CONTRACT ON BEHALF OF THE CITY.

WHEREAS, the City of Bel-Nor will continue with weekly lawn services and turf treatment for city-owned property within Bel-Nor for the 2026 season

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF BEL-NOR, IN THE STATE OF MISSOURI, AS FOLLOWS:

Section One.

The Board hereby approves an agreement with Tennant Lawn Services, such agreement shall be the same in form and content as the Proposal, marked Exhibit A, attached hereto and incorporated herein by reference. Further, the Mayor is hereby authorized to execute such contract on behalf of the City of Bel-Nor.

Section Two.

The Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen.

PASSED BY THE BOARD OF ALDERMAN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024

Mayor

Attest:

Sanette White, City Clerk

_____ **Ryan Brockschmitt**

_____ **Mike Capstick**

_____ **Evelyn Days**

_____ **Theresa Durand**



City of Bel-Nor

Tennant Landscape Solutions, Inc. would like to thank you for the opportunity to provide quality Lawn/Landscaping Services at competitive prices. We look forward to working with you throughout the season. Enclosed is a copy of the Lawn/Landscape service contract.

Please be informed that (weather permitting) we will begin our first fertilizer application in February and lawn mowing will begin the last week of March.

SCHEDULING REMINDERS: Please be aware that any inclement weather and holidays can change the day on which your service is normally scheduled. Since lawn mowing will be performed on set days dependent on the area your property is in, your service will be pushed back by however many days the weather/holiday impacts us.

Cancellations, skips, additions, or rescheduling of services are to be done **only** through the main office by the customer **at least** 24 hours in advance to the scheduled service. Cancellations and skips via alternate routes or on site are subject to charge. You can contact the main office via phone (314-997-5567), text (314-279-4760) or email scheduling@tennantls.com.

All routes (irrigation, mow, fertilizer, and maintenance/landscape) are independently scheduled by area to increase efficiency. We try our best to take our customers' needs into consideration when scheduling services but due to the volume of customers we **cannot** change your scheduled mow day. All other services can be rescheduled if the office is contacted at least 24 hours in advance to the scheduled service, per our cancellation policy.

INVOICING: Our standard contract defaults to a 12-Month Budget Billing Schedule. If you would like to discuss alternative options for Budget Billing, please contact your sales representative. Monthly invoices will be sent on the first of each month. **You will receive your e-billing from invoicing@tennantls.com. For any questions or scheduling needs (i.e. adding or removing services), please contact scheduling@tennantls.com**

Thank you for choosing Tennant Landscape Solutions, Inc. for all your lawn and landscaping needs. Visit us on social media or at www.tennantlandscapesolutions.com



**Contract for 2026 Lawn/Landscape Services**

Phone:

Email: mayor@cityofbelnor.org

Job Site: 8416 Natural Bridge Rd

City of Bel-Nor

2026 CONTRACT SUMMARY			
INCLUDED SERVICES	OCCURS	COST EACH	TOTAL COST
LAWN MOWING (WEEKLY)	30	\$335.00	\$10,050.00
HARD EDGE WALKS AND CURBS	15	\$21.00	\$315.00
HAND WEED/SPOT SPRAY	30	\$90.00	\$2,700.00
SPADE EDGE BEDS / TREE RINGS	1	\$1,222.00	\$1,222.00
MULCH INSTALLATION - 1"	1	\$3,374.00	\$3,374.00
PRUNING SHRUBS & HEDGES - SPRING	1	\$887.00	\$887.00
PRUNING SHRUBS & HEDGES - FALL	1	\$721.00	\$721.00
SPRING CLEAN-UP	1	\$768.00	\$768.00
TURF TREATMENT - ROUND 1	1	\$472.00	\$472.00
TURF TREATMENT - ROUND 2	1	\$472.00	\$472.00
TURF TREATMENT - ROUND 3	1	\$472.00	\$472.00
TURF TREATMENT - ROUND 4	1	\$472.00	\$472.00
TURF TREATMENT - ROUND 5	1	\$472.00	\$472.00
TURF TREATMENT - ROUND 6	1	\$472.00	\$472.00
TOTAL:			\$22,869.00

LAWN MOWING (WEEKLY)

This service includes cutting the lawn and string trimming around obstacles, borders, & curbs. Additionally hardscape areas (sidewalks, drives, patios, etc.) will be cleared of grass clippings. Includes removal of trash or debris from turf, landscape beds, parking lots, and sidewalks.

HARD EDGE WALKS AND CURBS

Hardscape areas (sidewalks, drives, patios, etc.) will be edged using a blade edger or string trimmer. (This is a subservice/part of the lawn mowing service package and cannot be excluded if mow service is selected despite separate pricing)

HAND WEED/SPOT SPRAY

Hand weed and spot spray with post emergent to all landscape beds and cracks and crevice/ parking lot and sidewalks.

SPADE EDGE BEDS / TREE RINGS

Spade edging prevents grass from growing in mulched areas by using "v" cuts 4 to 6 inches wide.

MULCH INSTALLATION - 1"

Re-mulching of tree rings and landscape beds to match the mulch that is currently in the landscape beds.

PRUNING SHRUBS & HEDGES - SPRING

Spring Shrub Pruning will be performed to keep a clean and uniform appearance. All debris will be hauled away.

PRUNING SHRUBS & HEDGES - FALL

Fall Shrub Pruning will be performed to keep a clean and uniform appearance. All debris will be hauled away.

SPRING CLEAN-UP

Removal of leaves, debris, dead annuals, and miscellaneous trash. All debris will be hauled away.

TURF TREATMENT - ROUND 1

Balanced fertilizer with pre-emergent herbicide to prevent crabgrass and grassy weeds.

TURF TREATMENT - ROUND 2

Balanced fertilizer and spot broadleaf weed control.

TURF TREATMENT - ROUND 3

Balanced fertilizer and spot broadleaf weed control.

TURF TREATMENT - ROUND 4

Balanced fertilizer and spot broadleaf weed control.

TURF TREATMENT - ROUND 5

Balanced fertilizer and spot broadleaf weed control.

TURF TREATMENT - ROUND 6

Slow-release fertilizer with root enhancer and spot broadleaf weed control.

BUDGET BILLING SCHEDULE		
MONTHLY BILLING SCHEDULE	SERVICE COST	TOTAL COST
JANUARY 2026	\$1,905.75	\$1,905.75
FEBRUARY 2026	\$1,905.75	\$1,905.75
MARCH 2026	\$1,905.75	\$1,905.75
APRIL 2026	\$1,905.75	\$1,905.75
MAY 2026	\$1,905.75	\$1,905.75
JUNE 2026	\$1,905.75	\$1,905.75
JULY 2026	\$1,905.75	\$1,905.75
AUGUST 2026	\$1,905.75	\$1,905.75
SEPTEMBER 2026	\$1,905.75	\$1,905.75
OCTOBER 2026	\$1,905.75	\$1,905.75
NOVEMBER 2026	\$1,905.75	\$1,905.75
DECEMBER 2026	\$1,905.75	\$1,905.75
TOTAL:	\$22,869.00	\$22,869.00

Please select one of the following billing options. Note that once the contract is signed, no changes can be made to the billing option.

_____ I agree to the monthly billing schedule as outlined in our contract.

_____ I agree to be invoiced per occurrence monthly.

TERMS AND CONDITIONS

Statements/invoices are due upon receipt. If statements/invoices are not paid within (30) days of the statement/invoice date, then interest shall accrue on the unpaid balance at a rate of 1.5% per month (or, if the "market rate" of interest as defined by MO. Rev. Stat.408.030, but in no event over the maximum rate allowable by law). If statements/invoices are not paid within (45) days of statement/ invoice date, then Tennant Landscape Solutions, Inc. will refer any monies due plus accrued interest to our collection agency. Customers will then deal directly with collections and not Tennant Landscape Solutions, Inc. Tennant Landscape Solutions, Inc. shall be awarded all reasonable cost of collection, including attorney's fees and expenses, incurred to collect any unpaid amounts. There will be a \$50.00 charge for all returned checks. This proposal may be terminated by either Tennant Landscape Solutions, Inc. or by the customer with a certified letter. **If Invoices are not paid in FULL within 45 days of invoice date all services will be placed on hold.** Tennant Landscape Solutions, Inc. is not responsible for any damage that may occur to any unmarked cable, electrical lines, irrigation lines, invisible fence, outdoor lighting, television cables, etc. that are lying on top of the ground or buried less than 6 inches below ground level. Tennant Landscape Solutions, Inc. is not responsible for damages to (but not limited to) vinyl siding and fencing where turf directly abuts. Tennant Landscape Solutions, Inc. reserves the right to apply a fuel surcharge if the cost of fuel exceeds \$3.50 per gallon. Therefore, a fuel surcharge will automatically be added to your invoice. Tennant Landscape Solutions, Inc. reserves the right to charge T&M Pricing for your first lawn mowing if your lawn is overgrown and/or has any debris that needs to be removed. **This contract and pricing will expire 30 days after the original contract date. Any contracts returned after 30 days will not be accepted and are subject to a price change.**

Material Escalation Clause- This contract is based on the latest material pricing available and is subject to change. We will notify you of any price changes as soon as possible.

Check here if you have an irrigation system.

Please check if you need your irrigation system (heads and valves) flagged prior to aeration service. We charge an additional \$65.00 for this service. Please refer to the TERMS AND CONDITIONS for our policy regarding damage to unmarked and/or shallow irrigation lines.

All forms/COI requests will be emailed to the primary contact; unless requested otherwise.

Check here if you need a Certificate of Insurance (COI)

Check here if you need a W-9 Filled out.

Check here if you need to add an alternative contact for Invoicing and/or COI requests. (we will email you a separate form to fill out)

This contract is subject to the above TERMS AND CONDITIONS. Please sign and return a copy as formal authorization to proceed.

By 
Kevin M Burkot

By _____

Date January 06, 2026

Date _____

TENNANT LANDSCAPE SOLUTIONS, INC.

CITY OF BEL-NOR.

If you have any questions, please call us at (314)997-5567.