CITY OF BEL-NOR
8416 Natural Bridge Road, Bel-Nor, MO 63121

MINUTES OF THE WORKING SESSION
May 28, 2025, 5:30 pm

The Board of Aldermen of the City of Bel-Nor met in a working session pursuant to law at 8416 Natural Bridge Road, Bel-Nor, MO 63121 at 5:30 p.m. on May 27, 2025. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Mike Capstick, Evelyn Days, Alderman Terri Durand, and Mayor Anna Vogel. Stephanie Karr, City Attorney was also present.

The Board of Aldermen reviewed and discussed the authorization of DrinkCurious, a spirits education and e-commerce company, to occupy the tenant space at 8466 Natural Bridge Road. Aldermen did not have any comments about this business since it is a move from a home-based business in the city to a commercial rental space.

The Board of Aldermen discussed the process, including options and considerations, to address the fallen tree and impacted house at 2801 Woodview Court, 63121.

The owner is responsible for removing the tree and making the repairs and/or demo the house. If this does not happen, it is Karr's recommendation to send a notice of violation to remove the tree first. If the city removes the tree, the city will put a lien on the house for repayment. If a tax sale is completed on the property, all liens are wiped out.

If the city sends a notice of violation, the city gives at minimum 10 days to schedule a hearing. At the hearing, an owner can defend or not. An owner can give a timeline to fix the issues and the city can choose to issue an order to work with the with the owner and the deadlines stated. If the owner decides not to defend, the city can issue an order to remove the tree at the city's cost and place a lien on the house.

If the city plans to remove the tree, the city issues a warrant. Once the warrant is issued, the best practice is for the action to be performed within 6 months or the city will need to notify and re-issue the warrant.

For a house to be demolished, it is the same process, with one addition: a title report needs to be completed before a notice is sent out to demo the house. This will notify any company/individual that has put a lien on the house.

Alderperson Brockschmitt is going to reach out to the owner to understand his intentions and plans.

Alderperson Days is going to reach out to St. Louis County in regard to the Block Grant. These funds can be used to demolish a house, among other actions. The city will need to be in communication with the County to designate how we want to use these funds.

Mayor Vogel is going to continue to get bids on the project to understand the costs.

If the Board decides it will need to take action, Karr will be notified to issue the notice.

Alderperson Capstick asked Karr about nuisance issues in backyards. Karr stated that the resident that is lodging the complaint may invite the code enforcement officer into his/her backyard to document the issue. Code enforcement can then send a citation.

The discussion took place about determining vacant properties. Karr explained that to determine vacant property, we can monitor it to see if there are cars in the driveway, lights on, etc. The city can check to determine if the utilities are on. If need be, the city can issue a warrant to enter the property and see if it is vacant. The state of MO says it is the city that must register vacant property. Owners can volunteer to register vacant property, but the burden lies on the city.

Alderperson Capstick mentioned a house that is disrupting neighbors and may be engaging in illegal or unsafe activity. Capstick asked what action the city can take.

Karr explained that a nuisance property is health and safety issue, for example loud noise, tall grass, etc. Citations can be sent to the owners of a property if it is a rental. The owner is typically fined. There is a drug and crime ordinance (215.70). The police verify the criminal activity. If a case of this nature can be proven, then renters can be kicked out or arrested and the landlord is not allowed to rent the property for one year.

Alderperson Days asked Karr about current litigation for Bel-Nor. Karr explained that BN can issue ordinance charges: speeding, code enforcement, etc. These are filed with the municipal court. If it is more serious: burglary, assault: these go to County. They are state laws.

Karr continued to say that the only court matter the city is involved in is a house on Arlmont. The decision should be made in 2 weeks. The owner is currently suing Bel-Nor to stop the demolition of the house. The issue with the property has been going on since 2013.

Motion to adjourn made by Alderperson Brockschmitt, seconded by Alderperson Capstick. Alderpersons Days and Durand were in favor. Meeting adjourned at 7:08 pm.

Meeting minutes prepared by Mayor Anna Vogel.

Meeting Minutes Approved by Board of Alderman on June 16, 2025

RB _____ MC _____

ED _____ TD _____

Meeting Minutes Approved by Mayor on June 16, 2025.

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Mayor