CITY OF BEL-NOR
8416 NATURAL BRIDGE ROAD, BEL-NOR, MO 63121
AGENDA OF THE WORKING SESSION
JUNE 25, 2025 AT 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 June 25, 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, was also present.

Call to order at 6:35 pm

The meeting started with a notification that a meeting is scheduled for the following day by the City of Normandy about the islands on Natural Bridge. Mayor Vogel also notified the board that a demolition permit has been applied for on the house on Woodview Ct.

First agenda item: Sign Ordinance Review.
Mayor Vogel clarified that this is about how many signs a resident can put in their year. Brockschmitt stated that since Bel-Nor lost a court case to this, the ordinance is not enforceable, and it should be removed from the codes. Stephanie Karr said at the time, it was discussed on how to amend the ordinance, but consensus was never reached so it still stands.

Karr continued to explain that sign content cannot be regulated. The size of a sign and a maximum allowed area (total SF) can be regulated. An ordinance can also regulate where a sign can be located on your property. Examples given were away from driveways, not blocking sight.

Days asked if a city could not allow any signs. Karr stated that this is more common in HOAs rather than in cities. It is state law that real estate signs are allowed so if a municipality banned signs, but real estate was allowed, this would be regulating based on content. Karr advised to regulate on dimensions and/or where signs can be located on properties.

Karr mentioned that some cities have allowed extra signs around elections and other cities don't allow political signs until 30 days before an election. Most of these ordinances have been removed because it is regulating content.

Karr's recommendation is for the alderpersons to print out the ordinance, cross out what should be amended and research other municipalities. Karr's recommendation is to remove the flag sections, take out height restrictions to flag poles, and remove the size limitation. The suggestion was to keep the material choice and the location in the ordinance.

The limitation of our sign ordinance now is that it says one 2-sided sign, that is all that is allowed. This is what was fought in court.

Days asked if any community has an "anything goes" policy for signs? Karr responded that there are some cities that may have very large dimensions on what is allowed, but most cities have some sort

of ordinance on the books. Any rule puts you at risk for litigation, this is not something that can be avoided.

Second Agenda Item: Reviewing commercial vehicles ordinance. A summary of the ordinance now explains a commercial vehicle as 18K or greater or carrying freight or a tow truck or equipped with construction equipment.

The Board discussed what size vehicle would be considered a nuisance. Vehicles mentioned were very large delivery vans, vehicles hauling large trailers with equipment loaded, snowplow trucks. The Board then discussed what should not be considered a nuisance: Regular-sized trucks, mini-vans, etc, The Board agreed that with the addition of a ladder rack and/or company logo, this does not transfer this vehicle into the nuisance category.

Overall the Board discussed that this was a very good ordinance and agreed that some clarity needed to be given for all to understand. Vogel will reach out to the police to give direction for ticketing. Karr will remove 2 tickets given to residents that the Board believes was a misinterpretation of the ordinance.

Third Agenda Item: Occupancy Permits. Capstick stated that managing housing in the city is not manageable as an elected official for the city. With a full-time job, along with personal responsibilities, this workload is above and beyond his capacity and will be stepping down.

Vogel offered an option to take this responsibility off the alderpersons. BN code does have a City Administrator on the books. This person's job would be to manage the day-to-day functions of the city and the Board could use their time to govern. The job would be around 30 hours per week. Vogel has spoken to the Municipal League, and they are happy to assist us in finding the right hire. The alderpersons agreed to continue this conversation and work towards making this hire. With the budget on employees down due to the move of the police and hopefully with the TDD going into place, there is room in the budget.

In the interim, Vogel offered to hire Charlee McBride to take over Housing until an Administrator can be put into place. This would be a contract work for $20/hour. She would help continue to train Sanette, work in iworq, and manage housing. The Board discussed how long this contract would be with emphasis on this is not a long-term option. This would be 5 months at the most. Days questioned if processes could be documented as part of this contract work.

The Board discussed whether this was the best option, if processes could hold, and what benefit would a temporary hire be helpful. There was no consensus on whether this would move forward.

Karr explained for the City Administrator position, the board will need consensus to post. The Board will need to vote to approve the compensation to hire. Vogel asked for consensus to post the position, it was unanimous in agreement to move forward.

Occupancy permits were brought up again and the Board discussed whether temporary permits should be added back into the ordinance. It was removed a few years ago from the recommendation of Debra Irvin. Temporary permits have been issued since being removed from the ordinance. Some believe that temporary permits should be available if it is not a health and safety issue. Others argued

that temporary permits should be an exception because scheduling inspections and getting compliance after someone has moved in will continue work for city employees.

Motion to adjourn by Days, seconded by Durand, meeting adjourned at 7:32 pm

Minutes prepared by Anna Vogel, Mayor.

Meeting Minutes Approved on July 21, 2025

Mayor

Alderperson Ryan Brockschmitt

Alderperson Mike Capstick

Alderperson Evelyn Days

Alderperson Terri Durand