MINUTES OF THE BOARD OF ALDERMEN
CITY OF BEL-NOR
June 16, 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. June 16, 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 mentioned the board having minutes from the working session on May 28, 2025, and from the regular board meeting on May 15, 2025. Mayor Vogel asked the board to do a final review and state any corrections. There were no corrections and Mayor Vogel asked for a motion to approve, Alderman Capstick first and Alderman Brockschmitt seconded. The minutes were approved by unanimous voice vote.

TREASURER'S REPORT:

Mayor Vogel read the final balances of May 31, 2025 Treasurer's Report submitted by Lisa Kampmeinert, Treasurer. Mayor Vogel stated we do what they recommend so the remaining budget of $16,000 and $23,000 was paid. We had one sewer lateral payout and debt service has nothing to report. Mayor Vogel asked if there are no corrections, can we motion to approve the report. Alderman Durand first and Alderman Capstick seconded. The report was approved by unanimous voice vote.

REPORT OF THE SAFETY COMMITTEE:

Alderman Days read the June 2025 safety report from Officer Ford.

32 citations were issued for various violations.

The rain hampered traffic enforcement this month and Officer Ford was in mandated training classes, which kept him from several regular patrol shifts.

It was a disturbance at a local business, a subject was threatening a former partner. The subject was advised not to call or visit the business in the future or be subject to trespassing and/or harassment charges. There was a dog running at large and was later returned to the owner. There was a disturbance at Lake Charles Park Cemetery and the subject was asked to leave the area.

Vehicles were issued citations for having expired plates or for parking on the wrong side of the street. Please register all vehicles and adhere to parking regulations. 13 vehicles were entered and damaged. Some of the vehicles were left unlocked.

A stolen car was abandoned on Delavan Drive. The vehicle was reported stolen from St. Louis County. Four subjects were detained prior to the above events and two of

those subjects were positively identified. Two of the subjects, were known to the officers and were the same subjects to similar crimes in Bel-Nor in 2024. St. Louis County courts refused to charge either of the subjects because they were minors, they did not confess and this crime was not considered violence against another individual.

Please report any and all suspicious activity as it is taking place. The St. John Police Department is committed to ensuring the peace and safety of all.

For non-emergency calls, please use 636-529-8210.

The Neighborhood Watch meeting will be in July, 2025. If interested, please contact Office Ford.

PRESENTATION: None.

ALDERMANIC REPORTS:

Alderman Brockschmitt stated that the tree board reviewed the tree on Arlmont and stated that Bel-Nor performs tree trimming in the winter. He said that the board will place suspect trees on the list and when it's time to start trimming they review all the trees again. He also stated that the tree on Arlmont was a pin oak often referred to as a red oak are struggling throughout the region, including Bel-Nor which is something to consider when viewing the trees.

Alderman Brockschmitt mentioned that he met with Rachel Burse, former city manager, and Kelly Beets from Mirma, our insurance provider. He went to check out the playground with Kelly Beets and stated that Beets was satisfied with the playground and they also discussed the annual review coming up and ways we could maximize our score in order get a discount. It will be slightly different this year without the police department.

Alderman Brockschmitt asked all to please not shoot fireworks.

Alderman Capstick mentioned he is still training on Iworq and is ready to start sending emails for the August inspections.

Alderman Capstick mentioned that he sent our code enforcer, Sean Gibbons, to a property where he wrote several violations and the resident returned with violent threats to Mr. Gibbons. Alderman Capstick said this type behavior, threats against any public official will not be tolerated. The resident is currently being investigated by St. John Police Department and St. Louis County Police as a terrorist threat.

Alderman Capstick questioned if we pay Officer Ford for attending the Neighborhood Watch meetings. Mayor Vogel said it would be considered on duty and he would be paid. Alderman Ford suggested that we pay Officer Ford his waiting time after work and before attending meetings on our behalf.

Mayor Vogel agreed to look into paying Officer Ford and stated that other police officers will attend the meetings as well.

Alderman Days said Tuesday, June 17, 2025 would be her first block grant meeting at 9:00 am in south county. Alderman Days stated that her attendance at the meeting counts for cash for points towards our grants.

The Neighborhood Watch meeting is July 8, 2025 at 7:00pm.

Please check your cameras to see if you find any suspicious activity, please share any and all information with the police department.

There is a budget meeting for Normandy School District on June 24, 2025 at 7:30 pm. This meeting is for public input. If you have any questions, you can ask at this meeting. The budget has to be approved by the end of June.

Alderman Days also stated that the Normandy School District is hiring for every position at this time. If interested, please reach out.

Alderman Durand mentioned that we had open bidding and received two bids for the police Ford Explorer. One bid was from Johnny Londoff and the second bid was from Joe's Auto Mart. The $1,001.00 bid was higher than the $855.00 bid. The entire inside of the vehicle is totally demolished and the engine is ruined.

Mayor Vogel asked the market price for this vehicle. Alderman Durand responded $1,000, we are lucky we received that bid especially since the vehicle has to be towed.

Regarding Hanley Road, the Post Dispatch had an article mentioning $11,000,000 coming for only unincorporated dwellings that are vacant or condemned. Alderman Durand made several calls to make sure that the Hanley properties would be included.

Mayor Vogel stated going back to the bids we received for the vehicle purchase. Do we want to do a motion to approve the bid for sale of the police vehicle? Mayor Vogel asked for a motion to approve the sale of the police vehicle for $1,001.00, Alderman Durand first and Alderman Capstick seconded. The bid was approved by unanimous voice vote.

Mayor Vogel mentioned that she wanted to make one amendment to the agenda. Rather than a resolution to approve the authorization of Drink Curious it is just going to be a motion to approve the business license.

Mayor Vogel motioned to update the agenda from a resolution to a motion to approve. Alderman Durant first and Alderman Days second. The motion was approved by unanimous voice vote.

Old Business:

Mayor Vogel stated this is a resolution of the Mayor and the Board of Alderman of the City of Bel-Nor, Missouri supporting Beyond Housing legal fees for the 2025 Ballot Initiative to establish a TDD (Transportation Development District) in the 24-1 footprint.

Mayor Vogel explained that this is for the City of Bel-Nor to give $1,000.00 to assist the TDD initiative to be approved on the August ballot. People will be knocking on doors for your support and to get this approved for the August Ballot. There will be a Town Hall meeting June 30, 2025 from 5:30 pm – 7:00 pm at Beyond Housing.

Mayor Vogel motioned to do a second reading, Alderman Days first and Alderman Durand seconded. The motion for second reading was approved by unanimous voice vote.

Mayor Vogel read the 2nd reading of the resolution. Mayor Vogel opened up questions from the Board. No questions were asked.

Mayor Vogel moved for a motion to approve the resolution. Alderman Brockschmitt first and Alderman Capstick seconded the motion. Roll call votes are as follows: Alderman Brockschmitt, Aye, Alderman Capstick, Aye, Alderman Durand, Aye and Alderman Days, Aye.

Approved: Resolution 21-23.

Mayor Vogel reiterated that the Town Hall meeting will be on Monday, June 30, 2025 from 5:30-7:00 pm at Beyond Housing headquarters located at 6506 Right Way, 63121. Several experts will be in attendance for any questions you may have.

Mayor Vogel mentioned the last item on the agenda before public comments would be a motion for approval for a business license for office use, with no events, for Drink Curious. Drink Curious is a home-based spirits and e-commerce company and is looking to occupy the tenant space in the next building over.

Mayor Vogel asked for a motion for approval, Alderman Durand first, and Alderman Days seconded. The motion was approved by unanimous voice vote.

Mayor Vogel asked if the Board had any questions and then asked the Public if they had any questions. No questions were asked.

Open to public

Resident: Two light fixtures lights at the entrance of Bel-Nor, on Clearview Dr. need repair.

Mayor: Stated we will have our maintenance person to touch the lights up.

Resident: Are private business trucks allowed to park on the street in front of their own homes? Mayor Vogel stated the city has criteria regarding parking and we will report to St. John Police Department so they can give proper citations. The streets with the vehicles parking overnight are Bellerive Dr., Glen Echo Dr., Clearview Dr. and Hatherly Dr.

Resident: What's going on with the hydro excavation trucks in the area?

Resident: Stated they received a letter from American Water that they were checking all the sumps.

Alderman Brockschmitt said one property on Glen Echo Dr. is having excavation adding in a sump pump, probably from the recent rains.

Resident: Water runs on the backside of Glen Echo from the sewer lines.

Resident: Wanted to know how many suspects from Officer Ford's report. Mayor Vogel responded that two suspects were arrested, the suspects were juveniles and no personal injury was involved, so they were released.

Police work on a point system for juveniles' and until they turn 18 years old not much can be done. These were the same suspects from last year. One suspect will be 18 years old soon and tried as an adult.

Resident: Christine's Coffee posted on Next Door Wine Down Wednesdays and every Friday Karaoke. This sounds like a bar and our ordinance does not allow a bar within city limits. Mayor Vogel stated that we are in conversations with them to make sure they are within the ratio that is laid out.

Resident: What is the ratio? Mayor Vogel explained drink sales versus food sales has to meet a certain criterion. Stephanie Karr, City Attorney stated Chistine's Coffee Shop has a business license for an eating establishment which means their food sales have to be more than their liquor sales. If the liquor sales are more than the food sales, that means it would be a drinking establishment which is in violation of zoning and, at that point they do become a bar, then we can move to revoke their business license.

Mayor Vogel said they opened with spiked coffee and before they opened, we notified them that we would check in periodically. We are currently reviewing their sales and trying to understand the ratio of food sales versus liquor sales.

Resident: We are now approaching vacant properties mid-year fees. Alderman Brockschmitt said he is currently working on putting together a list of vacant properties.

Alderman Brockschmitt asked what qualifies as vacant?

Resident: A property is vacant when someone is not living in the property. Once a property has been vacant after six months, states fees are then added.

Resident: Wanted updates on Incarnate Word?

Mayor Vogle stated they had a Town Hall Meeting a few weeks ago. Dr. Gerken said the population is moving west. They are ending a 5-year plan and reviewing the next 5-year plan with two options. Invest 10 million into the school for upgrades or relocate to where the center for that age group of students is largest. Further west would be Mid Rivers Mall and beyond, and that would be a 40 million project. They are still making decisions for the future.

Resident: Discussed passing an ordinance that states if they abandon the property, they have to keep up the property, landscape, or demolish it, etc., what can we do to inspire them not to just leave the building?

Stephanie Karr, City Attorney said building regulations will apply and if they are no longer using the property, they have to find a user for the property that is consistent with the zoning regulations. We need to confirm what zoning district the property is located in, like the Normandy Golf Course from 2007-2008, actually is in a residential district and you have certain development standards. You cannot come in and redevelop the property, the same applies to Incarnate Word.

Resident: The property can sit there for years to come – is there anything more we can do to prevent that?

Stephnie Karr, City Attorney: Its private property and they are allowed to keep it vacant, if there are any violations we can enforce our codes. Owners have to maintain the property, they can find a buyer or user for the property, whatever they choose.

Resident: We have to let them know ahead of time that multi-family use is not in our neighborhood, so that it will not become one of those things like we had with the convent with investors that wanted to invest and walk away in 10 years and get another investor and there was no guarantee that the city could then have the use or control.

Resident: The bigger issue was they needed to rezone the property.

Stephanie Karr, City Attorney, responded the issue was doing a tax amendment to change the zoning district regulations. If you change the zoning district regulations, it applies to every property in that district. If you change commercial property it applies to all your commercial property in the district. They were seeking a tax amendment to allow for multifamily in a residential zoning district. If you change the zoning for residential to commercial, the property will fall under the commercial zoning regulations.

Resident: Concerned if they don't cut the grass, or the windows get broken and it becomes a residential eye sore.

Alderman Capstick said if that happens it will fall under our code violations and we will enforce the codes with citations.

Resident: When using the Clearview Park and playground, can a sign be posted in advance.

Mayor agreed to add signs 48 hours in advance.

Resident: The property on Arlmont has dirty gutters with broken windows. There is an active RFP on UMSLs website.

Resident: What is going on with University of Missouri St. Louis flower planters, all weeds?

Mayor Vogel said we will reach out and ask what we can do. They agreed to take care of the planters and we will encourage them to do so.

Resident: Near accidents on Hatherly and Clearview are happening due to a flower plantar at least three feet tall coming up Clearview you can't see Hatherly, very dangerous.

Concerning the county and properties on Hanley torn down by the county. Who maintains the property?

Mayor we will can investigate that.

Resident Drink Curious, will they store alcohol on site. Mayor Vogel said yes, storage only of alcohol.

Mayor Vogel stated that the property will be used for Office use and storing alcohol, everything else is social media, online classes, shipping, using zoom.

Alderman Durand mentioned she went to Brian Williams last week for a Town Hall meeting at Clayco with the CEO in attendance. The CEO stated his main concern is when his employees come to work on the highway trying to exit at Hanley.

Resident: Any news on the golf course.

Mayor Vogel said it is in progress; they are on schedule and moving for a soft opening in late October.

Resident: They demolished one building already and two more in a couple of weeks. they will also treat the lake.

Resident: Is the golf course planning an open house. Mayor maybe a ribbon cutting, we will keep you posted.

Motion to adjourn – Alderman Capstick first and Alderman Durand seconded. Motion to adjourn was approved by unanimous voice vote.

Minutes prepared by Sanette J. White, City Clerk.

Meeting Minutes Approved by Board of Alderman on July 21, **2025.**

RB RB **MC** MC

TD Ted **ED** EA

Meeting Minutes Approved by Mayor on July 21, 2025.

MARK W

Mayor