MINUTES OF THE BOARD OF ALDERMEN
CITY OF BEL-NOR
November 17, 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. November 17, 2025. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Evelyn Days, Alderman Terri Durand, and Mayor Anna Vogel. Stephanie Karr, City Attorney and Sanette White, City Clerk were also present. Alderman Mike Capstick was not in attendance.

APPROVAL OF MINUTES:

Mayor Vogel asked the board to do a final review and state any corrections or questions. There were no corrections or questions and Mayor Vogel asked for a motion to approve, Alderman Durand first and Alderman Brockschmitt seconded. The minutes were approved by unanimous voice vote.

TREASURER'S REPORT:

Mayor Vogel read the final balances of October 31, 2025 Treasurer's Report submitted by Lisa Kampmeinert, Treasurer. Mayor Vogel stated as of today, the general fund is $728,000, capital improvement is over $137,000, public safety is $19,000, sewer lateral $24,000, we are making another deposit into that account this month, and court fines $26,000, municipal court $27,000. The capital improvement and ARPA funds have nothing to report. The general fund building permits received over $4,000 and we paid $16,000 for a final lawsuit settlement payment. Sewer lateral, nothing to report, debt service, we paid $318.00 for annual bank fee, and public safety, nothing to report.

Mayor Vogel asked for a motion to approve the treasurer report. Alderman Brockschmitt first and Alderman Days seconded. The report was approved by unanimous voice vote.

REPORT OF THE SAFETY COMMITTEE:

Alderman Days read the Safety Report

There were numerous citations for various law violations, along with a couple traffic arrests for driving without a valid license.

There were several sick cases, minor in nature, and an auto accident in the intersection of Natural Bridge Road and Arlmont Drive, no injuries reported.

There were no incidents to report on Halloween.

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.

PRESENTATION: None.

ALDERMANIC REPORTS:

Alderman Days

The filing for school board, I wanted to remind residents that Bel-Nor is a part of the Normandy School District and Normandy School District needs good people on the school board. We have two residents who are on our board and we need more good people, as well as, the filing for the board of alderman.

There is a supper with superintendent on December 6, at UMSL at 5:00 pm. Please join us for any questions you have and the opportunity to meet with our Superintendent

Alderman Durand

We received 2 bids to clean the kitchen area in the restaurant and they will come on Tuesday to start the cleaning process.

We are ready to look at restaurant vendors; we received 4 vendors and now we are down to 2 vendors. Mayor Vogel will discuss this process in detail later.

Santa is coming on December 7, 2025, Sunday at 4:00 pm at the Gazebo. Please attend, there will be food and beverages and pictures will be taken with Santa for children and pets.

We are starting to divide up the streets for the uprooted sidewalks up from tree limbs again, we are trying to find a grant for concretes, walkways, ACA walkways and some tree removal. Our goal is to look at each street, mark the addresses, confirm the damage, and prioritize with three tiers severe to minor.

Alderman Brockschmitt.

I heard back from the municipal storm water program. Bel-Nor will be allocated $40,000 from MSD. One option we have is to discuss their current projects; I reached out to them and the grant will not go as far as expected. They have 3 projects in place with no current funding, the 1st fiscal year 2027 Nodic to Clearview $458,00; the other one $828,000 and $189,000 so we are still looking for another project to use the $40,000 or we can bank the money for later use.

Alderman Capstick was not in attendance and Mayor Vogel read his aldermanic report.

Alderman Capstick mentioned there have been 30 code violations, many are escalating in the system due to no action from the responsible parties. If you receive a violation letter and you need help or an extension, please reach out to Sean Gibbons, our code enforcement officer or Alderman Capstick. We are always willing to discuss options to assist.

Mayor Vogel mentioned that we are currently having the boiler installed this week and are hoping to have heat by Friday.

The street dance on November 1, 2025 was very successful with many residents in attendance.

On Saturday, we planted over 20 trees mostly in Bel-Nor South. The tree board coordinated all the details; several college students assisted in the planting; and we want to thank the tree board, especially Dan Riley for all the hard work done. An additional 25 trees plants will be planted in the next two weeks in the Bellerive Island, the Gazebo Island and the Woodview Island in Bel-Nor South.

We are currently interviewing for a City Administrator. We have a few good candidates and within the next month we will pass an ordinance to get the person hired.

Old Business:

None

New Business

Mayor Vogel motioned to do a first reading for the Ordinance authorizing a contract with Murphy Company. Alderman Days first and Alderman Durand seconded the motion. The motion to read the first reading was approved by unanimous voice vote.

Mayor Vogel read the 1st reading of the Ordinance. Mayor Vogel then asked if there were any questions or concerns. No questions were asked.

Mayor Vogel stated that we will add the second reading of this Ordinance on the Agenda for next month.

Mayor Vogel mentioned the next item on the agenda is regarding PCTech. Mayor Vogel explained that our Windows 10 program will not be compatible with government services as of October 1, 2025, IT maintenance has found a temporary work-around, but we ultimately need to get 2 new computers this month.

Mayor Vogel motioned for a first reading for the PCTech ordinance. Alderman Durand first and Alderman Days seconded.

Mayor Vogel read the 1st reading of the PCTech ordinance.

Mayor then asked if there were any comments or questions. There were no comments or questions.

Mayor Vogel asked to do a second reading of the ordinance. Alderman Durand first and Alderman Days seconded. The motion to do a second reading was approved by unanimous voice vote.

Mayor Vogel read the 2nd reading of the ordinance for PCTech.

Mayor Vogel motioned to do a roll-call vote. Alderman Days first and Alderman Durand seconded.

A roll-call vote was taken as follows: Alderman Brockschmitt, Aye, Alderman Days, Aye, Alderman Durand, Aye. The motion was approved by unanimous roll-call vote.

PCTech ordinance was approved and is now Bill No. 1205, Ord 1171.

Mayor Vogel motioned to do a first reading for the contract with Rite-A-Way Tree Service. Alderman Brockschmitt first and Alderman Durand seconded.

Mayor Vogel read the 1st reading of the contract with Rite-A-Way Tree Service.

Mayor Vogel asked if there were any questions from the board. Alderman Brockschmitt said typically we have a tree grant to cover this project, but this year we won't? Mayor Vogel stated that we did not get funding this year but we spent $22,000 which is only a bit higher than previous years.

Resident; Why was the grant pulled? Mayor Vogel stated that the federal government has changed their funding this year.

Mayor Vogel stated we will do a second reading in December and the tree trims and removals will start in January 2026.

Mayor Vogel mentioned a purchase contact submitted for the sale of a vacant lot at 2964 Andover.

Mayor Vogel motioned to do a first reading of the contract. Alderman Durand first and Alderman Days seconded. The motion to read the first reading of the purchase contract was approved by unanimous voice vote.

Mayor Vogel read the 1st reading of the contract.

Mayor Vogel if there were any comments or questions.

Alderman Days stated she asked the home owners next to the property if they were interested in buying.

Alderman Brockschmitt asked is the lot was big enough to build a house?

Mayor Vogel said yes.

Resident: How much does the city get for commission on the purchase?

Mayor Vogel said the city will be received $10,000 for the Lot.

Mayor Vogel motioned to do a second reading on the contract. Alderman Day first and Alderman Durand seconded. The motion to read the second reading was approved by unanimous vote.

Mayor Vogel read the 2nd reading of the contract to sale the Lot.

Mayov Vogel motioned for a roll-call vote. Alderman Day first and Alderman Brockschmitt seconded.

A roll call vote was taken as follows: Alderman Brockschmitt, Aye, Alderman Durand, Aye, Alderman Days, Aye. The roll-call vote was approved by unanimous roll-call vote.

The contract to sale vacant lot was approved and is now Bill No. 1206, Ord. No. 1172.

Mayor Vogel mentioned that the final item on the agenda is an ordinance approving a lease for the restaurant space located at 8418 Natural Bridge.

Any questions or comments? Alderman Brockschmitt mentioned Chef Daddy's restaurant history.

Resident: Have you received financials and a business plan, what kind of insurance do they need?

Mayor Vogel stated they offered to pay one-year's rent in advance. After discussion on Chef Daddy and Waffle o'licious, the board agreed that they would move forward with Chef Daddy.

Mayor Vogel asked if we could add an amendment adding Chef Daddy into the language on the lease?

Mayor Vogel motioned to amend the ordinance to read the lease for Chef Daddy, Alderman Days first and Alderman Durand seconded. The motion to amend the lease adding Chef Daddy was approved by unanimous voice vote.

Mayor Vogel motioned to do a first reading of the ordinance. Alderman Day first and Alderman Durand seconded. The motioned was approved by unanimous voice vote.

Mayor Vogel read the 1st reading of the ordinance.

Mayor asked if want to do a second reading tonight. Adleman Days asked when do they want to move in?

Mayor Vogel stated they are ready to start the process now.

Mayor Vogel motioned to do a second reading or the ordinance. Alderman Days first and Alderman Durand seconded the motion to do a second reading.

Alderman Brockschmitt asked if the ordinance was for a one-year lease and Chef Daddy proposed a three-year lease. Would it be better to table this in December to get the lease together.

Mayor Vogel stated she could handle the lease particulars with Chef Daddy.

Mayor Vogel stated that we will not do a second reading to sign the lease until December.

Mayor Vogel asked if there were any comments or questions from the public.

Resident: What is going on with the property at 3072 Alrmont?

Attorney Stephanie Carr said a judgment was entered a few years ago and we are still looking at the final decision from the courts.

Mayor Vogel motioned to adjourn – Alderman Days first and Alderman Brockschmitt seconded. Motion to adjourn was approved by unanimous voice vote. The meeting was adjourned at 7:30 pm.

Minutes prepared by Sanette J. White, City Clerk.

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

RB RB **MC** MC

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Meeting Minutes Approved by Mayor on 12.15.25

Mayor