

**MINUTES OF THE BOARD OF ALDERMEN  
CITY OF BEL-NOR  
May 19, 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. May 19, 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 amended minutes from the closed session on March 31, 2025, from the regular board meeting on April 21, 2025 and the working session meeting minutes from May 14, 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 Durand first and Alderman Capstick seconded. The minutes were approved by unanimous voice vote.

**TREASURER'S REPORT:**

Mayor Vogel read the final balances of April 21, 2025 Treasurer's Report submitted by Lisa Kampmeiner, Treasurer. Mayor Vogel stated that we are bringing down our general fund, capital improvement, sewer lateral, public safety and dept services that we owe and will continue to pay down over the next year and by the end of next year, December, we will have small accounts. We are keeping on budget for the general fund and the capital improvement fund; sewer lateral is leaning lower and was the largest expense for the month.

**REPORT OF THE SAFETY COMMITTEE:**

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

Alderman Days mentioned that 45 citations were issued, including arresting several subjects for crimes ranging from active warrants to burglary second degree. There was a report of a crash on Clearview Dr. where the driver of the striking vehicle fled the scene. The case is under investigation.

An arrest was made for active warrants for a sex offender who failed to update his address.

A subject broke into a limousine bus on the lot of Final Touch car wash. The subject was arrested in Wellston and taken into custody without incident. The subject confessed to the crime and to snorting bug spray.

There was a report of a burglary at Incarnate Word Academy on Good Friday. The subjects were high school students. One student has been arrested and the second

subject is still at large. There was an unlocked door which is how subjects were able to enter the building.

There was also a report of a brawl in front of 8406 Natural Bridge Road. The instigators fled the scene on a Bi-State bus before officers arrived. There were no injuries reported as a result of the incident.

A vehicle with expired plates on Bellerive Drive was towed after tow warnings were ignored.

Several car windows were broken in the neighborhood overnight. Nothing was reported stolen and the subject fled on foot toward the Bel-Ridge area.

Office Ford wanted to remind all that if you witness suspicious activity, please contact the police department immediately.

Following discussion, the mayor thanked Alderman Days.

**PRESENTATION:** None.

**ALDERMANIC REPORTS:**

**Alderman Brockschmitt** stated that he is trying to get settled and he participated in the successful garden tour where they sold 45 tickets. He thanked everyone involved and said hopefully they will continue to do that in the future.

**Alderman Capstick** mentioned he received an email about 8228 Glen Echo, the property was raided last fall and the owner was to start eviction process this month May. Alderman Capstick plan is to contact owner in June to follow-up. He also mentioned that he has been working with Charlee thanked her for assistance and stated he is still learning the system. Alderman Capstick mentioned that he toured the neighborhood in Ward 2 after the storm and spoke with a resident on 3060 Bellerive who had large tree that broke the power line and draped over her fence. Alderman Capstick was concerned about live line electrocuting someone. They both called Ameren, but didn't get any assistance. The resident called another company and they surveyed the area and stated that there was no immediate danger, gave a warning not to touch anything in the area. Alderman Capstick stated another resident lost a window which has been repaired. He also participated in Christines Coffee Shop ribbon cutting ceremony which was very nice.

Alderman Capstick stated there has been discussion on Pledge of Allegiance and a thought to have a vote on whether we should say it at the beginning of every meeting. Alderman Capstick declared that he will be saying the Pledge of Allegiance at every meeting.

Alderman Capstick asked if there was a meeting last week on evasive plants between members of the board, evasive plant members and code enforcement Sean Gibbons.

He wanted to know why he wasn't invited? Alderman Brockschmitt stated that the meeting was in the work session. Mayor Vogel said she would give Alderman Capstick and update on what was discussed. Mayor stated that we need more research. Alderman Capstick continued with that he didn't see or recall anyone mentioning the meeting. Alderman said he was not told and would like to be involved in these meeting especially since we all want to be transparent, all the Alderman should be invited. The mayor stated that we all discussed it and apologized for any oversight. Alderman Capstick continued on with wanting to be completely transparent.

Stephanie Karr, attorney for Bel-Nor, stated that any meeting should be posted 24 hours in advance. Mayor Vogel asked what type of meeting and Stephanie Karr said, any meeting where you have a quorum of the board. Alderman Capstick stated that quorum wasn't notified. Mayor Vogel stated it was not intentional. Capstick questioned who is on committee. Mayor Vogel listed all the members who attended. Capstick was confused about sub-committees. Mayor Vogel explained how sub-committee's function.

Stephanie Karr, stated that formal committees are subject to Sunshine Law still need to post an Agenda. Capstick wanted to know the difference between a committee and a subcommittee.

**Alderman Days** said she looked around neighborhood after the storm and saw some damage to property but compared to other areas stated Bel-Nor was lucky. One neighbor was not so lucky. Alderman Days mentioned that there is a number to call 211 for immediate assistance. Alderman Days looked into Beyond Housing and St. Louis County for assistance but was told they could not help.

Alderman Days mentioned the lights flickering in the area should be reported. Alderman Days stated that she is overseeing public safety and asked the residents for their support. Alderman Days also stated that there is a training for parks and block grants, training will be around mid-June.

**Alderman Durant** mentioned that on June 2, 2025 at 2:00 pm Clayco is having a north County meeting called "The Road Ahead." The meeting will discuss ideas around this area and the airport, and what's happening with new businesses. All are invited leaders, residents and business owners, must RSVP to attend. Alderman Durant will take the reservations if interested.

Lastly Alderman Durant said we will discuss a July 4, 2025 event at the gazebo soon.

**Mayor Vogel**, mentioned that the garden tour was a success and Christine Coffee Shop's grand opening was very nice. City Jump opened recently where the old Value Village store was on Natural Bridge. Mayor Vogel stated that is has bumper cars, tiny bowling, arcade games, pool tables. Mayor Vogel said if you need something for the children to do, it's really well done. They also have a toddler town spot for children which is all padded, laser tag and an over 18 area which serve drinks.

Mayor Vogel also mentioned that Bel-Nor is hosting two paper shredding events in June, the neighborhood garage sale on June 7, 2025 with St. Johns and Greendale and a Fishing Derby. She also stated that there will be a grand re-opening at the Robert Hoelzel Park on May 24, 2025 on Bermuda Drive.

Mayor Vogel wants everyone is safe, and stated that if you need assistance from the storm – United Way, Annie Malone and Red-Cross are all offering services. 27,000 people still have no power.

Lastly Mayor Vogel said in 2025 the State of Missouri passed a law to prohibit plants nurseries from selling evasive plants like Japanese Honeysucker, Burning Bush and Bradford Pears. The Law will go into effect after 2029. Mayor Vogel encouraged all to choose differently.

Resident asked who passed the law and Mayor Vogel said the State of Missouri and it is on the Missouri Federal evasive species list.

On city property, we will be taking them out with the next grant from Beyond Housing.

### **Old Business:**

First Agenda Item:

Ordinance authorizing a contract with IWorq and further authorizing the mayor to execute such contract on behalf of the City.

Mayor explained the enhancements and then motioned to do a second reading. Alderman Days first and Alderman Durant seconded. The vote was approved by unanimous voice vote.

Mayor Vogel read 2<sup>nd</sup> reading of the ordinance. Then opened up questions from the Board.

Questions from the public. No questions

Mayor motioned to pass the ordinance, Alderman Capstick first and Alderman Durand seconded. A roll call vote was taken: Alderman Ryan Brockschmitt, aye, Alderman Mike Capstick aye, Alderman Evelyn Days aye, Alderman Terri Durand aye. Ordinance approved by unanimous voice vote.

The Ordinance 1165 has passed, thank you.

Mayor Vogel stated that the second item on Agenda is to have a first reading on proposed Resolution. A resolution to give \$1,000 to Beyond Housing in support of their legal fees that will assist establishing TDD ballot item on the ballot for August 2025.

Mayor motioned to do a 1<sup>st</sup> reading, Alderman Days first and Alderman Durand seconded.

Mayor Vogel read the Resolution.

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

Mayor Vogel stated that a second reading will be in June.

### **Open to public**

Resident – Audrain: Regarding the tree that fell on property from Alderman Days announcement. What steps has the city taken regarding the property? Alderman Days stated that from her understanding it was not Bel-Nor's tree. Alderman Days stated their response was limited. They tried to find clothing and provided him with places to get resources.

Alderman Brockschmitt stated he got shoes for the resident and made sure he was able to get set in the system with Red-Cross, making sure he had a safe place to go.

Resident – Audrain: clarified the original question asking them what they did with the property.

Alderman Brockschmitt confirmed that the fire department came to look over the property and stated he was told that we could not secure the property. Mayor Vogel stated that Sean Gibbons went to property and posted a condemned notice on the house. The house is officially in the system and we will work with property owner.

Resident – Audrain: suggested that the board find a way to get the tree removed and stated that the property needs a housing inspection.

Resident – Jan Nelson asked what is the status of the court consolidation?

Stephanie Karr, City Attorney stated that she is still waiting to hear from St. John Court and will follow-up.

Resident – Ridgeview: thanked everyone for work being done on behalf of the city. Resident stated that it helps to walk through the neighborhood, regarding the house that was raided for drugs still smells like pot all the time. Resident added that last week a car had expired plates and this week the same car has dealer's plate.

Resident – Audrain: The property will be declared a hazard. Once the property is declared a nuisance, the city can then deny the owner from renting the property.

Alderman Capstick said he contacted the homeowner.

Resident: Wants to challenge the board to solve the “hard problems” like Incarnate Word Academy moving. The resident wants the board to find ways to keep Incarnate Word Academy in the neighborhood. Also to focus more on code violations, which if not corrected, will devalue the property, especially for seniors. Walking the neighborhood would allow board members to see lots of problems, which make it difficult to sale property.

Resident - Audrain: Asked what is the money from the garden tour being used for: Mayor Vogel stated the money will be used for plants in the islands of Bel-Nor.

Resident - Glen Echo Dr.: Has a few issues as a new homeowner, said he agrees with code enforcement being necessary, but wants the board to take a look at how we enforce the occupancy permit. Can't see most people affording what is required to complete before being allowed to occupy. Respectfully asked for leniency on new homeowners or a temporary occupancy permit process. The overall process and fees feel unwelcoming.

Mayor Vogel, thanked resident and stated that she would discuss specifics with him.

Resident - Wakanda: Incarnate Word Academy is having a Town Hall Meeting on June 2, 2025 at 6:00 pm. Alderman Durand added that the meeting is on the same day as the Clayco event at 2:00 pm.

Alderman Durand: tried to walk the neighborhood and take pictures of violations and the residents complained. She suggested that residents send her pictures of any violations and she will notify code enforcer.

Resident - Audrain: wanted information on Incarnate Word Academy moving to St. Charles County.

Mayor Vogel: State that she was not sure but will be meeting with Dr. Gerken this coming week.

Alderman Durand stated that she is an alumna of Incarnate Word and they worked very hard for the last 8 years to increase population with initiatives including tuition assistance, offering USML classes, scholarships, buses from St. Peters and scholarships for college tuition if grades are kept high. Alderman Durant stated that even residents in Bel-Nor didn't send their kids to Incarnate.

Resident - Wakanda: No reason for Incarnate Word to move. Believes the board should have done more to keep them in Bel-Nor.

Resident - Are commercial vans allowed to park on the street? Newer residents are parking commercial vans on the street.

Alderman Durand said she will follow-up.

Mayor Motioned to Adjourn the meeting at 8:20 pm

**Minutes prepared by Sanette J. White, City Clerk.**

**Meeting Minutes Approved by Board of Alderman on \_\_\_\_\_, 2025.**

RB \_\_\_\_\_ MC \_\_\_\_\_

TD \_\_\_\_\_ ED \_\_\_\_\_

**Meeting Minutes Approved by Mayor on \_\_\_\_\_.**

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**Mayor**

Mayor Motioned to Adjourn the meeting at 8:20 pm

Minutes prepared by Sanette J. White, City Clerk.

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

RB  MC 

TD  ED 

Meeting Minutes Approved by Mayor on June 16, 2025.

  
Mayor