

City of Bel Nor, Missouri
8416 Natural Bridge Road
Bel Nor, Missouri 63121



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June 18th Regular Session Board of Aldermen Meeting Minutes

Call to Order and Pledge of Allegiance

The Board of Aldermen of the City of Bel Nor met in regular session on June 18th, 2026 at 8416 Natural Bridge Road, Bel Nor Missouri, 63121. Mayor Anna Vogel called the meeting to order at 7:30 PM. The Pledge of Allegiance was recited.

Roll Call

	Present	Absent
Alderson Capstick	X	
Alderson Brockschmitt	X	
Mayor Vogel	X	
Alderson Durand	X	
Alderson Days		X

Also present were Stephanie Karr, City Attorney, and Rachel St.Pierre, City Administrator.

Approval of Previous Meeting Minutes

The Board reviewed the minutes from:

- May 18th, 2026 Regular Session
- June 2nd, 2026 Work Session

A correction was noted regarding a recorded vote in the May 18th regular session minutes.

Motion:	Approve the May 18 and June 2 meeting minutes as corrected	
Moved By:	Alderson Durand	
Seconded By:	Alderson Brockschmitt	
Voice Vote:	Yay	Nay
Alderson Capstick	X	
Alderson Brockschmitt	X	
Alderson Durand	X	
Alderson Days	NA	NA
Motion: Passed		

Presentations and Reports

Aldersperson Capstick

No report.

Aldersperson Brockschmitt

Aldersperson Brockschmitt provided public education regarding bats and abies exposure. He also provided a reminder that fireworks are prohibited within Bel Nor city limits.

Aldersperson Durand

Aldersperson Durant reported continuing coordination regarding the Hanley Road apartment redevelopment and future presentation. She provided follow-up regarding municipal compliance with Proposition A requirements. She also stated she is exploring opportunities to connect Bel Nor to regional bicycle trail systems.

Mayor Vogel

Mayor Vogel reported the Beautification & Engagement Committes's upcoming Chalk &Roll event scheduled for July 11th at Horatio Park.

City Administrator

The City Administrator presented a monthly operations report, including:

Code Enforcement

- 40 new cases opened.
- 101 re-inspections completed.
- 53 cases brought into compliance and closed.

Permits

Staff processed:

- 14 permit applications.
- 11 plan reviews.
- 11 inspections.

Permit activity included:

- Building
- Occupancy
- Fence
- Excavation
- Dumpster permits

Rental and vacant property registration renewal notices were scheduled for distribution.

Strategic Planning

Reported completion of:

- First Board Strategic Planning Session.
- First Public Strategic Planning Session.

Community feedback is being compiled to prepare the State of Bel Nor Report and future planning documents.

Financial Operations

Reported progress on:

- Vendor management.
- ACH payment conversion.
- Invoice processing.
- Financial record organization.
- Bank integrations.
- Audit preparation.

Approximately 90% of recurring vendor payments have transitioned to online or ACH processing.

Organizational Improvements

Completed new:

- Standard Operating Procedures.
- Forms.
- Training materials.
- Reporting guides.

Areas included:

- Permitting
- Utility billing
- Invoice processing
- Sunshine requests
- Record management

Infrastructure

Provided updates regarding:

- Sidewalk and curb documentation.
- ADA accessibility planning.
- Playground equipment maintenance.
- Municipal Court transition.
- Audit implementation.
- Contractor payment delays caused by recent banking changes.

Community Recognition

The City Administrator recognized:

- Mayor Vogel for regional representation and election to the Transportation Development District Board.
- Aldermen Brockschmidt and Days for continued committee and redevelopment work.
- The Tree Board for volunteer recruitment, educational materials, and community cleanup efforts.
- The Beautification & Engagement Committee for the Garden Tour, Plant Sale, and upcoming Chalk & Roll event.

Residents were encouraged to participate in upcoming Juneteenth celebrations.

Public Safety Report

The Board reviewed the monthly report submitted by St. John Police Department.

Highlights included:

- One felony narcotics arrest.
- One attempted motor vehicle theft.
- Several calls regarding solicitors and suspicious persons.
- Overall low-priority call volume.
- Reminder that subdivision streets have a 20 mph speed limit.
- Encouragement for residents to report suspicious activity.

The next Neighborhood Watch meeting was announced for June 23 at the St. John Municipal Center.

Discussion followed regarding Officer Scott Ford's departure from St. John Police Department. The Mayor clarified that his departure was unrelated to Bel Nor's police services and confirmed police coverage under the existing contract would continue.

Treasurer's Report

The Treasurer's Report was reviewed.

Fund balances included:

- General Fund: approximately \$987,000
- Capital Improvement Fund: approximately \$68,000
- Public Safety Fund: approximately \$2,000
- Sewer Lateral Fund: approximately \$21,000
- Court Fund: approximately \$23,000
- Capital Project Account (UMB): approximately \$90,000
- Debt Service Account (UMB): approximately \$6,400

Discussion followed regarding:

- Availability of agenda packets online.
- Meeting agenda publication.
- Financial reports.
- Posting materials on the City website and through Chimes.

New Business

None

Old Business

Motion and Vote: Hire Public Works & Community Compliance Inspector

The Board considered hiring a Public Works & Community Compliance Inspector.

Board discussion included:

- Candidate qualifications.
- Prior work history.
- Training expectations.
- ICC certification requirements.
- Onboarding process.

Staff explained the proposed employee would initially assist with Public Works operations and shadow existing staff while obtaining the ICC Property Maintenance Certification before independently conducting inspections.

Motion:	Hire the applicant contingent upon: Obtaining ICC Property Maintenance certification within two months, City payment of certification costs, and repayment of certification expenses if employment ended within one year.		
Moved By:	Alderson Brockschmitt		
Seconded By:	Alderson Durand		
Voice Vote:	Yes	No	
Alderson Capstick			x
Alderson Brockschmitt	x		
Alderson Durand	x		
Alderson Days			
Motion: Pass			

Following discussion with the City Attorney, it was clarified that the motion required only a majority vote of the quorum present.

During subsequent discussion, Alderman Capstick exited the meeting.

Because Alderman Capstick's departure resulted in the loss of a quorum, no further Board business could be conducted.

Public Comment

Residents discussed:

- Inspector certification requirements.
- Missouri inspector qualifications.
- Playground equipment repairs.
- Police coverage following staffing changes.
- Reporting suspicious activity.

- Door-to-door solicitors.
- Utility contractors working within the City.
- Tree trimming by utility companies.
- Communication with Spire, Ameren, and other utilities.
- Storm-related tree damage.
- Public notification regarding utility work.

Residents were encouraged to:

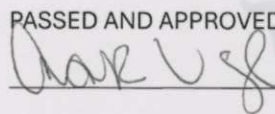
- Contact St. John Police regarding suspicious activity.
- Report concerns through City Hall.
- Utilize Sunshine requests when appropriate.

Several residents thanked the City Attorney for assisting during the meeting.

Adjournment

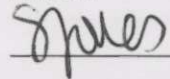
Due to the loss of a quorum following the departure of an alderman, no additional business was conducted.

The meeting adjourned thereafter at 6:56 PM.

PASSED AND APPROVED THIS 18th DAY OF August, 2026.


Anna Vogel, Mayor

ATTEST:



Savannah Jones, City Clerk