

**MINUTES OF THE BOARD OF ALDERMEN
CITY OF BEL-NOR
February 16, 2026**

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. February 16, 2026. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Mike Capstick, Alderman Evelyn Days, Alderman Terri Durand, Mayor Anna Vogel. Rachel St. Pierre, City Administrator, Sanette White, City Clerk were also present. Stephanie Karr, City Attorney, was not in attendance.

APPROVAL OF MINUTES:

Mayor Vogel mentioned the board having minutes from the regular board meeting on January 19, 2026. Mayor Vogel asked the board to do a final review and if they had any comments. There were no comments and Mayor Vogel asked for a motion to approve the minutes, Alderman Durand first and Alderman Days seconded. The motion to approve the minutes was approved by unanimous voice vote.

TREASURER'S REPORT:

Mayor Vogel read the final balances of the Treasurer's Report submitted by Lisa Kampmeiert. Mayor Vogel stated as of February 16, 2026, the general fund is \$954,678, the capital fund is \$107,125, public safety is \$9,851, sewer lateral is \$21,312, court fines \$26,419, and municipal court is \$3,377. Mayor Vogel said nothing mayor to report, we have general funds due and we will continue to work on getting those funds paid down this year. Mayor Vogel asked if there were any questions from the board. There were no questions from the board. Mayor Vogel motioned to approve the treasurer's report. Alderman Capstick first and Alderman Brockschmitt seconded. The treasurer's report was approved by unanimous voice vote.

REPORT OF THE SAFETY COMMITTEE:

Alderman Days read the January 31, 2026, safety report from Sargeant Ford.

Alderman Days mentioned within the last 30 days, there were 32 citations, some issued in Bel-Nor for various small violations. The month of January was relatively quiet, there were no domestic calls, or thefts reported. There was one sick call, one single auto accident and one death by natural causes.

Alderman said she recently assisted the city inspector with a search warrant where two derelict vehicles were removed from a residential driveway using two administrative search warrants obtained by the city. The vehicles were towed to Doc's Towing company for storage without incident.

The last snow fall in the region was significant and unfortunately numerous vehicles were left on the street in the subdivision which makes snow removal difficult at times. Please remember all streets in Bel-Nor are considered snow routes and parking on the

street is unlawful when the forecast calls for general icy conditions or two inches of snow. Please abide by this ordinance. There were several citations issued for violation of the snow route. Also, please do not leave your pets outside when it's cold, they can get frost bites.

Please contact the St. John Police Department if you observe suspicious activity. We welcome your calls and concerns.

If you have a police emergency, please call 911 and if you have a non-emergency that requires assistance of a police officer, please call dispatch at 636-5298210.

Mayor Vogel thanked Alderman Days for the report.

Mayor Vogel introduced the new City Administrator Rachel St. Pierre.

CITY ADMINISTRATOR REPORT: Rachel St. Pierre

(Draft paragraph)

PRESENTATION: Violet Taylor, Normandy Schools Collaborative School Board Member.

Violet Taylor introduced herself and stated that she is running for re-election. Ms. Taylor said she worked for the last three years, serving the district and making sure what's best and possible for the children of Normandy. She stated that they are trying to lift the stigma that Normandy School system and the children are failing. We don't want to continue with the image, and we are striving to turn that stigma around. It's important that our children receive an education. If I am re-elected, I will continue to work with the board and superintendent on our children's behalf. I am number two on the ballot, please give me another opportunity to work for you. The election is on April 7, 2026.

ALDERMANIC REPORTS:

Alderman Capstick

There have been 27 code violations in the last 30 days, and a few derelict cars were removed. It's a long process to get warrants. We also issued violations for people who are not up to date on rental properties and inspections.

Alderman Brockschmitt

Alderman Brockschmitt said that we received our official evaluation report from MIRMA and received a 90% score. Alderman Brockschmitt has been meeting with Rachel St. Pierre on how to move forward on things, which will be new way of doing things for us. He stated that Rachel put together some materials for them to read and it's taking some time to complete. I look forward to the future.

Alderman Durand

Alderman Durand said Rachel St. Pierre has been a big plus, we have been going over our job descriptions and trying to improve on our routines. Alderman Durand also stated that she knows the gentlemen who works in maintenance at UMSL and if anyone has a complaint, she can give him a call. For instance, the gutter is off the house on Arlmont Drive. I have his number so give me a call and I can contact him.

Alderman Durand mentioned that people have been asking about Hanley Road. Trident Point is being built now, a 198 multi-level income apartment complex, with a dog park, a swimming pool and a gym. They have removed four derelict houses and are leveling out the land. The company is from Indianapolis, and I will continue to monitor them. They named it Trident because UMSL is the Tritons and the hope is to get the UMSL students.

Alderman Days

Alderman Days reminded everyone that the elections for Normandy School Board are approaching and encouraged everyone to vote. There will be a meeting at the candidates forum on March 25, Normandy High School from 6:00pm to 7:30pm. Alderman Days stated that please attend the meeting. We are fighting for survival, so please attend board meetings, reach out with any questions. Alderman Days then thanked Rachel St. Pierre for being the new City Administrator.

Alderman Days stated that she has been working with Ryan since last month on the No Mo May project. We have been looking into that process and will keep you updated.

Mayor Vogel

Mayor Vogel said her update will be brief because she has been working with Rachel St. Pierre, our new administrator, on everything getting our procedures updated and in place.

Mayor Vogel stated we will move on to our next agenda item, old business.

Old Business:

Mayor Vogel explained that the board has gone back and forth with the Murphy contract and decided not to change the contract because two visits plus the back flow inspection is what is needed right now for our boiler.

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

Mayor Vogel read the 2nd reading of the ordinance contract with Murphy.

Mayor Vogel asked the board if there were any questions.

Alderman Brockschmitt asked about the date December 1st, will they back date the contract?

Mayor Vogel said they will back date to our signed date.

Alderman Durand said they came twice already and Murphy can pick up those fees.

Mayor Vogel said what they came for has not been taking up the service and taking down the service but additional things like radiator and pipe repairs. If we have an after-hour service call, we don't get after-hour billing.

Mayor Vogel asked if there were any additional questions from the board. There were no additional questions from the board.

Mayor Vogel asked if there were any questions from the public?

Resident: How much is the contract per year?

Alderman Capstick said the cost is \$3,106.25.

Resident: Does the contract include regular things or just for emergencies?

Mayor Vogel said no, it's for taking it off season, bringing it down for depressurizing it and then taking it up for the season, doing maintenance to get it started and doing annual back flow inspection for the County.

Resident: For any other service, if there is an issue will that cost the city extra?

Mayor Vogel answered yes, like the radiator issue.

Resident: Is Murphy taking responsibility for the carpet?

Mayor Vogel answered yes, Murphy has given us credit for the carpet

Mayor Vogel asked for a motion to approve the ordinance.

Resident: what is the length of the contract?

Alderman Capstick said the contract is for one year.

Resident: Are there options to have a longer contract? How long is the warranty?

Mayor Vogel stated that the boiler does not have a long warranty, one to two years.

The schedule of services will provide a technical check, an inspection for boiler leaks, an inspection of the heat exchanger, an inspection for the burner assembly, the minor combustion and tuning for the back flow test.

Mayor Vogel asked if there were any additional questions from the public. There were no additional questions.

Mayor Vogel motioned to approve the ordinance authorizing a contract with Murphy. Alderman Capstick first and Alderman Days seconded

A roll call vote was taken as follows: Alderman Brockschmitt, AYE, Alderman Capstick, AYE, Alderman Days, AYE, Alderman Durand, AYE. The motion to approve the ordinance was approved by unanimous roll-call vote.

Bill No. 1211 Ord. No. 1177 has been approved.

Mayor Vogel said the next item on the agenda is for an update to an existing ordinance.

Mayor Vogel explained that the Federal Court of Appeals recently struck down one sentence in the Missouri statute restricting Halloween activities to registered sex offenders.

Mayor Vogel motioned to do a first reading of the ordinance. Alderman Durand first and Alderman Capstick seconded the motion.

Mayor Vogel read the 1st reading of the ordinance.

Mayor Vogel said we will do a second reading of the ordinance at the next board meeting and vote in March.

Mayor Vogel then asked if there were any questions from the board. There were no questions from the board.

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

Resident: Since the change has already been made, why are we postponing voting.

Mayor Vogel responded, we want to have public comment first.

Alderman Durand wanted to know if we can put this information in Chimes.

Mayor Vogel said yes, we can put the information in the Chimes.

Mayor Vogel said we will open comments to the public.

Questions/Comments open to public

Resident: What is status of rental properties, are the inspections up to date and what is the status of the vacant properties?

Resident Also stated that entering Bel-Nor from the Arlmont side, there is an enormous number of potholes, that is an area that needs repairs.

Mayor Vogel said we will investigate that area and determine if it is a Potter situation or something else.

Rachel will reach out later for vacancy updates.

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Mayor Vogel asked for any additional comments.

Resident: How much are we paying Rachel, how many hours and is she getting insurance?

Mayor Vogel said the salary is \$28.00 per year and she receives a stipend for insurance.

Resident: What about the restaurant space being used for senior citizens?

Rachel said it's still an ideal, a group effort from the board. For senior programming, we have an individual who is interested in working with the city; she has experience in running programs, scheduling bingo, coffee and craft night, assisting in setting up benefits for seniors, phone assistance, and we want to research working with the schools and the university for intergenerational involvement. We are still having discussions on possibilities.

Resident: Has anyone applied for the restaurant?

Capstick: Its very early in the process, I'm not aware of anyone actively pursuing it right now. For the past five years, the restaurant has not done well.

Resident: It has been a successful restaurant in the past.

Resident: I thought we had three interested people that were pursuing.

Alderman Durand said we did have a Mexican restaurant, but they thought the rent was too high and the liquor license was too costly and a waffles and chicken restaurant. The board discussed how many waffles one can eat, we want a successful income producing restaurant. St. Ann's has a caterer, and Eric Vogel has a family restaurant Walnut Grill, with a super menu.

Vogel said we have had some interest, but we have not gotten across the line yet.

Mayor Vogel, most of the restaurants were first time restaurants and would be a financial risk for both sides.

Resident: What is the update on the fiscal year 2023 audit?

Mayor Vogel said we are getting to the end.

Rachel St. Pierre said the auditor was missing some additional information and has now received the information. We will touch base tomorrow to continue.

Mayor Vogel said hopefully we will have it in the next couple of weeks. The board will review it and then in March or April she can come and present her findings to us.

Resident: Going back to the streets, is the city looking at Mark Potter being the person to repair the streets overall or are we looking into extra funds?

Mayor Vogel said we are waiting for TDD to accumulate. We are hoping to apply for a couple of grants and collaborate with other cities, like what we did with our tree contract. We want to get a larger multi-city contract to repair the street.

Resident: In front of my home, there is a speed bump with paint chipped and is deteriorating? Mark paints it, but the paint chips. The resident suggested that the board members investigate other placement options for the street.

Alderman Capstick stated the bump removed from his home was not replaced. They have a little hill which makes them accelerate even faster. Alderman Capstick asked if we are allowed to take it out and repair it, since it is grandfathered in, but the law has changed and they cannot put the same kind of materials back in.

Resident: The speed bumps Glen Echo is not like the city speed bumps. We cannot put concrete back in.

Resident: stated that the law does not prohibit you from putting speed bumps back in. The ambulance and fire trucks don't like them and just speed over the speed bumps. Those are the ones that are effective, the speed bumps on Glen Echo are not. It's not regulated by state law.

Resident: Speed bumps according to Federal Government are no longer recommended for residential streets. Speed humps are suggested and that's why we did that on Glen Echo from Clearview to Nordic.

Resident: I think there is a product that is more like Green Dale Municipality, part rubber, and might be an option that is very effective.

Alderman Durand said the cost would be interesting versus the concrete bumps.

Resident: If we go with the heavy rubber ones, they're independent so they're allowed to move on their own and you will have less damage. They will also be more cost effective.

Mayor Vogel said Beyond Housing is working on getting a list of grants for street repairs. We can then pare the TD money with grants on top of it so we can have extra money to use. We will get some more funding to be more effective. Going in with multiple cities will help keep the cost down to get city repairs done quicker. We have been discussing this for a few years now.

Resident: How much do you anticipate from TDD?

Mayor Vogel said the city will receive \$100,000.

Resident: That will not go far.

Mayor Vogel: We do have some things to do, and we have some savings and we want to get an equal grant.

Mayor Vogel asked the board what was spent the last time. Alderman Capstick stated it was \$780,000 and we spent \$690,000 on that.

Mayor Vogel said some streets must be scoped up and out. There will be major patching than Mr. Mark Potter patching.

Alderman Durand complimented and announced that Mayor Vogel was asked to be Chairperson of the Transportation Development District and she said yes.

Mayor Vogel said TDD is setting it up so each city can take their own money, complete all their own paperwork and bidding or, if Bel-Nor goes in with at least one other city, Beyond Housing will do all the all the paperwork and bidding. We will have to pay Beyond Housing administrative cost to manage all of this. The more cities involved will bring the cost down. We have a meeting in March to start discussing what to do next. Our last meeting was getting insurance companies, getting banks set-up and getting the bylaws done.

Resident: How long is this project, one year?

Mayor Vogel said it will take one year to get the \$100,000 grant, next year the mayor repairs will begin and this year we will continue with minor repairs.

Resident: Suggested that we might consider preparing to reissue the bonds that are going to fall off in 2026.

Mayor Vogel said, yes, thank you.

Resident: Can you shed light on Republic recycling. What are they doing with the glass?

Mayor Vogel said we have a new representative and will reach out to Republic.

Resident: What is No Mow May?

Alderman Days said a resident inquired about other municipalities that have a No Mow May policy. Alderman Days responded that No Mow May is supposed to boost the ecosystem by not mowing your lawn in the month of May. We are looking into the benefits of that process to see if we want to present the information at the next meeting.

Resident: I hope you ask the residents before you decide.

Resident: What is the status of the Tennant contract for the city islands?

Mayor Vogel stated that the contract was signed and submitted.

Resident: Going back to the restaurant and senior center collaboration, even if it doesn't work out, it would be nice to have a senior center.

Resident: Do we need speed bumps on every street?

Alderman Capstick said yes, we do need speed bumps on every street.

Resident: Regarding Republic, is anyone monitoring residents without trash service?

Alderman Durand said, we have a new representative, Jenny McCoy, and we have been trying to contact her to discuss the city services and issues.

Mayor Vogel said Republic is a business and we will check on this, but we have other priorities.

Resident: Republic picks up most of the trash even if the residents don't pay.

Resident: The increase for the trash is expensive and if everyone doesn't pay, we are forced to absorb the cost.

Mayor Vogel said we will reach out to Republic to verify that they confirm which residents are paying for service and which residents are not.

Resident: Do we have an ordinance that designates or describes where to keep trash cans?

Resident: If trash cans are placed at the rear back of the home, they should not be seen from the street.

Mayor Vogel said you can email the city clerk. Our code enforcer will respond to emails by inspecting the property and reporting any issues.

Resident: We don't have space to store trash cans because of the size they are difficult to hide in older homes.

Mayor Vogel said that we can discuss this later but there are some creative ways to come up with hiding trash cans.

Resident: Shouldn't we do that before giving out citations?

Mayor Vogel said a citation is an invitation to a conversation. A notification is not a fine, just a discussion.

Resident: What about the house in Bel-Nor south with the Tree?

Mayor Vogel said that the notification and hearing has been set up.

Resident: Did the notification go to the owner?

Mayor Vogel said yes, the notification went to the owner.

Resident: Is it a hearing between our city attorney or circuit court?

Mayor Vogel said our city attorney will hold the hearing.

Alderman Durand: said she wanted to address the lady speaking about having a senior citizen area. Christine's Coffee Shop said her goal was to have seminars, a neighborhood hangout type of environment that is welcoming and is willing to allow us to organize senior citizen activities. You can reach out to her to discuss.

Mayor Vogel asked if there were any other comments. There were no additional comments.

Mayor Vogel thanked all the residents for coming out to the meeting and said the next meeting will be held March 16, 2026.

Mayor Vogel motioned to adjourn the meeting. Alderman Durand first and Alderman Capstick seconded the motion.

The meeting was Adjourned at 8:37 pm.

Minutes prepared by Sanette J. White, City Clerk.

Meeting Minutes Approved by Board of Alderman on March 26, 2026.

RB RB

MC MC

TD TD

ED ED

Meeting Minutes Approved by Mayor on March 26, 2026

MAUR VGE
Mayor