MINUTES OF THE BOARD OF ALDERMEN
PUBLIC HEARING
CITY OF BEL-NOR
SEPTEMBER 24, 2025

The Board of Aldermen of the City of Bel-Nor met for a public hearing pursuant to law at the City Hall, 8416 Natural Bridge Road, Bel-Nor, MO 63121 at 5:30 pm on September 24, 20205. Following the call to order, the roll was called and the following members were present: Alderman Ryan Brockschmitt, Alderman Terri Durand, Alderman Evelyn Days and Mayor Anna Vogel.

Mayor Vogel called the public hearing to order at 5:39 pm. The purpose of the meeting is to review the proposed property tax rate for 2025. Mayor Vogel explained that the St. Louis County Collector's office distributes an update to assessed property in each political division (municipality, fire, and school). TIF and new construction values are provided, but typically Bel-Nor does not fall into this.

Bel-Nor receives a notification about sewer laterals and vehicle fee rates, which are part of the property tax billing. The city or our auditing firm completes the online forms required to generate the tax rate Pro Forma which the State's Auditor's office sends out. This is what they use to set the rates for the current year.

Once the rates are calculated, a public hearing is held and ultimately passes an ordinance setting the rates to be applied by the Collector's office.

This calendar year our taxes are going up very slightly, but the increase is limited by the Hancock amendment to the CPI of 2.9%. Last year's CPI factor was 3.4% but for residential property the SAO worksheet also factors in the effect of the biannual reassessments performed by the County and caps that CPI factor at 5%.

Overall, Bel-Nor's property tax calculations are pretty simple. We do not have a lot of new construction, commercial businesses, special taxing districts or TIFs. We have asked the County Revenue Dept to take a look at our delinquent property taxes and tell us how many delinquent properties there are currently in the system, so we can determine approximately how much revenue we are missing out on.

This is the final year we'll be collecting debt service taxes to pay for the 2017 bond issue. Debt service taxes accounted for approximately half of our City property tax so residents will see a decrease there.

The current valuations for Bel-Nor are: $0 for agriculture. $26 million for residential property (up 15%), $1 million for commercial property (down 13%) and $4 million for personal property (down 5%)

Our estimated revenue for 2025 is $100,000.

Alderpersons Days asked what was last year's revenue? Mayor Vogel said is was $ 97,000.

Bel-Nor is no longer paying debt service because we currently have enough in the bank to cover this.

The bond issue that passed will be due next year and taxes will go down for residents.

In 2026, Bel-Nor will have to make a tax payment of $96,000.

Filling out the Pro Forma is much like filling out personal tax sheets. The numbers are plugged in and calculated for us.

Mayor Vogel asked for a motion for a first reading. Alderperson Brockschmitt first and Alderperson Durand seconded. The Board voted unanimously to do a first reading.

After the reading, Mayor Vogel asked for additional questions and comments from the Board.

Alderpersons Days asked what happens if this isn't passed? Former Mayor Bill Hook said that it is much like personal taxes, they will levy our taxes, send a bill, and prevent us from funding and other services until it is paid.

Alderpersons Durand asked how this payment is given to us? Is this a lump sum? Mayor Vogel answered that we received tax payments throughout the year.

Mayor Vogel asked for a motion to approve this ordinance. Alderperson Durand first and Alderperson Brockschmitt seconded. Mayor Vogel asked for a role call vote:

Days: yes; Durand: yes; Brockschmitt: yes

Bill number 1202 Ordinance 1186 passed

Mayor Vogel asked for a motion to adjourn. Alderperson Brockschmitt first and Alderperson Days seconded. The Board voted unanimously adjourn.

Public Hearing adjourned at 5:53 pm

Meeting minutes prepared by Mayor Vogel

Meeting minutes approved by the Board of Alderpersons on October 13, 2025

RB _____

MC _____

ED _____

TD _____

Meeting minutes approved by the Mayor on 10.13, 2025

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