MINUTES OF THE BOARD OF ALDERMEN
PUBLIC HEARING
CITY OF BEL-NOR
August 18, 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 7pm on August 18, 2025. Following the call to order, the roll was called and the following members were present: Alderman Ryan Brockschmitt, Alderman Mike Capstick, Alderman Terri Durand, Alderman Evelyn Days and Mayor Anna Vogel. Also present: Sanette J. White, city clerk.

The public hearing notice was posted on August 16, 2025 at the following locations:

Bel-Nor City Hall, 8416 Natural Bridge Road, 63121
St. Louis County Library, Normandy Branch, 7606 Natural Bridge Road, 63121
Christine's Coffee Shop, 8406 Natural Bridge Road, 63121

Mayor Vogel called the public hearing to order at 7:00pm. The purpose of the meeting was for securing funding for the Community Block Grant for sidewalk and curbs.

Mayor Vogel read the Community Block Grant;

After reading the Community Development Block Grant (CDBG) overview that explains the objectives, the eligible activities, and ineligible activities, Mayor Vogel stated that the City has remaining funds from 2023 for $9,000 and 2024 for $40,000 to use. Mayor Vogel further stated that previous years, we used these funds for ADA sidewalk ramps, cut-throughs, etc. A survey of the city was done and the remaining streets for repair are Ridgeview and Roanoke; Ridgeview and Raquet; Audrain and Andover; Hatherly and Wakanda; the Racquet cut-through; Ridgeview cut-through and the Roanoke cut-through.

Mayor Vogel discussed that these are the remaining curb cuts that need to be completed in the city. The former Board has been working on this project over numerous grant funding cycles. Mayor Vogel disclosed a personal interest for this project, "I, Mayor Vogel, live on Ridgeview and Alderman Evelyn Days lives on Ridgeview and we will personally benefit from these upgrades."

Mayor Vogel stated that there are additional ideas on the table, and then asked for public comment.

Resident: Public comments

Resident: I have a small sinkhole in front of my driveway continuously eroding the roadway, can it be repaired?

Resident: Its not just the ramps its ADA compliance with sidewalks. Last time, the west side of Delavan was done curb-cut to curb-cut into Glen Echo to Audrain which included ADA ramps and ADA compliance on the sidewalks.

Resident: Cars are speeding near the park so can we have some type of speed bumps installed?

Mayor Vogel said she discussed details of this grant with St Louis County, and we cannot use this grant money for traffic calming at that location.

Resident Horatio - Lives near the dog park and noticed drivers speeding down the circle, wants to know if we can add signs that say "Watch out for Children"?

Alderman Brockschmitt said with TDD passing recently, we will have extra money to use for situations like this. I would love to hear what other things you would like to have done near the park, traffic calming, what else?

Resident: Can we have one side going way or no through traffic, and the other side one way?

Alderman Brockschmitt asked if we have no parking on the island, would that help?

Resident: No.

Mayor Vogel said there are options available that we can research further.

Alderman Durand – Asked if we have seen the Greendale speed bumps, which have been very effective, although the residents don't like them.

Resident: Can we paint the speed bumps a bright yellow to help.

Mayor answered Yes, painting will be a good start.

Resident: I am not a fan of speed bumps but I like the speed humps and I would like to see one on Wakonda, a short street, cars speed down coming off of Ridgedale speeding down Audrain and vice versa.

Resident: I would love to see additional lights.

Mayor Vogel stated that this grant does not include lights, but we are actively looking into Beyond Housing for public safety grants to get additional lights or upgraded lights.

Resident: There are several sidewalks that need repair that have been that way for some time.

Mayor Vogel stated that the City goes through and allows permits for the worst ones with the TDD fund. Mayor Vogel stated that in December the City will receive funds and we can partner with other cities to get bids for repairs of roads and sidewalks.

Resident: Can we have cameras for entrances?

Mayor Vogel stated, not for this block grant when they mention crime prevention they mean counseling, job training, holistic social services, etc. There are other grants that will fund for municipal cameras and the Chief of Police of St. John is currently looking into it and I am looking into grants with Beyond Housing.

Resident: Are shots fired alarms in our area?

Mayor Vogel. The municipal cameras are called Flock cameras and they are up and down St. Charles Rock Road, Natural Bridge, Bellerive, Normandy and St. John. We have a choice on what kind of extras they want and Shots Fired is one of them.

Mayor Vogel stated the last idea for the board to consider for this grant can be funding for demolition of houses. If anyone wants to support that and continue that conversation, we can or we can continue with the ADA sidewalks and look for other options for demolition.

Alderman Capstick doesn't want to spend money tearing down a house, not appropriate. Alderman Capstick stated we should sue them instead.

Resident: We have to do a survey before tearing down a house.

Mayor Vogel said after tearing down a house, the City of Bel-Nor will be responsible for all the maintenance.

Resident: Why are trying to tear down a house?

Mayor Vogel said a tree fell on the house and it is uninhabitable.

Mayor Vogel said now is the time to discuss this because this grant is closing and we need to commit. I don't think the board is supportive of the demolition option so we will continue with our original plan.

Mayor asked for a motion to continue with the ADA curb cuts. Alderman Days first Alderman Durand seconded.

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

Mayor stated we will continue with the curb cuts.

After no more questions or discussion, Mayor Vogel thanked everyone for coming.

The hearing was then closed at 7:30 pm.

Minutes prepared by Sanette J. White, City Clerk.

I approve these minutes of the public hearing.

Anna Vogel 8.29.25

Mayor Anna Vogel