

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



www.cityofbelnor.org
cityclerk@cityofbelnor.org
(314) 381 - 2834

Tentative Agenda of the Board of Alderpersons of the City of Bel Nor

Tentative meeting information: Dates, times, and anticipated agenda items are provided for advance public planning and are subject to change. The final official meeting notice and agenda will be posted at City Hall in accordance with Chapter 120 of the Bel Nor City Code.

Special Session | September 9th 2026 6:00 PM

8416 Natural Bridge Road

Full agenda packet can be found at www.cityofbelnor.org > Government > Meeting Agendas and Minutes

- 1. Call to Order and Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Previous Meeting Minutes**
- 4. Business**
 - a. NEW Motion M26-003 Public Safety Options Feasibility Study**
 - b. NEW Ordinance O26-007 First Reading - AN ORDINANCE APPROVING THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 8418 NATURAL BRIDGE ROAD TO CREOLE WITH A SPLASH OF SOUL, LLC; AUTHORIZING THE CITY ADMINISTRATOR, IN CONSULTATION WITH THE MAYOR AND CITY ATTORNEY, TO NEGOTIATE AND FINALIZE THE TERMS OF THE LEASE; AUTHORIZING EXECUTION OF THE FINAL LEASE; AND PROVIDING LIMITATIONS ON THE AUTHORITY GRANTED**
- 5. Adjournment (closed session if required)**

Accessibility Statement: The City of Bel-Nor will provide reasonable accommodations for individuals with disabilities. Please contact City Hall at least 72 hours in advance if accommodations are needed.

Closed Session Notice: Notice is hereby given that, in accordance with RSMo Chapter 610, the Board may vote to enter into closed session, pursuant to a motion duly made and adopted, for the purpose of discussing matters relating to legal actions, causes of action, or litigation; privileged communications between the Board and its attorney; lease, purchase, or sale of real estate; hiring, firing, disciplining, or promoting employees; preparation for negotiations with employee groups; bidding specifications; proprietary technology materials; or records and matters otherwise protected from disclosure by law. Any minutes, votes, settlement agreements, or public records relating to these matters will be made available upon final disposition as required by law.

City Hall Hours: Tuesday, Thursday and Friday | 8:30 AM – 4:30 PM

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M26-003

A motion was made by Alderman _____ and seconded by Alderman _____ to direct the City Administrator to conduct a feasibility study of public safety options available to the City, including the associated costs, operational requirements, potential funding considerations, and implementation needs, and to return to the Board with finding and recommendations for further consideration. Specifically; Option 1 _____, Option 2 _____, Option 3 _____.

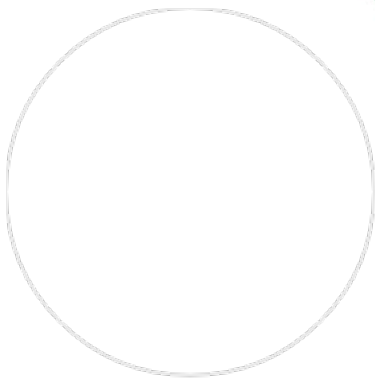
Upon roll call vote, the motion passed by a vote of _____ to _____.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Anna Vogel, Mayor

ATTEST:

Savannah Jones, City Clerk



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PUBLIC SAFETY OPTIONS

Date: 8/18/2026

PREPARED BY: MAYOR ANNA VOGEL

OVERVIEW: At the July Board of Alderpersons meeting, the Board received public comments regarding potential public safety initiatives for the City. During the public comment period, residents suggested several options for the Board to consider, including the installation of pan/tilt/zoom (PTZ) cameras in public areas, the use of automated license plate reader (LPR) technology, and an increased police presence within the community. Each option suggested requires further research into the impacts, costs and goals.

Below for the Board's review are high-level options to understand the impacts, costs, and what goals can be accomplished from the suggestions made by residents. To move forward, the Board will need to review the preliminary outlines below to understand what option meets the requirements that will accomplish the outcome the city would like to achieve: if additional safety measures need to be put in place and what is the best solution for this. These are exploratory options to act as a guide and a groundwork, there are many ways to go from here.

As a municipality, the City is required to work with qualified and approved vendors when evaluating camera systems. These vendors must understand the unique legal, operational, and budgetary considerations of municipal projects and be able to provide solutions that meet the City's needs and applicable requirements.

CRIME:

Crime rates have continued to drop after 2022 with 53 unique incidents.

- 2023: -30% (37 incidents)
- 2024: -27% (27 incidents)
- 2025: -7% (25 incidents)

Largest types of crime:

- 20%: Destruction or damage to property
- 9%: motor vehicle theft
- 8.45%: larceny from a motor vehicle
- 8%: burglary
- 6%: assault
- 5% all other larceny

Thank you to Bel-Nor resident, Cesar Saucedo-Leon for compiling this data off the St. Louis County Police Department Crime Map.

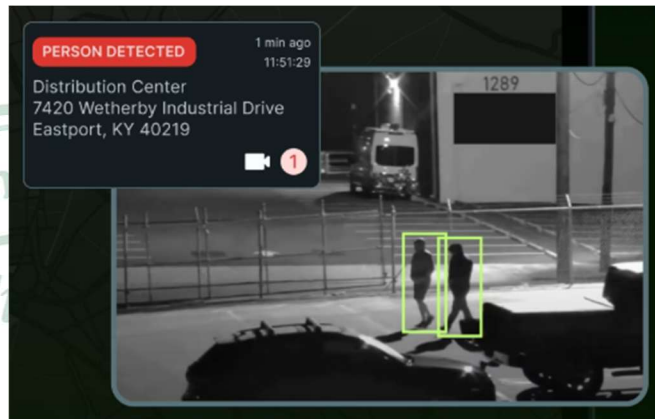
OPTION 1: PTZ CAMERAS WITHOUT MONITORING

Solar-Powered Pan/Tilt/Zoom (PTZ) Camera: These cameras provide live and recorded video designed to detect, zoom in on, and actively track human movement in public areas like parks, parking lots, and intersections. Smart alerts can notify law enforcement that autonomously detect and track people or objects in real time. These cameras have 360-degree view. These cameras are not monitored 24/7. These cameras will send alerts and record activity. Images below were provided from FlockSafety.com:

Example of PTZ camera:



Example of image & alert captured on PTZ camera:



PRELIMINARY PLAN: Near entrances into the city, install one PTZ camera. These cameras would be installed on city property to simplify and expedite install with no requirement for permitting from the State of MO or Ameren. Five total cameras would be installed on the following islands: Nordic and Glen Echo; Glen Echo and Clearview; Bellerive and Arlmont; Normandie and Arlmont; Horatio Park.

COSTS:

- Install: \$7,500 for site prep
 - \$1,500 per location): This high-level number estimates for equipment purchases, site prep, and installation costs for the 5 locations.
- On-going annual costs: \$20,000.
 - The annual subscription is \$4,000 per camera annually.
- TBD: Increase in insurance to cover equipment; reduction in insurance with additional security measures in city limits
- TBD: added monitoring of alerts by police

PROS:

- Increased surveillance may help deter criminal activity and vandalism.
- Cameras may capture incidents, vehicles, or individuals involved in criminal activity.
- Recorded footage can provide valuable evidence for investigations and court proceedings.
- Video evidence may assist law enforcement in identifying suspects and establishing timelines of events.

CONS:

- Surveillance cameras are not monitored in real time and do not provide an immediate law enforcement response.
- While some systems can generate alerts based on detected activity, alerts do not guarantee that an incident will be prevented.

- Cameras may not capture every incident due to equipment limitations, weather conditions, obstructions, camera placement or if camera is facing away from motion.
- Some residents may have concerns regarding privacy and the use of surveillance technology in public spaces.
- Public safety cameras are facing backlash over issues including but not limited to, privacy issues, unlawful tracking, and opaque data sharing with federal and immigration authorities. The State of MO is discussing potentially outlawing these cameras.

OPTION 2: PTZ MONITORED CAMERAS

Solar-powered Pan/Tilt/Zoom (PTZ) Mobile Cameras with Monitoring: These cameras offer both live and recorded video capabilities and are designed to detect, zoom in on, and actively track human movement in public areas such as parks, parking lots, and intersections. Cameras are monitored by a support team, which has the ability to issue voice warnings through an integrated loudspeaker and, when appropriate, contact law enforcement regarding suspicious activity. Camera footage is retained for up to 30 days to support investigations and evidence collection. The mobile camera system can be installed at a fixed location or relocated as community needs change. Image provided by meridiancamera.com:

Image of mobile camera system:



PRELIMINARY PLAN: Near entrances into the city, install PTZ mobile camera systems with monitoring. These cameras would be installed on city property to simplify and expedite install with no requirement for permitting from the State of MO or Ameren. Ten total cameras would be installed to provide 360-degree views on the following islands: Nordic and Glen Echo; Glen Echo and Clearview; Bellerive and Arlmont; Normandie and Arlmont; Horatio Park.

COSTS:

- Install: \$15,000 for site prep
 - \$3,000 per location: This high-level number estimates for equipment purchases, site prep, and installation costs for the 5 locations.
- On-going annual cost: \$480,000 rental and monitoring
 - \$4,000 per month per camera
 - 2 cameras required at each of the 5 locations to provide 360-degree view
 - 5 locations: Nordic and Glen Echo; Glen Echo and Clearview; Bellerive and Arlmont; Normandie and Arlmont; Horatio Park.

- TBD: Increase in insurance to cover equipment; reduction in insurance with additional security measures in city limits
- TBD: relocation costs

PROS:

- Active monitoring by the vendor's support team may help identify suspicious activity more quickly.
- Smart alerts can notify monitoring personnel of unusual activity in real time.
- Audio capabilities may allow warnings to be issued through an onboard loudspeaker.
- The mobile system can be relocated to different areas of the City as public safety needs change.
- May provide recorded evidence to assist law enforcement investigations.

CONS:

- Mobile camera units may be more vulnerable to vandalism or intentional damage than permanently installed equipment.
- Repair or replacement costs could be significant if equipment is damaged, stolen, or vandalized.
- Some residents may have concerns regarding privacy and the use of surveillance technology in public spaces.
- The units may be more visually prominent or bulky than fixed camera installations.
- Relocating the system requires appropriate equipment and personnel, which may result in additional costs or logistical challenges.
- Public safety cameras are facing backlash over issues including but not limited to, privacy issues, unlawful tracking and opaque data sharing with federal and immigration authorities. The State of MO is discussing potentially outlawing these cameras.

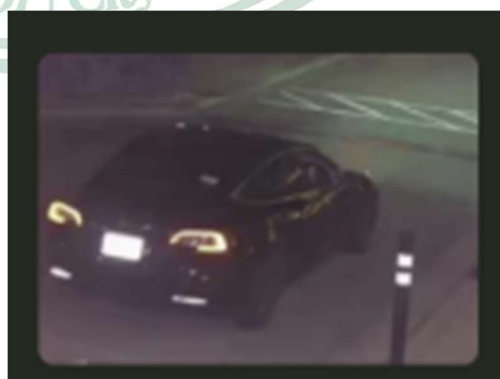
OPTION 3: AUTOMATED LICENSE PLATE RECOGNITION CAMERAS:

Solar-powered Automated License Plate Recognition cameras (LPR): These cameras capture objective vehicle metadata—such as license plates, make, model, color, and unique vehicle details (like bumper stickers or roof racks)—rather than recording facial data or tracking individuals. These cameras can provide alerts for a stolen vehicle or law enforcement can search for specific models or colors of cars in addition to license plates. These cameras are not monitored 24/7. These cameras will send alerts and record activity. Images below were provided by FlockSafety.com:

Example of LPR camera:



Example of image captured by LPR camera:



PRELIMINARY PLAN: Near entrances into the city, install one LPR camera on city property. These cameras would be installed on city property to simplify and expedite install with no requirement for permitting from the State of MO or Ameren. Five total

cameras would be installed on the following islands: Nordic and Glen Echo; Glen Echo and Clearview; Bellerive and Arlmont; Normandie and Arlmont; Horatio Park.

COSTS:

- Install: \$7,500 for site prep
 - \$1,500 per location: This high-level number estimates for equipment purchases, site prep, and installation costs for the 5 locations.
- On-going annual costs: \$15,000.
 - The annual subscription is \$3,000 per camera annually.
- TBD: Increase in insurance to cover equipment; reduction in insurance with additional security measures in city limits
- TBD: added monitoring of alerts by police

PROS:

- Increased surveillance may help deter criminal activity and vandalism.
- Cameras may capture incidents, vehicles, or individuals involved in criminal activity.
- Recorded footage can provide valuable evidence for investigations and court proceedings.
- Video evidence may assist law enforcement in identifying suspects and establishing timelines of events.

CONS:

- Surveillance cameras are not monitored in real time and do not provide an immediate law enforcement response.
- While some systems can generate alerts based on detected activity, alerts do not guarantee that an incident will be prevented.
- Cameras may not capture every incident due to equipment limitations, weather conditions, obstructions, or camera placement.
- Cameras are stationery, it may be recommended to add cameras to capture additional streets along the islands.
- Some residents may have concerns regarding privacy and the use of surveillance technology in public spaces.
- Flock Safety cameras are facing backlash over issues including but not limited to, high error rates in reading plates and opaque data sharing with federal and immigration authorities.
- Public safety cameras are facing backlash over issues including but not limited to, privacy issues, unlawful tracking and opaque data sharing with federal and immigration authorities. The State of MO is discussing potentially outlawing these cameras.

OPTION 4: INCREASED POLICE PRESENCE

POLICE PRESENCE: The City could explore an addendum to its police services contract to provide additional police presence within Bel-Nor. This option would assign a dedicated officer to be present in the City for a designated number of hours each week or month.

A visible law enforcement presence in residential neighborhoods can help deter property crimes, vehicle break-ins, vandalism, and other opportunistic offenses. Additional presence may also increase community engagement and provide residents with greater opportunities to interact with law enforcement.

PRELIMINARY PLAN: If the City elects to increase police presence through a contract addendum, the police department would determine when and where additional patrols are most effective. These patrols could include high-visibility enforcement, traffic safety initiatives, observation of key intersections, neighborhood engagement, and other public safety activities.

Examples of enhanced patrol activities may include:

- Maintaining a visible presence along Natural Bridge Road.

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- Monitoring school areas during arrival and dismissal times.
- Observing intersections and public areas during periods of increased pedestrian activity.
- Conducting traffic enforcement and speed monitoring.
- Providing overnight patrols in areas identified as needing additional attention.
- Interacting with residents and addressing community concerns.

Patrol schedules and locations would vary throughout the week and at different times of day based on public safety needs, traffic patterns, community events, and law enforcement discretion. These additional patrols would supplement, not replace, the existing police services already provided to the City.

COSTS:

- Ongoing Annual Costs: \$100,000-125,000 annually.
 - This would be for 24-hour police coverage

PROS:

- A highly visible law enforcement presence may help deter crimes of opportunity, vandalism, and traffic violations.
- Additional police patrols can provide a more immediate response to suspicious activity than camera-based systems alone.

CONS:

- Increased patrols cannot guarantee that crimes will be prevented or solved.

OPTION 5: PUBLIC SAFETY GRANT

PUBLIC SAFETY GRANT: The City could offer a limited-time grant program to encourage residents to enhance security at their homes. Under this program, residents who purchase and install security cameras and/or exterior security lighting would be eligible for reimbursement of up to \$100.

To receive reimbursement, residents would be required to submit proof of purchase and a receipt to City Hall. Funding would be available on a first-come, first-served basis until the program budget is exhausted or the program period ends.

Residents would also be encouraged to register their security cameras with the St. John Police Department. Camera registration does not provide law enforcement with direct access to private camera systems. However, if an incident occurs, residents may review their own footage and choose whether to share it with law enforcement to assist with an investigation.

PRELIMINARY PLAN: Under the Public Safety Grant program, the purchase, installation, operation, maintenance, and monitoring of all equipment would be the sole responsibility of the resident. The City nor police would not have access to privately owned camera systems or recorded footage.

COSTS:

- Public Security Grant: The one-time grant allotment is estimated at \$10,000

PROS:

- Resident-owned security cameras may capture valuable evidence to assist with investigations when homeowners choose to share footage with law enforcement.
- Residents maintain ownership and control of their camera systems and recorded footage, which may provide peace of mind for those concerned about continuous public surveillance.

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CONS:

- Resident camera coverage may be inconsistent, resulting in gaps in surveillance throughout the City.
- Some residents may have concerns regarding privacy and the use home security cameras.
- Program effectiveness may vary depending on resident participation and camera placement.

CONCLUSION

All costs provided are preliminary estimates and may increase or decrease as projects are further developed. Unforeseen expenses may include, but are not limited to, site preparation, permitting, additional installation costs, changes in monthly service rates, equipment maintenance, and the repair or replacement of damaged, stolen, or vandalized equipment.

The options presented above are intended to help the Board understand and evaluate potential public safety initiatives for the City. Once the Board has reviewed the options, this topic will be put on a public session agenda. The Board can discuss and come to a consensus on what meets the needs the Board would like to accomplish. Once this is decided, the Board will make a formal referral to Administration to conduct a feasibility review to further research the project. Once this is completed, it will be presented to the Board to determine how to proceed.

The information presented is for discussion purposes only and does not constitute approval of any specific project or expenditure. Any future public safety initiative would be subject to Board review, budgetary considerations, and applicable procurement requirements.

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Meeting Date: 9.9.2026

Agenda Item Title: O26-007 Lease Agreement with Creole Soul

Department: Administration

Prepared By: Rachel St.Pierre

Date Prepared: 8.27.26

Decision Type: ☐ Information Only ☐ Discussion ☐ Resolution ☒ Ordinance ☐ Contract Approval ☐ Motion

Purpose / Requested Action

Conduct the first reading of Ordinance O26-007, approving the proposed lease of the City-owned commercial property at 8418 Natural Bridge Road to Creole with a Splash of Soul, LLC.

The ordinance establishes the general lease framework and authorizes the City Administrator, in consultation with the Mayor and City Attorney, to negotiate and finalize the lease within the parameters approved by the Board. Final passage will be considered following a second reading at a subsequent meeting.

Scope of This Agenda Item

The Board is being asked to consider whether to advance the proposed lease transaction and the authority provided in Ordinance O26-007.

The ordinance identifies the proposed tenant, property, use, lease term, anticipated rental rate, security deposit, and utility structure while allowing the remaining business, operational, and legal terms to be negotiated administratively.

No lease will be executed as a result of the first reading.

Summary

Creole with a Splash of Soul, LLC, owned by Ronda R. Walker, has submitted a proposal to lease the City-owned restaurant property at 8418 Natural Bridge Road and operate a neighborhood-oriented Creole and Southern restaurant. The submission includes information regarding the proposed concept, prior restaurant operations, startup costs, business documentation, licensing history, and financial information.

The proposed lease framework includes a one-year initial term, anticipated rent of \$1,700 per month, utilities included, and a security deposit equal to one month's rent. The ordinance provides limited flexibility for Administration, the Mayor, and City Attorney to negotiate the final financial and contractual terms without returning routine lease matters to the Board.

Material changes outside the authority established by the ordinance would require additional Board consideration.

Background

The City owns the commercial restaurant property located at 8418 Natural Bridge Road. Creole with a Splash of Soul, LLC submitted a proposal to lease the space and operate a restaurant at the location. The applicant's materials include documentation of prior restaurant operations, permits, food-service inspections, business licensing, and related experience.

Administration has since developed proposed lease parameters and a working draft restaurant lease. Ordinance O26-007 is intended to approve the underlying transaction while delegating negotiation of the final lease details to the City Administrator, Mayor, and City Attorney.

Budget Impact

There is no immediate budget impact from the first reading.

If ultimately approved and executed, the lease is anticipated to generate approximately \$1,700 per month in base rental revenue, subject to final negotiations authorized by the ordinance.

Utilities are proposed to be included in rent, with the final lease permitted to address excessive usage. Any material City financial commitment outside the authority established by the ordinance would require additional Board approval.

Operational Impact

There is no immediate operational change from the first reading.

Following final passage of the ordinance, the City Administrator will coordinate lease negotiations with the Mayor and City Attorney. The City Attorney will review the final agreement for legal form and sufficiency prior to execution.

The final lease may be executed without another Board action if it remains within the authority granted by the ordinance. Material changes outside those parameters must return to the Board.

Alternatives Considered

Option 1 - Advance Ordinance O26-007 (Recommended) Complete the first reading and advance the ordinance for second reading and final consideration.

Option 2 - Amend the Proposed Terms. Provide additional direction or amend the proposed lease parameters before second reading.

Option 3 - Postpone Consideration. Request additional information before advancing the ordinance.

Option 4 - Take No Further Action. Decline to proceed with the proposed lease transaction..

Staff Recommendation

Staff recommends completing the first reading of Ordinance O26-007 and advancing the ordinance for second reading and final consideration.

The proposed structure allows the Board to approve the material transaction while providing sufficient administrative flexibility to negotiate a final commercial lease with the prospective tenant. Matters materially outside the authority granted by the ordinance would remain subject to Board approval.

Attachments

Creole with a Splash of Soul, LLC – Proposal for 8418 Natural Bridge Road

Ordinance

Draft Lease Examples



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



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cityclerk@cityofbelnor.org
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O26-007

B26-_____

AN ORDINANCE APPROVING THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 8418 NATURAL BRIDGE ROAD TO CREOLE WITH A SPLASH OF SOUL, LLC; AUTHORIZING NEGOTIATION AND FINALIZATION OF THE LEASE; AND AUTHORIZING EXECUTION OF THE FINAL AGREEMENT

WHEREAS, the City of Bel Nor owns the commercial property located at 8418 Natural Bridge Road, Bel Nor, Missouri; and

WHEREAS, Creole with a Splash of Soul, LLC, through Ronda R. Walker, has submitted a proposal to lease the property for the operation of a restaurant and food-service establishment; and

WHEREAS, the Board of Alderpersons has reviewed the proposal and supporting materials and desires to approve the proposed lease transaction, subject to negotiation and finalization of a written commercial lease; and

WHEREAS, the Board desires to establish the material terms of the transaction while authorizing the City Administrator, Mayor, and City Attorney to negotiate and finalize the remaining terms without requiring further Board action unless the final agreement materially departs from the authority granted herein;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERPERSONS OF THE CITY OF BEL NOR, MISSOURI, AS FOLLOWS:

Section 1. Approval of Lease Transaction.

The Board of Alderpersons hereby approves the lease of the City-owned commercial property located at 8418 Natural Bridge Road to Creole with a Splash of Soul, LLC for operation of a restaurant and food-service establishment, subject to negotiation and execution of a final written commercial lease consistent with this Ordinance.

Section 2. Material Lease Terms.

The Board approves the following material terms as the basis for the final lease:

- Tenant: Creole with a Splash of Soul, LLC;
- Property: 8418 Natural Bridge Road;
- Principal Use: Restaurant and food-service operations;
- Initial Lease Term: One (1) year;
- Monthly Base Rent: The anticipated monthly base rent is \$1,700.00. The City Administrator, in consultation with the Mayor and City Attorney, is authorized to negotiate the final rental amount and related financial terms within the parameters established by this Ordinance;
- Security Deposit: One month's base rent; and
- Utilities: Electricity, natural gas, water, and sewer included in rent, subject to reasonable provisions addressing excessive or extraordinary usage.

The final lease may contain additional customary commercial lease terms consistent with the transaction authorized herein.

Section 3. Authorization to Negotiate and Finalize Lease.

The City Administrator is hereby authorized to serve as the City's primary representative in negotiating and finalizing the lease, in consultation with the Mayor and City Attorney.

The City Administrator, Mayor, and City Attorney may negotiate, revise, and finalize all remaining business, operational, administrative, and legal provisions reasonably necessary to complete the lease.

Such matters may include maintenance responsibilities, property improvements, insurance, licensing and regulatory compliance, utilities, payment procedures, renewal provisions, default and termination provisions, property access, assignment or subleasing, and other customary commercial lease provisions.

The final lease need not return to the Board for approval solely because such provisions differ from preliminary drafts previously reviewed by the Board.

Section 4. City Attorney Review.

The City Attorney is authorized to participate in negotiations, prepare or revise the lease, communicate with the prospective tenant or its representatives when appropriate, and make such legal revisions as are reasonably necessary to protect the City's interests.

The final lease shall be reviewed and approved by the City Attorney as to legal form and sufficiency prior to execution.

Section 5. Matters Requiring Additional Board Approval.

Additional Board approval shall be required before execution if negotiations would result in a material change to the transaction approved herein, including:

1. A tenant other than Creole with a Splash of Soul, LLC;
2. A principal use materially different from restaurant and food-service operations;
3. Monthly base rent below \$_____;
4. A material City-funded subsidy, reimbursement, tenant-improvement allowance, rent credit, or other financial contribution;
5. An option or contractual right to purchase the property;
6. A material expansion of the property rights granted to the Tenant beyond an ordinary commercial lease; or
7. Any other term that the City Administrator, Mayor, or City Attorney determines represents a material policy, financial, legal, or operational departure from the transaction approved by the Board.

Routine negotiations, drafting revisions, legal provisions, administrative terms, and operational details shall not require additional Board approval.

Section 6. Authority of the Board and City Representatives.

The authority granted by this Ordinance is authority of the Board of Alderpersons acting collectively.

No individual Alderperson is independently authorized to negotiate, modify, approve, reject, or commit the City regarding the proposed lease.

Negotiations authorized by this Ordinance shall be conducted through the City Administrator, in consultation with the Mayor and City Attorney.

Section 7. Authorization to Execute Final Lease.

Upon completion of negotiations, the final lease may be executed without further action by the Board, provided that:

1. The agreement is materially consistent with this Ordinance;
2. The City Administrator determines that the negotiated business and operational terms are acceptable;
3. The City Attorney approves the agreement as to legal form and sufficiency; and
4. The Mayor approves the final agreement.

The Mayor is hereby authorized to execute the final lease on behalf of the City of Bel Nor, and the City Clerk is authorized to attest the Mayor's signature and affix the City seal as appropriate.

Section 8. No Obligation to Reach Agreement.

Nothing in this Ordinance requires the City to execute a lease if mutually acceptable terms cannot be reached.

If negotiations cannot be completed within the authority granted by this Ordinance, the matter may be returned to the Board for additional direction.

Section 9. Administration Following Execution.

Following execution of the lease, the City Administrator is authorized to administer the agreement on behalf of the City and address routine matters arising under its terms.

Any subsequent amendment materially changing the financial terms, lease duration, permitted use, or other material provisions beyond the authority granted herein shall require additional Board approval.

Section 10. Effective Date.

This Ordinance shall be in full force and effect upon its passage and approval according to law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Anna Vogel, Mayor

ATTEST:

Savannah Jones, City Clerk



CITY OF BEL-NOR

8416 Natural Bridge Bel-Nor, MO 63121-4550

Phone: 314-381-2834 Fax: 314-381-2263

www.cityofbelnor.org

REQUEST FOR QUALIFICATIONS (RFQ)

Commercial Restaurant Tenant Opportunity
City of Bel Nor, Missouri

The City of Bel Nor is seeking **qualified individuals or entities** to lease and operate a commercial food service establishment at:

8418 Natural Bridge Road
Bel Nor, Missouri 63121

This RFQ is intended to identify applicants with the **experience, financial readiness, and operational capacity** to successfully establish and sustain a business within the City.

Property Overview

The available space is approximately **1,046 square feet** and includes:

- commercial kitchen infrastructure
 - ventilation hood and fire suppression system
 - grease trap
 - outdoor walk-in cooler
 - select kitchen equipment
 - shared parking lot
 - outdoor patio area
-

Lease Overview

- Initial lease term: **1 year**, with renewal options
- Monthly rent: **\$1,700**
- Utilities: included (estimated value \$225–\$275/month)
- Security deposit: one month's rent

Tenant will be responsible for providing additional equipment, furnishings, and operational setup.

CITY OF BEL-NOR

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Minimum Expectations

The City is seeking a tenant who can demonstrate:

- prior experience operating or managing a food service or similar business
 - a clear understanding of startup and operational costs
 - the financial capacity to sustain operations
 - readiness to obtain and maintain all required licenses and permits
 - ability to maintain a clean, safe, and code-compliant establishment
-

Qualifications Submission Requirements

Applicants shall provide the following:

Business and Ownership Information

- legal name of business (if established)
- ownership structure
- names and contact information of all owners

Experience and Background

- description of relevant experience in food service or business operations
- summary of previous or current business ventures

Financial Capacity

- general overview of startup funding
- confirmation of ability to cover startup costs and initial operating expenses
- projected monthly revenue and expenses (high-level)

Operational Readiness

- brief description of business concept
- anticipated hours of operation
- staffing approach

Required Documentation

CITY OF BEL-NOR

8416 Natural Bridge Bel-Nor, MO 63121-4550

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www.cityofbelnor.org

- Missouri business registration or intent to register
- Federal EIN or intent to obtain
- any applicable licenses or certifications

Additional Information

- estimated timeline for opening
- any anticipated improvements or modifications to the space

Evaluation Criteria

Submissions will be evaluated based on:

- demonstrated experience and qualifications
- financial readiness and sustainability
- operational preparedness
- alignment with the City's goals for the space

The City may request additional information or conduct interviews prior to selection.

Submission Information

Submissions shall be sent to:

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

Email: cityadministrator@cityofbelnor.org

Phone: (314) 381-2834

Deadline: Until the space is occupied.

Additional Information

CITY OF BEL-NOR

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The City of Bel Nor is seeking a tenant who is prepared to operate a **stable and sustainable business**. Applicants should be able to demonstrate that they have evaluated the risks, costs, and operational requirements associated with opening and maintaining a business.

The City reserves the right to reject any and all submissions.

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This RFQ is intended to identify applicants with the **experience, financial readiness, and operational capacity** to successfully establish and sustain a business within the City.

Property Overview

The available space is approximately **1,046 square feet** and includes:

- commercial kitchen infrastructure
 - ventilation hood and fire suppression system
 - grease trap
 - outdoor walk-in cooler
 - select kitchen equipment
 - shared parking lot
 - outdoor patio area
-

Lease Overview

- Initial lease term: **1 year**, with renewal options
- Monthly rent: **\$1,700**
- Utilities: included (estimated value \$225–\$275/month)
- Security deposit: one month's rent

Tenant will be responsible for providing additional equipment, furnishings, and operational setup.

CITY OF BEL-NOR

8416 Natural Bridge Bel-Nor, MO 63121-4550

Phone: 314-381-2834 Fax: 314-381-2263

www.cityofbelnor.org

Minimum Expectations

The City is seeking a tenant who can demonstrate:

- prior experience operating or managing a food service or similar business
 - a clear understanding of startup and operational costs
 - the financial capacity to sustain operations
 - readiness to obtain and maintain all required licenses and permits
 - ability to maintain a clean, safe, and code-compliant establishment
-

Qualifications Submission Requirements

Applicants shall provide the following:

Business and Ownership Information

- legal name of business (if established)
- ownership structure
- names and contact information of all owners

Experience and Background

- description of relevant experience in food service or business operations
- summary of previous or current business ventures

Financial Capacity

- general overview of startup funding
- confirmation of ability to cover startup costs and initial operating expenses
- projected monthly revenue and expenses (high-level)

Operational Readiness

- brief description of business concept
- anticipated hours of operation
- staffing approach

Required Documentation

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- Missouri business registration or intent to register
- Federal EIN or intent to obtain
- any applicable licenses or certifications

Additional Information

- estimated timeline for opening
- any anticipated improvements or modifications to the space

Evaluation Criteria

Submissions will be evaluated based on:

- demonstrated experience and qualifications
- financial readiness and sustainability
- operational preparedness
- alignment with the City's goals for the space

The City may request additional information or conduct interviews prior to selection.

Submission Information

Submissions shall be sent to:

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

Email: cityadministrator@cityofbelnor.org

Phone: (314) 381-2834

Deadline: Until the space is occupied.

Additional Information

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The City of Bel Nor is seeking a tenant who is prepared to operate a **stable and sustainable business**. Applicants should be able to demonstrate that they have evaluated the risks, costs, and operational requirements associated with opening and maintaining a business.

The City reserves the right to reject any and all submissions.

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RESTAURANT LEASE AGREEMENT

City of Bel Nor, Missouri
8418 Natural Bridge Road

This Lease Agreement is entered into on the ____ day of , **2026** between **The City of Bel Nor, Missouri ("Landlord")** and ****_____** ("Tenant")**.

1. Premises

Landlord leases to Tenant the restaurant premises located at:

8418 Natural Bridge Road
Bel Nor, Missouri 63121

The leased premises consist of approximately **1,046 square feet**, including:

- interior restaurant space
 - outdoor patio area
 - shared parking lot
-

2. Permitted Use

The premises shall be used solely for:

restaurant and food service operations

Tenant shall obtain and maintain all required:

- health department permits
 - occupancy permits
 - business licenses
 - liquor license (if applicable)
-

3. Lease Term

The lease term shall be **one (1) year**, with renewal subject to City approval.

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4. Rent

Monthly rent shall be **\$1,700 per month**, due on the first day of each month.

- Payments more than **ten (10) days late** may incur a **\$50 late fee**
-

5. Security Deposit

Tenant shall provide a security deposit equal to **one (1) month's rent**.

6. Utilities

Utilities are included in rent:

- electricity
- natural gas
- water
- sewer

Estimated average: **\$225–\$275 per month**

Excessive usage may result in surcharge.

7. City-Owned Equipment and Fixtures

The following equipment is **owned by the City of Bel Nor** and provided for Tenant use. These items shall remain on the premises and shall not be removed, sold, or altered without written approval:

Cooking Equipment

- countertop four burner gas range (commercial hot plate)
- countertop gas griddle
- commercial range with integrated oven and griddle (combination range)

Refrigeration and Beverage Equipment

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- refrigerated prep table or prep station (refrigerated prep island)
- commercial reach in cooler or refrigerator
- soda fountain dispenser system

Infrastructure and Systems

- commercial ventilation hood system
 - fire suppression system
 - grease trap
 - outdoor walk in cooler
-

8. Tenant Equipment Responsibilities

Tenant is responsible for:

- providing any additional cooking equipment needed
- providing point of sale (POS) system
- providing smallwares (utensils, cookware, dishes)
- maintaining all City provided equipment in good working order
- routine cleaning and maintenance of all equipment

Tenant shall be responsible for repair or replacement of equipment damaged due to:

- misuse
 - neglect
 - failure to maintain
-

9. Maintenance Responsibilities – Tenant

Tenant shall maintain the premises in a **clean, sanitary, and code compliant condition**, including:

- full kitchen cleaning and sanitation
- grease trap maintenance and cleaning
- cleaning of hood filters and cooking equipment
- pest control within leased space
- clearing floor drains and plumbing clogs caused by use

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- maintaining all refrigeration equipment
 - trash removal and disposal
 - maintaining patio and service areas
 - snow and ice removal at entrances
 - compliance with all health and food safety regulations
-

10. Maintenance Responsibilities – Landlord

The City shall maintain:

- structural components
 - roof and foundation
 - major building systems
 - City owned equipment (unless damaged by Tenant)
 - parking lot and common areas
-

11. Surrender of Premises

Upon termination, Tenant shall return the premises in a **clean and sanitized condition**, including:

- removal of all food and waste
- cleaning of all cooking equipment
- cleaning and emptying of all refrigeration units
- removal of all Tenant property

Failure to comply may result in deductions from the **security deposit**.

12. Outdoor Patio

Tenant shall:

- maintain patio cleanliness
- comply with noise regulations
- post required signage (including no smoking if applicable)

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13. Parking

Parking is **shared and non exclusive**.

14. Insurance

Tenant shall maintain:

\$1,000,000 general liability insurance

City must be listed as **additional insured**.

15. Access and Entry

Landlord may enter with **reasonable notice**.

Landlord may enter without notice in **emergency situations**.

16. Subleasing

Subleasing is not permitted without written approval.

17. Default

Tenant is in default if:

- rent unpaid more than 30 days
 - licenses lapse
 - health violations occur
 - damage to equipment or property occurs
 - lease terms are violated
-

18. Notices

CITY OF BEL-NOR

8416 Natural Bridge Bel-Nor, MO 63121-4550

Phone: 314-381-2834 Fax: 314-381-2263

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

City Administrator (Authorized Representative)
cityadministrator@cityofbelnor.org
(314) 381-2834

19. Governing Law

This lease shall be governed by Missouri law.

20. Entire Agreement

This lease represents the full agreement between the parties.

Signatures

City of Bel Nor
Authorized Representative _____

Date _____

Tenant _____

Date _____