CITY OF BEL-NOR
8416 NATURAL BRIDGE ROAD, BEL-NOR, MO 63121
AGENDA OF THE BOARD JUNE 16, 2025 AT 7:30 P.M.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL:

APPROVAL OF MINUTES:

- Regular Board Meeting 5.19.25
- Working Session Meeting 5.28.25

PRESENTATION AND APPROVAL OF TREASURER'S REPORT:

- Treasurer, Lisa Kampmeinert

REPORT OF SAFETY COMMITTEE:

- Officer Scott Ford

PRESENTATION

ALDERMANIC REPORTS:

- Ryan Brockschmitt, Mike Capstick, Evelyn Days, Terri Durand

OLD BUSINESS:

A RESOLUTION OF THE MAYOR AND THE BOARD OF THE CITY OF BEL-NOR, MISSOURI, SUPPORTING BEYOND HOUSING'S LEGAL FEES FOR THE 2025 BALLOT INITIATIVE TO ESTABLISH A TDD (TRANSPORTATION DEVELOPMENT DISTRICT) IN THE 24:1 FOOTPRINT

NEW BUSINESS:

A RESOLUTION TO APPROVE THE AUTHORIZATION OF DRINKCURIOUS, A SPIRITS AND E-COMMERCE COMPANY, TO OCCUPY THE TENANT SPACE AT 8466 NATURAL BRIDGE ROAD.

OPEN TO THE PUBLIC:

ADJOURN: (CLOSED SESSION) IF REQUIRED

notice is hereby given in accordance with RSMo Chapter 610 that, subject to a motion duly made and adopted, the Board may hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the Board's representatives and its attorney; lease. purchase or sale of real estate; hiring, firing. disciplining or promoting employees; preparation for negotiations from employee groups; bidding specs, proprietary technology materials; and/or records and matters which are protected from disclosure by law. Any minutes, votes, settlement agreements, or public records relating to these matters shall be made public upon final disposition of the matter voted upon.

Posted 6/13/2025

Resolution: _____

DRAFT

A RESOLUTION TO APPROVE THE AUTHORIZATION OF DRINKCURIOUS, A SPIRITS AND E-COMMERCE COMPANY, TO BE GRANTED A BUSINSESS LICENSE AND OCCUPY THE TENANT SPACE AT 8466 NATURAL BRIDGE ROAD.

WHEREAS, the City of Bel-Nor, MO (the "City") has agreed for DrinkCurious, a home-based business to move into the tenant space at 8466 Natural Bridge Road and be granted a business license; and,

WHEREAS, Patrick Garrett, the business owner, has passed all needed occupancy and licensing agreements for both the City and the County;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF BEL-NOR, IN THE STATE OF MISSOURI, AS FOLLOWS:

Section One.

In accordance with Chapter 405. Zoning Code Article V. Regulations By Zoning District**, and** Section 405.150. "C-1" General Commercial District, Patrick Garrett is hereby granted a business license for DrinkCurious at 8466 Natural Bridge Road, 63121.

Section Two.

The resolution shall be in full force and effect from and after its passage by the Board of Aldermen.

PASSED BY THE BOARD OF ALDERMAN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024

_____
Mayor

Attest:

_____
Sanette White, City Clerk

_____ **Ryan Brockschmitt**

_____ **Mike Capstick**

_____ **Evelyn Days**

_____ **Terri Durand**

DRINKCURIOUS

2930 Ridgeview Dr., St. Louis, MO 63121 | 314.669.1792 | pops@drinkcurious.com

Proposal to the City of Bel-Nor for Business Location Approval

Business Name: DrinkCurious
Proposed Location: 8466 Natural Bridge Road, Bel-Nor, MO 63121
Submitted by: Patrick Garrett, Founder & Chief Executive

Dear Members of the Board,

I am writing to formally request approval to operate my business, DrinkCurious, at the property located at 8466 Natural Bridge Road in Bel-Nor. As a long-time resident of Bel-Nor, having lived in the community with my family for over 21 years, and with deep family roots in the area extending back two generations, I'm proud to seek this opportunity to grow my business within the community I call home.

Business Overview

DrinkCurious is a spirits education and e-commerce company that provides tasting experiences for clients across the country. We serve corporate and private clients through curated, educational tasting events. In addition to our services, we operate a small e-commerce platform offering spirits-related products including glassware, flasks, and branded apparel.

DrinkCurious also includes *Bourbon & Banter*, a respected digital publication in the whiskey industry founded in 2011. With over 18,000 members globally, *Bourbon & Banter* publishes articles, reviews, and media content while fostering a thriving community of whiskey enthusiasts.

Use of the Space

The Natural Bridge Road location will serve as the administrative headquarters for DrinkCurious and Bourbon & Banter. It will also be used as a warehouse and distribution point for our e-commerce operations. This site will not be open to the public; visits will be by appointment only. We also plan to utilize the space for content production including educational videos, podcasts, and digital media.

Operating Hours

Business activity will occur primarily between 8:00 a.m. and 5:00 p.m., with occasional after-hours work to support specific projects. There will be no retail sales or regular foot traffic.

DRINKCURIOUS

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Revenue Streams
Our revenue is currently distributed as follows:

- Tasting Services: 68%
- Advertising/Media Sponsorships: 8%
- E-commerce Sales: 9%
- Miscellaneous/Other: 15%

Community Impact
Locating DrinkCurious in this existing building supports our growth while ensuring the building is actively and responsibly used. Our presence will help prevent underutilization of the property and contribute to the vitality of the Bel-Nor community without adding public traffic or commercial disruption.

Thank you for considering this proposal. I welcome the opportunity to further discuss how DrinkCurious can be a positive and responsible addition to Bel-Nor.

Sincerely,



Patrick Garrett
Founder & Chief Drinking Officer
DrinkCurious

Resolution: _____

A RESOLUTION OF THE MAYOR AND THE BOARD OF THE CITY OF BEL-NOR, MISSOURI, SUPPORTING BEYOND HOUSING'S LEGAL FEES FOR THE 2025 BALLOT INITIATIVE TO ESTABLISH A TDD (TRANSPORTATION DEVELOPMENT DISTRICT) IN THE 24:1 FOOTPRINT

WHEREAS, the City of Bel-Nor, MO (the "City") has agreed to be a part of the TDD to fund road repairs and maintenance within the city; and

WHEREAS, the City has the power to adopt reasonable resolutions to help fund the efforts Beyond Housing incurred to secure tis ballot initiative; and,

WHEREAS, the City has agreed to provide $1000 to Beyond Housing to support this ballot initiative;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF BEL-NOR, IN THE STATE OF MISSOURI, AS FOLLOWS:

Section One.

The Board hereby approves a resolution to provide $1000 to Beyond Housing to support this ballot initiative agreement, and the Mayor is hereby authorized to execute such contract on behalf of the City of Bel-Nor.

Section Two.

The resolution shall be in full force and effect from and after its passage by the Board of Aldermen.

PASSED BY THE BOARD OF ALDERMAN OF THE CITY OF BEL-NOR, MISSOURI, THIS _____ DAY OF _____, 2024

_____
Mayor

Attest:

_____
Sanette White, City Clerk

_____ **Ryan Brockschmitt**

_____ **Mike Capstick**

_____ **Evelyn Days**

_____ **Terri Durand**