

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



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

Meeting Minutes

Meeting Type: Public Session

Meeting Date: September 16th, 2026

Location: 8406 Natural Bridge Road

Starting Time: Approximately 6:00 PM

1. Welcome and Introduction

City Administrator Rachel St. Pierre welcomed participants and introduced the combined third and fourth public sessions of the City's strategic planning process.

St. Pierre reviewed the purpose of the previous sessions, which included identifying community values, priorities, and concerns, as well as providing education regarding municipal government operations, financial resources, and budget preparation.

The combined session was intended to validate previously collected community feedback, establish a shared vision for Bel-Nor's future, identify priorities for municipal services and infrastructure, and begin connecting those priorities to the City's budgeting process.

Participants received worksheets summarizing earlier findings and providing opportunities to identify priorities and offer additional feedback. Previously distributed surveys remained available for participation.

2. Review of Community Values and Existing Conditions

The City Administrator presented seven findings developed from previous public engagement activities. Participants were invited to confirm whether the findings accurately reflected community priorities and to identify necessary additions or revisions.

Finding One: Community Identity

Participants affirmed Bel Nor's identity as a small, quiet, primarily residential community characterized by distinctive architecture, mature trees, and green spaces.

Residents recommended expanding the description to recognize:

- Diversity among residents, including racial, cultural, generational, and household diversity.
- The neighborhood's walkability and frequent pedestrian activity.
- A welcoming and inclusive community atmosphere.

Finding Two: Neighborhood and Housing Preservation

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



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

Meeting Minutes

Meeting Type: Special Session

Meeting Date: September 25th, 2026

Location: 8416 Natural Bridge Road

Starting Time: Approximately 6:00 PM

1. **Call to Order and Pledge of Allegiance** – Mayor Anna Vogel called the meeting to order. The Pledge of allegiance was recited.
2. **Roll Call**

Name	Present	Absent
Aldersperson Capstick	x	
Aldersperson Brockschmitt	x	
Mayor Vogel	x	
Aldersperson Durand	x	
Aldersperson Days		x

Also present was Rachel St.Pierre, City Administrator.

3. Public Hearing

The Board conducted a public hearing to receive comments and consider the proposed 2026 ad valorem property tax rates.

City Administrator St. Pierre presented an overview of the annual property tax levy process, including the City's receipt of assessed valuation information from St. Louis County, the State Auditor's calculation and certification of permissible levy rates, statutory notice requirements, and the October 1 filing deadline.

The City Administrator explained that the County had provided the necessary valuation information on September 16, resulting in a compressed timeline for conducting the required public hearing and adopting the tax levy.

A. Assessed Valuations and Maximum Permissible Rates

The City Administrator presented the following 2026 assessed valuations:

Property Classification Assessed Valuation

Residential	\$26,602,850
Agricultural	\$0
Commercial	\$1,381,787
Personal Property	\$4,337,142

The proposed maximum levy rates, expressed per \$100 of assessed valuation, were:

Property Classification 2026 Maximum Rate 2025 Rate

Residential	\$0.2810	\$0.2840
Agricultural	\$0.0000	\$0.0000
Commercial	\$0.1790	\$0.2270
Personal Property	\$0.5530	\$0.5530

The City Administrator estimated that levying the maximum rates would generate approximately \$101,211 in property tax revenue, compared with approximately \$90,800 anticipated in the FY2026 budget.

She explained that the City could adopt rates lower than the permissible maximums but could not exceed the rates established through the state calculation process.

The City Administrator also reported that no debt service property tax levy was proposed for 2026 following the retirement of the applicable bond obligation.

B. Discussion of Proposed Tax Rate Reduction

Board members and residents discussed whether the City should adopt the maximum permissible rates or reduce them to provide financial relief to property owners.

Discussion included rising household expenses, inflation, insurance costs, fixed-income residents, municipal financial stability, and the impact of reduced revenue on future services and capital improvements.

A 10% reduction from the proposed maximum rates was discussed.

The City Administrator estimated that a 10% reduction would result in approximately \$10,000 less annual property tax revenue. She also provided illustrative examples of the approximate savings for individual residential properties.

Some participants supported a reduction as an opportunity to provide financial relief and demonstrate responsiveness to economic conditions. Others expressed concern that the relatively modest savings for individual property owners might be outweighed by the City's ability to use the revenue for infrastructure maintenance and municipal services.

Alternative approaches to providing direct resident benefits were discussed, including potential home maintenance assistance, grants for property improvements, tree maintenance assistance, and volunteer services for elderly residents.

No new assistance program or related funding was approved during the public hearing.

C. Financial Reserves and Infrastructure Funding

The Board discussed the City's available General Fund resources and the importance of maintaining operating reserves for emergencies and unforeseen expenses.

The City Administrator discussed an estimated unrestricted General Fund cash balance of approximately \$500,000 and a proposed operating reserve of approximately \$407,000, subject to further Board consideration.

Discussion also addressed the potential financial impact of significant storm damage, tree removal, street repairs, sidewalks, and other infrastructure needs.

Participants discussed revenue associated with the Transportation Development District (TDD), including anticipated funding for transportation-related improvements, the involvement of multiple municipalities, and long-term project planning.

The discussion included possible uses for streets, sidewalks, curbs, signs, and related infrastructure. No specific TDD expenditure or project was approved.

The City Administrator also clarified that the Missouri Department of Conservation grant was reimbursable and restricted to eligible project expenses.

D. Vehicle Tag Fee

A question was raised regarding a \$10.50 charge appearing on personal property tax bills.

The City Administrator explained that the charge appeared to relate to a previously discontinued municipal vehicle tag fee and indicated that the City would contact St. Louis County to determine whether the charge could be removed from future bills.

E. Conclusion of Public Hearing

Following discussion of the proposed tax rates, the anticipated revenue impact, and resident concerns, the public hearing was closed.

- 4. NEW: First & Second Reading, Discussion and Vote of Ordinance O26-010, 2026 Ad Valorem Tax Rates. AN ORDINANCE ESTABLISHING THE AD VALOREM PROPERTY TAX RATES FOR THE CITY OF BEL NOR, MISSOURI, FOR THE 2026 TAX YEAR.**

The Board considered Ordinance 026-010, an ordinance establishing the ad valorem property tax rates for the City of Bel-Nor, Missouri, for the 2026 tax year.

The first and second readings of the ordinance were conducted.

The Board continued discussing the proposed rates and their financial implications.

First Motion

A motion was made and seconded to approve Ordinance 026-010 with a 10% reduction across the residential, commercial, and personal property tax rates from the proposed maximum rates.

Motion:	Approve the ordinance with the rates lowered 10% - 0.2529, 0.000, 0.1611, 0.4977		
Moved By:	Aldersperson Capstick		
Seconded By:	Aldersperson Brockschmitt		
Roll Call Vote:		Yay	Nay
Aldersperson Capstick		x	
Aldersperson Brockschmitt		x	
Aldersperson Durand			X
Aldersperson Days		NA	NA
Motion: Fails			

Following the vote, Board members continued discussing the proposed reduction, municipal finances, future TDD-supported infrastructure projects, and the anticipated effect on residents.

Aldersperson Durand indicated willingness to reconsider her position.

The Board discussed whether to take additional action during the meeting or schedule another special meeting.

Second Motion

A second motion was made and seconded to approve Ordinance 026-010 with a 10% reduction in the proposed ad valorem property tax rates across all applicable property classifications.

Motion:	Approve the ordinance with the rates lowered 10% - 0.2529, 0.000, 0.1611,
Moved By:	Aldersperson Capstick
Seconded By:	Aldersperson Brockschmitt

Roll Call Vote:	Yay	Nay
Alderson Capstick	x	
Alderson Brockschmitt	x	
Alderson Durand	x	
Alderson Days	NA	NA
Motion: Passes		

The final adopted tax rates for the 2026 tax year were confirmed as follows:

Property Classification Adopted Rate per \$100 Assessed Valuation

Residential	\$0.2529
Agricultural	\$0.0000
Commercial	\$0.1611
Personal Property	\$0.4977

The adopted rates represent a 10% reduction from the 2026 maximum permissible rates presented during the public hearing.

5. OLD: Ordinance 026-009 - AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET OF THE CITY OF BEL NOR, MISSOURI, TO APPROPRIATE FUNDS FOR THE MISSOURI DEPARTMENT OF CONSERVATION COMMUNITY CONSERVATION COST SHARE PROJECT

The Board considered the final reading of Ordinance 026-009, amending the FY2026 budget to appropriate funding for the Missouri Department of Conservation Community Conservation Cost Share Project.

The ordinance had received its first reading at the September 21, 2026, regular meeting.

The City Administrator and Board briefly reviewed the grant-funded Tree Board project, the need for FY2026 appropriations, and the City's reimbursement of eligible expenses under the grant program.

Motion:	Approve the ordinance as presented	
Moved By:	Alderson Durand	
Seconded By:	Alderson Brockschmitt	
Roll Call Vote:	Yay	Nay
Alderson Capstick	x	

Alderson Brockschmitt	x	
Alderson Durand	x	
Alderson Days	NA	NA
Motion: Passed		

6. Public Comment

School Traffic and Parking Safety

A concern was raised regarding vehicles stopping or parking along a curve near the school during afternoon student pickup.

The discussion focused on limited visibility for approaching vehicles, potential conflicts with school traffic, and pedestrian safety.

Board members discussed the possibility of establishing additional parking restrictions or signage but expressed a preference for first coordinating with school officials to understand existing pickup and dismissal procedures.

The Board indicated that the matter could be referred to the appropriate school representative for further review.

No parking restrictions or traffic regulations were adopted.

7. Adjournment

With no further business, a motion to adjourn was presented.

Motion:	Adjourn	
Moved By:	Alderson Capstick	
Seconded By:	Alderson Durand	
Voice Vote:	Yay	Nay
Alderson Capstick	x	
Alderson Brockschmitt	x	
Alderson Durand	x	
Alderson Days	NA	NA
Motion: Passed		

The meeting adjourned at approximately 6:37 PM

PASSED AND APPROVED THIS 19 DAY OF October, 2026.

_____

Anna Vogel, Mayor

ATTEST:

_____

Rachel St. Pierre, City Administrator