



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

Regular Session | September 21st 2026 7:30 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: August 18th Regular Session, September 1st Work Session, and September 9th Special Session**
- 4. Presentations and Reports: Aldermanic, Public Safety & City Administrator**
- 5. Business**
 - a. NEW: Ordinance O26-010 - 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**
 - b. OLD: Ordinance O26-007 Final Reading & Passage - 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**
- 6. Public Comment**
- 7. 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 Administrator Monthly Report

Reporting Period: August 17 - September 17, 2026

Administration & Strategic Planning

The City had a busy meeting schedule during this reporting period, including the August 18 Regular Meeting, September 1 Board Work Session, September 9 Special Meeting, and September 16 Public Strategic Planning Session.

Staff prepared and coordinated meeting notices, agendas, packets, staff memos, minutes, and follow-up materials. Work also continued to make meeting preparation, public notices, records organization, and post-meeting follow-up more consistent.

Strategic planning continued alongside development of the FY2027 budget. Recent Board and public discussions have focused on City services, infrastructure, trees and landscaping, housing preservation, neighborhood character, and other long-term priorities. Staff is beginning to organize that input into the next phases of the strategic plan and budget process.

Other administrative work included Sunshine Law and records coordination, meeting and public-comment procedures, City Clerk training materials, SharePoint and records cleanup, and improvements to resident information on the City website.

The City's Second Annual Street Dance was held August 29 and provided an additional opportunity for resident outreach and community engagement.

Code Enforcement & Permits

Code Enforcement remained active throughout the month. Weekly reports show approximately:

- **40 inspections**
- **55 re-inspections**
- **25 cases closed or brought into compliance**

Additional activity included new cases, warnings, extensions, escalations, and resident contacts.

Staff continued reviewing iWorQ cases to improve documentation and reduce duplicate or incomplete records. Guidance was also developed for common complaints involving trees, landscaping, debris, neighboring properties, and similar concerns so City Code issues can be separated from private disputes or matters requiring another agency or qualified professional.

Permit activity included approximately **10 permit applications, 6 permit or occupancy inspections, and 9 completed plan reviews.**

Staff continued cleaning up permit types, fees, occupancy procedures, rental information, and iWorQ programming. Work also continued on rental and vacant-property records and on several more complex building matters requiring additional structural information before permits can be approved.

Municipal Court & Public Safety

Staff continued developing municipal court options for future Board consideration. Work included reviewing potential service providers, unresolved administrative responsibilities, existing court records, and the costs and requirements associated with different service models.

Staff is gathering additional information regarding St. Louis County and Normandy options and developing draft solicitation materials for future Board consideration. The goal is to return to the Board with a clearer comparison of realistic options rather than addressing court questions individually.

At the September 9 Special Meeting, the Board reviewed preliminary information from the St. John Police Department regarding possible increases in police presence. Options discussed were estimated at approximately **\$225,000 annually** and **\$300,000 annually**, compared with the City's current police-service cost of approximately **\$168,000 annually**.

No additional police service or spending was approved.

Camera-based public-safety tools were also discussed, and Chief Anderson advised that he was not recommending additional Flock cameras at this time.

Staff also received additional information regarding St. John's participation in the federal 287(g) program. Bel Nor is not a party to that agreement, and no Board action has been requested.

Public Works & Tree Board

Public Works staffing remained a priority during the month. The City posted a **Part-Time Public Works Laborer** position, developed a consistent applicant-screening process, and continued reviewing temporary staffing and other short-term coverage options.

Routine Public Works activity continued to include mowing and landscaping, City islands, trash and debris, walking-path concerns, street lighting, tree concerns, seasonal yard-waste planning, and City Hall maintenance.

Larger landscaping and island-improvement proposals will be considered through the normal budget, project-scope, and procurement process rather than treated as routine maintenance.

The City's **2026 Missouri Department of Conservation Community Conservation Cost Share project** also moved into implementation. The signed grant provides **90% reimbursement of eligible project costs, up to \$25,000**.

Staff is establishing the purchasing, documentation, and reimbursement process. A budget amendment has been prepared for Board consideration so eligible project purchases can begin once the necessary budget authority is in place. Internal deadlines are also being established for Tree Board purchases and contractor requests that require Board action.

Finance

As of September 17, about 71% of the year has passed.

FY2026	
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Money received so far	\$623,000
Money spent so far	\$523,000
Annual revenue budget	\$958,000
Annual spending budget	\$919,000

The City has received about **65% of its expected annual revenue** and used about **57% of its annual spending budget**.

So far, about \$100,000 more has come in than has gone out. That is a **year-to-date difference**, not a year-end surplus or \$100,000 of new spending money. The City still has more than three months of normal expenses and existing commitments remaining this year.

The City's overall bank balance also includes restricted and dedicated funds that cannot be used for general operations or unrelated projects, so total cash on hand should not be read as General Fund surplus.

Where Does City Money Come From?

Most City revenue comes from taxes collected throughout the year rather than from permits, tickets, or individual fees.

Some of the City's larger revenue sources so far this year include:

Examples of Revenue	Received YTD
Sales and Use Taxes	~\$145,000
Public Utility Tax	~\$127,000
Real & Personal Property Taxes	~\$72,000
Capital Improvement Sales Tax*	~\$72,000
Public Safety Sales Tax*	~\$56,000
Licenses, Permits & Inspections	~\$28,000
Sewer Lateral Revenue*	~\$25,000

**These revenues are restricted or dedicated to particular purposes and are not available for general City spending.*

Other revenue comes from gasoline and motor vehicle taxes, road and bridge distributions, rent, court revenue, and other smaller sources.

What Has the City Been Paying For?

Recent payments give a good example of where City money goes during a normal month. Some of the larger recent expenses included:

Recent Expense Examples	Approx. Amount
St. John Police Services	\$13,600
REJIS / Court & Police Systems	\$6,400
Landscaping and Mowing	\$3,400
Accounting Support	\$3,100
Electric, Water, Sewer & Internet	\$2,900
IT Support	\$1,700

These are examples of recent payments, not a complete list of every City expense.

City spending also includes payroll, street and tree work, City Hall maintenance, insurance, inspections, legal services, equipment, sewer lateral repairs, and other routine operations.

QuickBooks currently reflects approximately **\$1.21 million in cash across all City accounts**. After separating restricted and dedicated funds, the City's approximate **General Fund cash position is \$532,000**.

For FY2027 planning, staff has recommended that the Board consider maintaining approximately **\$407,000**, or about eight months of General Fund operating expenses, as an operating reserve. This is a staff planning recommendation and has not been adopted by the Board.

That reserve is intended to help the City continue normal operations, manage the timing of revenues and expenses, meet existing commitments, and respond to unexpected costs. Decisions about additional projects or one-time spending can then be considered through the annual budget process based on what remains available.

Figures are rounded and based on current QuickBooks records through September 17. They remain subject to routine reconciliation, reclassification, closing entries, and audit adjustments.

Staff also continued FY2027 budget preparation and financial-process work, including audit and financial-statement coordination, QuickBooks account mapping, property-tax preparation, banking research, and improvements to deposit, reimbursement, and accounts-payable procedures.

The City's FY2025 annual financial report to the Missouri State Auditor was due June 30. Staff is coordinating with the Treasurer, auditor, and other appropriate parties to complete the outstanding filing and bring the City's state financial reporting current.

Banking and treasury research remains exploratory. **No financial institution or investment provider has been selected, and no City funds have been moved as part of this review.**

Coming Up

Major priorities for the next reporting period include:

- FY2027 budget development and 2026 property-tax rate filing

- Municipal court options and solicitation preparation
- Public Works staffing
- Tree Board grant purchases and reimbursement
- Continued strategic-plan development
- Financial reporting and audit coordination
- Rental and vacant-property record cleanup
- Ongoing Code Enforcement, permitting, records, and daily City operations



Bel-Nor Police Activity Report

Aug. 18 – Sept. 16

Monthly Overview

Activity Snapshot

- Calls for service: 68
- Reports: 4
- Arrests: 1 Juvenile (Domestic Assault)
- Domestic Disturbance: 2 (Mother/Son in both cases)
- Assaults: 1 Report of a Process Server being assaulted.
- Sick Cases: 10
- Stealing from Golf Course: Construction Trailer Broken Into.

Notable Activity

- 9/16 - Miscellaneous Report of a "Suspicious Subject" reported from the Elementary School. Students "believed" they saw a subject walking across the parking lot with a gun in his "man-purse". Officers reviewed video and did not observe any weapons. No report of the subject flourishing the weapon or making any statements. School security was also unable to locate or verify the report.
- Property damage report. Roofers at the wrong house. Damaged the roof and tried to leave.

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



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cityclerk@cityofbelnor.org

(314) 381 - 2834

Meeting Date: 9.21.2026

Agenda Item Title: Ordinance 26-010 Budget Amendment – MDC Community Conservation Cost Share Project

Department: Administration

Prepared By: Rachel St.Pierre

Date Prepared: 9.15.26

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

Purpose / Requested Action

Complete the first reading of an ordinance adding \$9,976.74 to the 2026 budget so the City can begin purchasing materials included in the approved MDC tree grant.

Scope of This Agenda Item

This amendment is only for the grant materials and supplies we expect to purchase during 2026.

It does not approve the full cost of the MDC project and does not approve the future tree-removal contract. Those costs will come back to the Board separately when needed.

Summary

In August, the Board approved the City's participation in the MDC Community Conservation Cost Share Program and authorized the agreement for the project submitted by the Tree Board.

MDC has now approved the project and the agreement has been signed.

The part we did not do in August was add money to the 2026 budget to actually make the grant purchases. This amendment does that.

The proposed amendment adds \$9,976.74 to the General Fund budget for the materials and supplies included in the approved grant project.

Background

This is a 90/10 reimbursement grant. The City pays the expenses first, submits the required documentation to MDC, and MDC reimburses 90% of eligible costs, up to a maximum reimbursement of \$25,000.

The overall project includes several different pieces that will happen throughout the grant period, including:

- Tree-care education and outreach;
- Mailers and educational materials;
- Tree tags and signage;

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- Planting and staking supplies;
- Watering equipment and supplies;
- Removal of critical-risk trees; and
- Replacement tree planting.

The materials and supplies we are ready to begin purchasing total \$9,976.74.

The larger tree-removal portion of the project is not included in this amendment. That work will come back to the Board separately once the procurement process and pricing are complete.

Budget Impact

This amendment increases the 2026 General Fund expense budget by \$9,976.74.

If all of those purchases are eligible for reimbursement, MDC would reimburse approximately \$8,979.07, leaving the City's share at approximately \$997.67.

The grant purchases will be tracked separately from the City's regular \$2,500 Tree Board budget. The existing Tree Board budget will stay available for normal Tree Board expenses.

Operational Impact

Once the budget amendment is approved, staff can begin ordering the grant materials.

Staff will keep the grant purchases separate in the accounting system, maintain the receipts and other documentation required by MDC, and submit expenses for reimbursement.

Staff will also continue coordinating with the Tree Board on upcoming purchases and project deadlines so anything that needs Board approval can be brought forward ahead of time.

Alternatives Considered

Do not amend the budget.

The City would need to delay grant purchases until funding is otherwise approved.

Use the existing Tree Board budget.

The Tree Board currently has \$2,500 budgeted for its regular activities. That is not enough to cover the grant purchases and would mix normal Tree Board expenses with a separate reimbursable grant project.

Amend the budget for the MDC grant project.

This keeps the grant expenses separate, gives staff clear authority to make the approved purchases, and makes the grant easier to track for reimbursement and auditing purposes.

Staff Recommendation

Approve the budget amendment for \$9,976.74 so staff can begin purchasing the materials already included in the approved MDC grant project.

Attachments

Proposed FY2026 Budget Amendment Ordinance

MDC Community Conservation Cost Share Agreement

Approved Community Forestry Project Proposal/Budget



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



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(314) 381-2834

July 1, 2026

Missouri Department of Conservation
Attn: Evan Parker, Community Forester
St. Louis Regional Office
2360 Hwy D
St Charles, MO 63304
stlouis@mdc.mo.gov

Re: 2026-2027 Community Forestry Cost-Share Application

To Whom It May Concern:

As the City of Bel-Nor approaches its centennial, the Bel-Nor Tree Board is grappling with the likelihood that our community may lose as much as one third of our total tree population within the next decade. Oak decline, compounded by confirmed cases of bacterial leaf scorch, increasingly violent storms, late frosts and worrying bouts of drought has pushed our aging pin oaks and maples to the brink of annihilation. Losing up to one third of all the shade for our streets and sidewalks, one third of habitats for native birds and wildlife and one third of all the majestic beauty and towering protection trees provide for our historic homes is a forestry crisis that any community would hope to see only once in a century.

With plans rooted in data and actions braced with intent, we are moving swiftly to remove dead and dangerous trees and replenish and diversify our canopy with resilient and under-represented species including bald cypress, black tupelo, tuliptree, shortleaf pine and an array of white oaks, among others. In the last year alone, Bel-Nor added 139 trees along our streets and sidewalks with the support of 104 volunteers who dedicated an estimated 359 community service hours toward planting, watering, mulching and pruning public trees. Our October 2025 event was the largest single day of street tree planting in the history of the Tree Board and, quite possibly, the largest in the history of our community. With your continued support, we intend to match or exceed those benchmarks this year.

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This is a crucial moment for Bel-Nor's conservation, second only to our founding nearly 100 years ago. To keep young trees growing, record heat and punishing periods of drought must be met with sustained mulching and watering campaigns, ferocious winds require protective staking and misinformation deserves persistent and hands-on conservation education through conspicuous signage and compelling workshops. This year, more than any in recent memory, public messaging - from species identification to pruning directives - will be essential to our success. Illustrating the level of projected losses to our neighbors and enlisting them in our effort to protect our community forest will be a major focus of the Tree Board throughout the remainder of 2026 and well into 2027. To achieve these goals and grow our canopy, the Bel-Nor Tree Board anticipates expenses totaling \$34,026.74.

The Bel-Nor Tree Board humbly asks the Missouri Department of Conservation for generous and continued funding as our community navigates this once-in-100-years challenge. We thank MDC for decades of leadership and nearly ten years of direct support and partnership through the TRIM and Cost-Share programs and invite any questions in regard to our application.

With gratitude,

Anna Vogel
Mayor of Bel-Nor

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



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(314) 381-2834

July 1, 2026

Re: Supportive Documents for Cost Share Funding

OUTREACH AND PUBLIC EDUCATION MATERIALS

In the clutter and confusion of the internet era, breaking through to residents - making it personal - means taking the message to the mailbox. The Tree Board's increasingly popular seasonal street tree maps - typically used to highlight spring blooms and fall color - is an ideal Trojan horse to deliver valuable data about what we stand to lose on our streets, key dates for when to engage in collective action and details on how participating in a coordinated planting and maintenance program puts the mission directly into residents hands. To deliver results, the Bel-Nor Tree Board proposes spending \$1,071.64 on a community-wide mailer.

Vibrant and visible yard signs staked along streets and sidewalks and positioned at prominent intersections are a provocation and an invitation to our neighbors, encouraging them to play a role in supporting our community forest. With thirty double-sided placards, the Tree Board will have 60 opportunities - in total - to direct attention to vulnerabilities, like drought and disease prevention, promote established conservation methods via QR-code links to MDC resources and advocate for additional tree plantings on key streets. In order to call attention to these issues and more, we anticipate expenditures of \$2,980 on informational yard signs.

Community-Wide Mailer
Informational Yard Signs

\$1,071.64
\$2,980.00

TREE PLANTING SUPPORT

Throughout any given year, the Bel-Nor Tree Board hosts multiple planting and maintenance workdays with scores of volunteers both from within the community and from organizations throughout the region. While we depend on the support of Beyond Housing's Forestry Department whenever possible, the Bel-Nor Tree Board organizes most workdays independently, typically sourcing tools and materials from community members and participating volunteers. We often fall

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short on shovels or and are currently short on gloves, making it difficult to get this essential work done safely and effectively.

Likewise, while we're grateful for the diversity and quantity of trees provided by Forest ReLeaf, we've found many of the young trees require temporary staking in the face of increasingly destructive storms and wind gusts. Stakes also mark sites ahead of planting, an important step in communicating to residents and volunteers that much time and care has gone into the process of reviewing each planting site and selecting an ideal species and dig site. In order to keep pace with planting goals, the Bel-Nor Tree Board proposes spending \$1,420.26 on tree planting support.

Planting and Staking Materials

\$ 1,499.26

WATERING ASSISTANCE

In an older community like ours, water accessibility is a challenge. Few households have irrigation, most lack hoses long enough to reach street trees and some trees are planted in city parks and along pedestrian walkways, far from any water source. While we are grateful to Beyond Housing's Forestry Department for providing watering support for the trees that fall under their grant programs, hundreds more cannot receive either consistent or even emergency watering without organized support from a patchwork response from residents, volunteers and city staff. Large water tanks - with durable hoses to withstand urban infrastructure and traffic - would be housed in a decommissioned police SUV so Tree Board members and city staff can deliver water to vulnerable trees. A combination of low-flow nozzles, buckets with slow-drip holes and gator bags help volunteers water effectively and efficiently, both during city-wide events and throughout the year during periods of self-directed tree maintenance. To protect our investment in the next generation of trees, the Bel-Nor Tree Board proposes spending \$2,811.34 on watering aids.

Watering Bags and Materials

\$2,811.34

SPECIES IDENTIFICATION

Since Washington University Arboretum's presentation at the 2025 MDC Arbor Day luncheon, the Bel-Nor Tree Board has been working toward a goal of achieving Level I Arboretum status. Tagging native species not only helps us secure recognition for Bel-Nor's exceptional tree canopy, it also teaches residents the value, diversity and beauty of native species. With 25 streets, ordering 100 tags would allow us to mark 4 trees per street, a respectable showing to engage residents.

As part of our research to source durable, affordable staked markers, we consulted with Rebecca Sucher, Living Collections Manager at the Missouri Botanical Garden, who advised us that they manufacture their own engraved, acrylic labels at the gardens. Acrylic signs, according to their experience, are more durable particularly to sunlight exposure. While we cannot afford - or justify - acquiring our own label system, we did find a manufacturer on Etsy who produces nearly identical, high-quality, customizable tags at approximately \$18.20 per unit, including shipping, before any potential bulk discounts.

While we didn't initially intend to nail tags to mature trees, we are open to exploring National Band as a source for more affordable markers. Re-allocating 50 of our planned 100 tags for mountable tags would reduce the cost to approximately \$13 per unit, plus a \$35 layout fee, nails and springs and yet-unconfirmed shipping costs for the order. However, ordering staked markers comparable to the Etsy source would cost \$23 per unit, as there is a \$10 charge for each stake. It does not appear we would receive a bulk discount for ordering 100 or more labels because the mounted labels are a different product than the staked labels.

If we were to reduce our planned order to 50 staked acrylic tags, the cost would be \$909.85. An additional 50 mountable tags would cost \$650, plus a \$35 layout fee, approximately \$20 in springs and nails and a yet-unconfirmed additional shipping charge, by our estimate. To advance goals of helping Missourians learn the benefits of native species, the Bel-Nor Tree Board proposes spending a total of approximately \$1,614.50 on species identification tags.

Native Species Tags

\$ 1,614.50

PUBLIC SAFETY AND FORESTRY MAINTENANCE

As soon as one season of tree maintenance ends, the Bel-Nor Tree Board, with the support and expertise of the 24:1 Forestry Department, begins preparing for the next with annual public tree inspections. Utilizing resident reports, member observations and certified arborist recommendations, the Tree Board undertakes the difficult, yet essential task of determining which trees require removal. Only when we've exhausted all reasonable efforts to extend the lives of our trees do we resort to this final act. This year, we anticipate the removal of ten mature trees in addition to two trees already lost to destructive spring storms. To ensure the safety of our residents and maintain the health of our community forest, the Bel-Nor Tree Board recommends spending \$24,050 for tree removals.

Critical-Risk Removals

\$24,050.00

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Copies and Flyers

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Quote Date: 04/08/2026

Price: \$320.0

Print Details

Print Info

Product Type	Copies And Flyers
Quantity	500
Total Impressions	500
Impression Type	Color Single Sided
Originals/Pages	1
Paper	Standard Whites 24lb
Paper Size	Letter
Paper Color	White
Orientation	Portrait
Original Size	1.90 X 2.47
Final Size	8.5 X 11.0

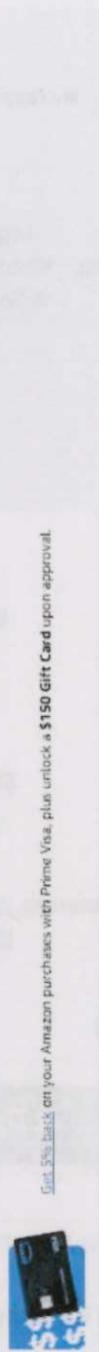
Finishing Options

Staples	None
Cutting	None
Folding	None
Hole Punching	None
Wafer Seals	None
Wafer Color	None
Perforation	None
Lamination	None
shrinkwrap	None

Customize specifics pages and Slipsheets
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N/A

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Item total

\$870.00

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Selected options

Item total

\$370.00



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Subtotal \$2,980.00

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Item total

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Arrives on Thu, Jun 25

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Pickup

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- ☐ Get it Today (Order by 2 p.m.) ⓘ
 Check out for more options & scheduling.



Arrives on Fri, Jun 26

10 items



Wells Lamont - Large Brown Latex dipped

Item #6798391
Model #1601L-200-LWE

— +
\$4.98/ea

[Details](#)

[Save For Later](#)

Pickup

\$49.⁸⁰

- ☐ Ready Today
At S. ST. Louis Lowe's

Delivery to [63121](#)

- ☒ Get it by Fri, Jun 26
FREE Standard Shipping
- ☐ Get it Today (Order by 2 p.m.) ⓘ
 Check out for more options & scheduling.



Arrives on Thu, Jul 2

125 items

Delivery to [63121](#)



Greenes - 96-in Wood Tree Stake

Item #8005
Model #RC80TR8

— +
\$8.48/ea

[Details](#)

[Save For Later](#)

Pickup

\$254.⁴⁰

- ☐ Ready Today
At S. ST. Louis Lowe's

Delivery to [63121](#)

- ☒ Get it by Thu, Jul 2 ⓘ
 Check out for faster options & scheduling.

48-in Wood Plant
Support Landscape

Item #102418
Model #9400L

— 50 +
\$3.98/ea

[Details](#)

[Save For Later](#)

☒ Pickup Unavailable

\$199.00



Delivery to [63121](#)

☐ Get it by Fri, Jun 26
FREE Standard Shipping

☒ Get it by Thu, Jul 2 ⓘ
 Check out for scheduling.



Wells Lamont - X-large
Brown Latex dipped

Item #6798390
Model #1601XL-200-LWE

— 10 +
\$4.98/ea

[Details](#)

[Save For Later](#)

Pickup

\$49.80



☐ Ready Today
At S. ST. Louis Lowe's

Delivery to [63121](#)

☒ Get it by Thu, Jul 2 ⓘ
 Check out for faster options & scheduling.



MidWest Quality
Gloves, Inc. - Medium

Item #304595
Model #LO502

— 20 +
\$5.68/ea

[Details](#)

[Save For Later](#)

☒ Pickup Unavailable

\$113.60



Delivery to [63121](#)

☐ Get it by Fri, Jun 26
FREE Standard Shipping

☒ Get it by Thu, Jul 2 ⓘ
 Check out for faster options & scheduling.



Kobalt - 40-in Fiberglass
Handle Digging shovel

Item #863588
Model #PRL-F-K34710

— 15 +
\$29.98/ea

[Details](#)

[Save For Later](#)

Pickup

\$449.70



☐ Ready Today
At S. ST. Louis Lowe's

Delivery to [63121](#)

☒ Get it by Thu, Jul 2 ⓘ
 Check out for faster options & scheduling.



6-Pack 60-in Wood
Multipurpose

\$14.48



Add to Cart

3.58 -Gallon Blue
Arrow Juniper

\$111.82



Add to Cart

Order Summary

Item Subtotal (187)	\$1,420.26
Delivery ▾	\$79.00
Estimated Tax	Calculated in Checkout
Promo Code ▾	
Savings	\$5.99
Estimated Total	\$1,499.26



Hurry! Save \$5.99 by checking out.
Your items are selling fast.

Start Secure Checkout

Or

rayra

Congrats! You get FREE Shipping!

Mary, pay ~~\$853.51~~ **\$653.51** for this order. Get a **\$200 Amazon Gift Card** upon approval for Prime Visa.

[Learn more](#)



Shopping Cart

[Deselect all items](#)



HQMPC Garden Hose Quick Connect Solid Brass Quick

#1 Best Seller in Garden Hose Parts

In Stock

Two-Day

FREE delivery Tue, Jun 23

FREE Returns

This is a gift [Learn more](#)

Size: 2 Sets

2

[Delete](#)

[Save for later](#)

[Share](#)

Price
\$19⁹⁹
(\$10.00 / count)

Subtotal (10 items): **\$853.51**

This order contains a gift

Or **\$284⁵¹** /mo (3 mo) at 0% APR.

[Select plan](#)

[Proceed to checkout](#)



Flexzilla Garden Hose 5/8 in. x 100 ft., Lightweight All-

#1 Best Seller in Garden Hoses

In Stock

FREE delivery Thu, Jun 25 for Prime members

FREE Returns

This is a gift [Learn more](#)

Pay in 3 monthly payments of **\$23.00**

Style: Standard Grip

Size: 100ft

Color: Chartreuse

1

[Delete](#)

[Save for later](#)

[Share](#)

\$69⁰⁰
(\$0.69 / feet)

Related products with fast delivery



Flexzilla 7-Pattern
Adjustable Flow Garden
352

\$15²⁹

[Add to cart](#)



INNAV8 Garden Hose
Nozzle Heavy Duty -
30,833

-24% **\$18⁹⁵**

List: \$24.95

FREE Shipping by Amazon

[Add to cart](#)



HQMPC Garden Hose
5,601

-18% **\$17⁹⁹**

List: \$21.99

FREE Delivery

Tuesday, Jun 23

[Add to cart](#)



Flexzilla Garden Hose with SwivelGrip, 5/8 in. x 75 ft.,

#1 Best Seller in Garden Hoses

FREE delivery Jul 2 - 6 for Prime members

FREE Returns

This is a gift [Learn more](#)

Style: SwivelGrip

Size: 75ft

Color: ZillaGreen

1

[Delete](#)

[Save for later](#)

[Share](#)

\$59⁹⁸
(\$0.80 / feet)



Flexzilla Garden Hose
100,856

\$39⁹⁷ (\$0.80/feet)

FREE Delivery

Tuesday, Jun 23

[Add to cart](#)



Battery Powered Sprayer Wand, Electric Plant Sprayer

\$19⁹⁹

In Stock

Two-Day

FREE delivery Tue, Jun 23

FREE Returns

This is a gift [Learn more](#)

3

Delete

Save
for
later

Compare with
similar items

Share



GREEN MOUNT Watering Wand, 24 Inch Sprayer Wand

\$27²⁹

In Stock

FREE delivery Fri, Jun 26 for Prime members

FREE Returns

This is a gift [Learn more](#)

Color: Green

2

Delete

Save for later

Share



WaterPrepared 3 Pack Water Tank, Rain Barrel Storage,

\$570⁰⁰

In Stock

Shipped from: Spreetail

FREE delivery Wed, Jun 24

Gift options not available. [Learn more](#)

Size: 3 Pack

Number of Items: 3

1

Delete

Save for later

Share

Subtotal (10 items): \$853.51



CRAFTSMAN Battery

4,304

-7% \$12⁹⁹

Typical: \$13.99

FREE Delivery

Tuesday, Jun 23

Add to cart



Flexzilla Garden Hose

3,860

\$6⁴⁹ (\$1.56/ounce)

FREE Delivery

Tuesday, Jun 23

Add to cart



Biswing Garden Hose

8,882

-17% \$9⁹⁹

List: \$11.99

Get it as soon as Thursday, Jun 25

FREE Shipping by Amazon

Add to cart



Hourleey Garden Hose

7,468

\$14⁹⁹ (\$2.50/count)

FREE Delivery

Tuesday, Jun 23

Add to cart

Your Items

[Saved for later](#)

[Buy it again](#)

Concealers & neutralizing makeup (2)

Books (32)

Men's necklaces (9)

Cosmetic bags (1)

Coffee makers (7)

Patio chairs (7)

Dental floss (2)

[See more categories](#)

Last Chance to Save on Father's Day Gifts - Shop Now



Southtown 9PM

63139

What can we help you find today?



Home Depot Credit Cards

CART (7)

☐ Select All

Delivery

Delivering to 63139 (1 item)

Your Delivery Cost: FREE

This applies to all Delivery items in your cart.



The Home Depot

5 Gal. Homer Bucket (3-Pack)

Container Size: **5 Gallon**

Color/Finish: **Original Orange**

Package Quantity: **3**



Available at **Southtown**

Delivering to **63139**

At Your Store

Today

Delivery

Tomorrow

Your Order

Share

Subtotal **\$83.58**

Delivery

FREE

Estimated Sales Tax*

Total

\$83.58

Have a Promo Code?

Checkout

Check Out Quickly With

PayPal

Feedback



Sign In to Use Instant Checkout

[Sign In Now](#)



Easy In-Store and Online Returns

[Read Our Return Policy](#)

REMOVE	SKU	IMAGE	PRODUCT(S)	PRICE	QTY.	TOTAL
Remove	6713		Tree Care - TreeBuddy Watering System, 15 Gallons	\$24.99	75	\$1,874.25

FREE SHIPPING
Applicable on Sum of Shipped Products

CONTINUE SHOPPING

APPLY DISCOUNT +

SUBTOTAL \$1,874.25

SHIPPING
Arbor Day Shipping \$0.00

TOTAL \$1,874.25

☐ I agree with the terms of service.

Your cart

PollinatorWeb ★ 5.0 (177)

✓ You're saving \$46.13 off this shop



Personalized Acrylic Plant Tag with Stake | Engraved Ga...

Bend at Tag: Bend at tag

Plant Name(s): Black Tupelo, Nyssa sylvatica, Bel-Nor Tree Bo...

In 14 carts with 5 views

50

Edit

Save for later

Remove

Shipping: \$33.48 (Get it by Jul 24-27)

5% off
\$876.37
\$922.56
(\$17.53 each)

Save \$6.00 today
on shipping fees with this order

Join Etsy Insider

»E

How you'll pay

Pay

VISA

Bank account \$3 back

Pay

Pay

Klarna Pay over time

From \$59/month, or 4 payments at 0% interest with Klarna
Check purchase power

Pay over time

Starting at \$86/mo with [affirm](#). See if you qualify

Item(s) total \$922.50

✓ You're covered with Etsy Purchase Protection

Shop discount

Subtotal

Shipping

(To United States, 63121)

Tax

Total (1 item)

Mark order as a gift Learn more

Add items under \$30 with free shipping including ads



Plant Stakes Copper, (22 ga...
Ad by Etsy seller

\$25.50

FREE shipping

+ Add to cart



Personalized Flower Garden ...
Ad by Etsy seller

\$25.00

FREE shipping

+ Add to cart



Custom Slate Garden Sign | ...
Ad by Etsy seller

\$29.59

\$36.99 (20% off)

FREE shipping

+ Add to cart



Custom Metal Garden Stake, ...
Ad by Etsy seller

\$27.41

\$49.84 (45% off)

FREE shipping

+ Add to cart



DOG & CAT INDUSTRIAL LASER ETCHING LAB ANIMALS BIRD BANDS POULTRY GAME BIRD CONSERVATION LIVESTOCK TREE & PLANT SPECIAL ADD ONS

Guaranteed to last outdoors for 20+ years.



Pricing

		WEIGHT	SPECIAL	EACH PRICES WITH VOLUME DISCOUNTS												
STYLE	DESCRIPTION	PER 1000	CHARGES	1	100	200	300	400	500	600	700	800	900	1000	5000	10000
14ARBOR	Arboretum Tags - 3" x 5"	50 lbs		13.00	9.40				7.00							
14ARBORNH	Arboretum Tags without Holes - 3" x 5"	50 lbs		13.00	9.40				7.00							
LAYOUT FEE	Arboretum Tag Layout Fee (Applies Per Layout)			35.00												

Contact us for a quote on different tag sizes/materials/holes sizes & layouts.

Layout Fee of \$35 per layout. An additional \$35 layout fee will apply each time you change the number of lines, tag orientation, logo or artwork.

- Scenario 1: Different text, same amount of lines, same logo, same orientation = 1 layout charge
- Scenario 2: Same logo, same orientation, half the tags have 4 lines, half the tags have 5 lines = 2 layout charges
- Scenario 3: 5 tags with 5 different logos, same amount of lines, same orientation = 5 layout charges

Received 9 April 2004



Comes with a 3" strip of 3M tape already adhered to the stake.



Learn More On Attaching Tags

[illegible]

Bel-Nor FCC Cost Share 26-27

Total of 10 Removals

Address	Street	Side	On Street	Species	DBH	Site ID	Risk Rating	Condition	Overhead Utilities	Site Comments	Maintenance	Quote
8400	Ardsley	Front/Left	Ardsley	Pin Oak	37	6204	7	poor	No		removal	\$ 3,200.00
8406	Ardsley	Front	Ardsley	Pin Oak	35	6183	7	poor	No		removal	\$ 3,000.00
8301	Ardsley	Side	Ridgeview	Silver Maple	30	6379	7	poor	No	over prune, thinning	removal	\$ 1,000.00
3061	Arlmont	Front	Arlmont	Sycamore	42	5763	7	poor	No		removal	\$ 4,500.00
2821	Audrain	Side	Arlmont	Pin Oak	37	6317	6	Poor	No	history of large limb drop	removal	\$ 3,000.00
2868	Chadwick	Front	Chadwick	Silver Maple		N/A	6	poor	No		removal	\$ 1,500.00
8002	Glen Echo	Front/Right	Glen Echo	Sweetgum	22	5757	7	poor	No		removal	\$ 1,250.00
8454	Glen Echo	Side	Nordic	Silver Maple	24	6569	6	poor	No	near exit driveway of church park	removal	\$ 1,000.00
2934	Hatherly	Front	Hatherly	Silver Maple	26	6636	7	poor	No		removal	\$ 1,350.00
8321	Racquet	Front	Racquet	Pin Oak	38	6588	7	poor	No	multiple issues	removal	\$ 4,250.00

Total \$ 24,050.00

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



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

July 1, 2026

**Re: 2026-2027 Community Forestry Cost-Share Application
Summary Budget**

OUTREACH AND PUBLIC EDUCATION MATERIALS

Community-Wide Mailer

Printing - 500 Mailers	\$ 320.00
Postage Stamps	\$ 674.75
Envelopes	\$ 47.90
Address Labels	\$ 28.99
TOTAL	\$ 1,071.64

Informational Yard Signs

Tree Planting Appeals - 30 Placards	\$ 870.00
Pruning and Watering PSAs - 30 Placards	\$ 870.00
Mulching and Energy PSAs - 30 Placards	\$ 870.00
Sign Stands - 90 Units	\$ 370.00
TOTAL	\$ 2,980.00

TREE PLANTING SUPPORT

Planting and Staking Materials

72" Stakes - 50 Units	\$ 224.00
Mulch Shovels - 2 Units	\$ 79.96
Large Planting Gloves - 10 Units	\$ 49.80
96" Stakes - 30 Units	\$ 254.40
48" Stakes - 50 Units	\$ 199.00
Extra Large Planting Gloves - 10 Units	\$ 49.80
Medium Planting Gloves - 20 Units	\$ 113.60
Digging Shovels - 15 Units	\$ 449.70
Delivery Charge	\$ 79.00
TOTAL	\$ 1,499.26

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

WATERING ASSISTANCE

Watering Bags and Materials

2 Pack Hose Connectors - 2 Units	\$ 39.98
100 Foot Garden Hose	\$ 69.00
75 Foot Garden Hose	\$ 59.98
Low Flow Electric Water Sprayer - 3 Units	\$ 59.97
Low Flow Watering Wand - 2 Units	\$ 54.58
3 Pack Water Tanks	\$ 570.00
3 Pack of 5-Gallon Buckets - 7 Units	\$ 83.58
15-Gallon Watering Rings - 75 Units	\$ 1,874.25
TOTAL	\$ 2,811.34

SPECIES IDENTIFICATION

Native Species Tags

Acrylic Arboretum Tags with Stake - 50 Units	\$ 909.85
Aluminum Arboretum Tags with - 50 Units	\$ 650.00
Aluminum Tag Layout Fee	\$ 35.00
Stainless Steel Springs - Box of 50	\$ 13.25
Aluminum Nails - Box of 50	\$ 6.40

TOTAL	\$ 1,614.50
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PUBLIC SAFETY AND FORESTRY MAINTENANCE

Critical-Risk Removals

Tree Removal and Stump Grind - 10 Units	\$ 24,050.00
TOTAL	\$ 24,050.00

TOTAL 2026 - 2027 BUDGET	\$ 34,026.74
---------------------------------	---------------------

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



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

O26-010

B26-_____

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

WHEREAS, the Board of Aldermen adopted the Fiscal Year 2026 Budget by Ordinance No. 1175; and

WHEREAS, the City of Bel Nor has entered into a Community Conservation Cost Share Agreement with the Missouri Department of Conservation for the City's 2026-2027 Community Forestry Project; and

WHEREAS, the Missouri Department of Conservation has approved cost-share assistance at a rate of ninety percent (90%) of eligible project costs, subject to the terms of the agreement and a maximum reimbursement of Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, the approved Community Forestry Project includes tree-care education and outreach materials, tree planting and watering supplies, critical-risk tree removals, replacement planting, and related community forestry activities; and

WHEREAS, the City desires to appropriate funds within the Fiscal Year 2026 Budget for the purchase of eligible education, outreach, planting, watering, and tree-care materials anticipated to be acquired during Fiscal Year 2026;

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

Section 1. Fiscal Year 2026 Budget Amendment.

The Fiscal Year 2026 General Fund Budget is hereby amended to establish a separate expenditure appropriation for the Missouri Department of Conservation 2026-2027 Community Forestry Cost Share Project in an amount not to exceed Nine Thousand Nine Hundred Seventy-Six Dollars and Seventy-Four Cents (\$9,976.74).

The appropriation shall be recorded as follows:

MDC 2026-2027 Community Forestry Grant Expense: \$9,976.74

Section 2. Purpose of Appropriation.

Funds appropriated under this Ordinance may be expended for eligible project costs associated with the approved Missouri Department of Conservation Community Forestry Project, including:

1. Tree-care education and outreach materials;
2. Community mailers and related materials;
3. Informational tree-care signage;

4. Tree identification tags;
5. Tree planting and staking supplies;
6. Tree watering supplies and equipment; and
7. Other substantially similar eligible materials approved under the City's MDC Community Forestry Project Plan.

Section 3. Grant Revenue.

Any reimbursement received from the Missouri Department of Conservation during Fiscal Year 2026 pursuant to the Community Conservation Cost Share Agreement shall be recorded as grant revenue in a separate account designated for the MDC 2026-2027 Community Forestry Grant.

Grant revenue recognized during Fiscal Year 2026 shall not exceed the amount actually received by the City during Fiscal Year 2026.

Section 4. Existing Tree Board Appropriation.

The appropriation established by this Ordinance shall be separate from the City's existing Tree Board appropriation. Nothing in this Ordinance shall reduce or otherwise modify the amount previously appropriated for ordinary Tree Board activities.

Section 5. Administration and Purchasing.

The City Administrator is authorized to establish appropriate revenue and expenditure accounts within the City's financial system, process eligible purchases, maintain grant documentation, and submit reimbursement documentation associated with the project.

All expenditures shall remain subject to the terms and conditions of the Missouri Department of Conservation Cost Share Agreement and Community Forestry Project Plan, as well as applicable City purchasing policies and procedures.

Section 6. Remaining Project Costs.

Project expenditures not incurred during Fiscal Year 2026, including costs associated with critical-risk tree removals, replacement planting, or other remaining project activities, shall be included within the Fiscal Year 2027 Budget or otherwise appropriated by the Board of Aldermen as required.

Section 7. Effective Date.

This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Anna Vogel, Mayor

ATTEST:

Savannah Jones, City Clerk



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



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

Meeting Date: 8.18.26 First Introduced, 9.9.26 First Reading, and 9.21.26 Second Reading

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





Request for Proposal

Ronda R. Walker

1209 Washington

Unit #210

St. Louis, MO 63103

314.537.1718

Development of "Creole with a Splash of Soul"

An Intimate Neighborhood Dining Experience

Project Location: 8418 Natural Bridge Road St. Louis, Missouri Issued By: Creole with a Splash of Soul Inc.

Executive Summary

Creole with a Splash of Soul, Inc. is seeking location to develop a smaller, highly curated version of Creole with a Splash of Soul. Unlike a large full-service restaurant, this concept is envisioned as a neighborhood destination offering elevated Creole and Southern comfort food in an intimate, warm, and stylish setting where guests feel like family. The goal is to create a restaurant that becomes known for exceptional food, outstanding hospitality, and a memorable dining experience while operating efficiently within a smaller footprint.

Summary of Experience and Qualification

Ronda R. Walker is the owner of Creole with a Splash of Soul, a St. Louis-based culinary business dedicated to serving authentic Creole cuisine with Southern influences. She brings entrepreneurial leadership, customer service expertise, and operational oversight to the business, with exp Ronda R. Walker is the owner of Creole with a Splash of Soul, a St. Louis-based culinary business dedicated to serving authentic Creole cuisine with Southern influences. She brings entrepreneurial leadership, customer service expertise, and operational oversight to the business, with experience managing day-to-day restaurant operations, menu development, food preparation, vendor coordination, inventory management, and customer engagement. As a business owner, Ms. Walker oversees strategic planning, budgeting, purchasing, marketing, quality control, and staff coordination while maintaining a strong commitment to hospitality and consistent food quality. Her vision is to create a welcoming neighborhood dining experience that celebrates the rich culinary traditions of Creole cooking while serving the local community with excellence. Summary of Previous or Current Business Ventures Ronda R. Walker is the founder and owner of Creole with a Splash of Soul, a food service business focused on authentic Creole and Southern-inspired cuisine. Through this venture, she has developed the brand, menu concept, and operational framework with an emphasis on quality food, exceptional customer service, and community engagement. Her current business efforts are centered on expanding the Creole with a Splash of Soul concept into a permanent intimate restaurant

location at 8418 Natural Bridge Road, St. Louis, Missouri, creating a destination that combines authentic flavors, warm hospitality, and efficient operations in a neighborhood setting. If Ms. Walker has owned or operated other businesses, restaurants, catering companies, or food-service ventures, those can be added to strengthen this section with specific dates, roles, and accomplishments. Experience managing day-to-day restaurant operations, menu development, food preparation, vendor coordination, inventory management, and customer engagement.

As a business owner, Ms. Walker oversees strategic planning, budgeting, purchasing, marketing, quality control, and staff coordination while maintaining a strong commitment to hospitality and consistent food quality. Her vision is to create a welcoming neighborhood dining experience that celebrates the rich culinary traditions of Creole cooking while serving the local community with excellence.

Summary of Previous or Current Business Ventures

Ronda R. Walker is the founder and owner of Creole with a Splash of Soul, a food service business focused on authentic Creole and Southern-inspired cuisine. Through this venture, she has developed the brand, menu concept, and operational framework with an emphasis on quality food, exceptional customer service, and community engagement. Her current business efforts are centered on expanding the Creole with a Splash of Soul concept into a permanent intimate restaurant location at 8418 Natural Bridge Road, St. Louis, Missouri, creating a destination that combines authentic flavors, warm hospitality, and efficient operations in a neighborhood setting.

Vision

Creole with a Splash of Soul will blend:

- * Authentic Louisiana Creole cuisine
- * Southern comfort classics
- * Contemporary presentation
- * Neighborhood hospitality
- * Jazz-inspired atmosphere
- * Upscale casual dining
- * Cocktails (will obtain liquor license) See projected menu for options

*outdoor smoking

The restaurant should feel like a hidden gem comfortable enough for regulars while impressive enough for special occasions.

Start-up Costs:

\$20,000.00

Projected Opening:

Late fall 2026

Project Objectives

The selected team will design a restaurant that includes: * Seating for approximately 20 guests

- * Comfortable waiting area
- * Small hostess station
- * Open dining room with excellent visibility
- * Efficient commercial kitchen
- * Carryout order station
- * Delivery pickup area
- * ADA accessibility
- * Outdoor signage
- * Attractive storefront

Desired Design Style The atmosphere should include:

- * Warm woods
- * Black accents
- * Brass or gold fixtures
- * Exposed brick where possible
- * Soft lighting
- * New Orleans-inspired artwork

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS,

CREOLE WITH A SPLASH OF SOUL LLC
LC1745731

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I John R. Ashcroft, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

Effective Date: January 27, 2021

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 27th day of January, 2021.


Secretary of State



- * Live greenery
- * Comfortable booths
- * Intimate tables
- * Jazz-inspired décor
- * Modern Creole elegance

Kitchen Requirements

The kitchen should be designed for maximum efficiency and include space for:

- * Fry station
- * Flat top grill
- * Range
- * Oven
- * Steam table
- * Prep tables
- * Walk-in cooler or reach-in refrigeration
- * Freezer
- * Dishwashing area
- * Dry storage
- * Employee handwashing stations
- * Food packaging area for takeout

Ronda R. Walker
1209 Washington
Unit #210
St. Louis, MO 63103
314.537.1718

Charlie's Gumbo 14.99-Shrimp, Sausage, chicken, green peppers, onions, Rice (Served with Creole corn Bread)

Sandwiches

Lettuce, pickle, tomatoes, onions, house Cajun mayo

Po Boy /fries

Cajun Philly/fries

Chicken 12.99

Steak 14.99

Shrimp 16.99

Louisiana Steak Sandwich 15.99

Creole Cajun chicken sandwich/fries 14.99

ENTREES

Ronda's shrimp and Grits -17.99

Creole Catfish topped with shrimp and creole sauce On Bed of dirty Rice 18.99.

Catfish Dinner with 2 sides 14.99

Cajun Ribeye 2 sides/ 10 Oz 20.99

New York steak Lobster Tail -2 sides/ 16 oz 28 .99

Lamb chops 12oz 2sides/39.99

Grilled Salmon 10oz 2/sides 22.00

Grilled Salmon, Grits, topped with greens. 24.00

Creole meets soul sides. 4.50

Sweet potato fries

Cajun fries

Baked potato -Butter Sour cream, cheese, Beacon, chives

Cajun Street corn

Broccoli

Brussel sprouts

Asparagus

MENU

APPETIZERS

Courtney's WINGS

Cajun Rub

Sweet chili

Honey garlic lime

Traditional hot

5 PIECE - 8.99

10 PIECE- 12.99

IKE'S Gator bites- 1lb 13.99 (seasonal)

Casey's CRAB DIP/HOME MADE CHIPS 12.99

FRIED OKRA 10 oz 10.00

Fried green tomatoes Cajun Remoulade sauce – 8.99 (seasonal)

Jumbo Creole shrimp- 6 piece 12.99

Mozzarella sticks/Marinera sauce - 6 piece 9.99

Ravioli crab meat/creole sauce -6 piece 11.99

Sam's Blackened chicken Nacho – 13.99

Boudin Balls – (4) -crawfish, dirty rice creole sauce -12.99

Soup /Salads

Cobb salad 12.99 -Beacon, cucumbers, Blue cheese, tomatoes, onions, egg

Grilled Blackened chicken Caesar salad 13.99

Cajun corn soup 6.99 -Corn, Andouille sausage, green peppers, green onions (creole corn bread)

Louisiana bean soup- 6.99 Northern Beans, onion, carrots, celery, ham shanks, (creole corn bread)

Pasta

(add salmon to any pasta 6.99)

(add Turkey leg to any Pasta 5.99)

Cajun pasta chicken or shrimp 18.99

Veggie Pasta-Tomatoes, Broccoli, Zucchini, mushrooms 13.99

Seafood Boil-Garlic butter or Cajun

2 cluster crab ½ pound shrimp corn, potatoes, Andouille sausage, Crawfish, 2 boiled eggs 29.99

3 clusters, 1 ½ pound of shrimp, corn, potatoes, Andouille sausage, crawfish, 3 boiled eggs 49.99

Additional Seafood Boil Items

1 pound crab legs (market price)

1-pound shrimp (market price)

1 pound of crawfish (market price)

Andouille Sausage 3.99

Corn 2.99

Dessert Menu

Chocolate Fudge Brownie/Ice cream 5.00

Cheesecake strawberry toppings 5.00

Maple Beacon Crunch Ice Cream topped with Carmel & Whipped cream-2 Fried Golden Oreos 5.99.

Creole BBQ (Fridays Only)

St. Louis Style BBQ ribs ½ 15.00 whole 26.00

BB's Smokes Brisket

40z 7.00

½ pound 15.00

Full pound 18.00

Polish 5.00

Brawt 6.00

Smoked Turkey legs 10.00

Potato salad

Desert (Friday only)

Devin's Fried Twinkie &Vanilla Ice cream

Brunch (Saturdays Only 11-2)

Chicken or catfish with waffles 13.99

Shrimp and Grits 10oz 13.99

Biscuit and Gravy 12.99

Eggs 3.00

Beacon (Pork or Turkey) 2.79

Sausage (Pork or Turkey) 3.00

Smothered Potatoes 3.00

Fresh fruit 2.50

Waffles 4.00

French toast/powder sugar 4.00

Blue berry /walnut muffins

Mimosa -add any juice 7.00.

Blueberry Walnut Muffin

Orange Juice

Cranberry Juice

Pineapple juice

Apple juice

Milk

Coffee

Soul food (Sunday Only)

2 sides & cornbread

Fried chicken, Baked chicken, Smothered Chicken 14.99

Ox Tails 19.99

Turkey 12.99

Meatloaf 21.99

Pork chops/gravy 13.99

Fried Pork chops 12.99

Liver and Onions 11.99

Pot Roast 14.99

Soul food Sides

Baked Macaroni cheese

Mash Potatoes

Mixed greens/smoked turkey

Yams

Dressing (cranberry Sauce)

White rice

Corn

Sunday Dessert's

Peach Cobbler

Regina's Sweet Potato Pie

CERTIFICATE

— of —

COMPLETION

Ronda Walker

has successfully passed the exam required to meet the standard set forth for the

Food Protection Manager

which is accredited by the American National Standards Institute (ANSI) - Conference for Food Protection (CFP)

Certificate Number : 1695031

Completed Date :	2022-9-19	Expired Date :	2027-9-19
Learner reference :	137443	Proctor Name :	Monica Moore
Exam Form Number :	63	Exam Location :	St Louis, MO



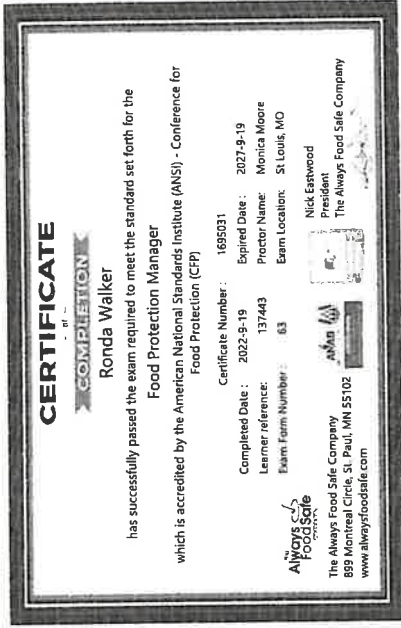
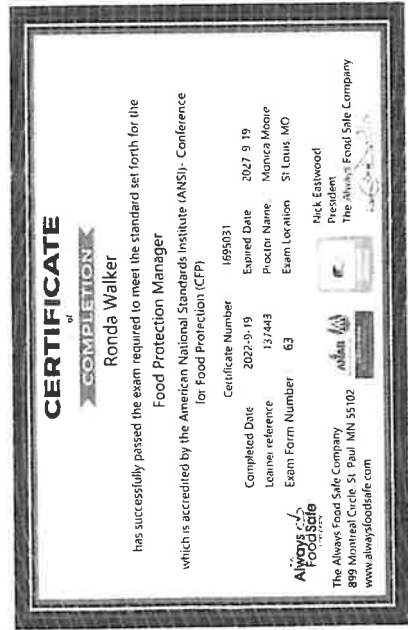
The Always Food Safe Company
899 Montreal Circle, St. Paul, MN 55102
www.alwaysfoodsafecompany.com



Nick Eastwood
President

The Always Food Safe Company

#1203



https://www.feastmagazine.com/restaurants/creole-with-a-splash-of-soul-offers-from-scratch-creole-cuisine-in-a-cozy-st/article_a47c7c54-5926-11ec-a424-d302512ecb28.html

ST. LOUIS

Creole with a Splash of Soul offers from-scratch Creole cuisine in a cozy St. Louis space

Mabel Suen

Dec 10, 2021



A selection of dishes from Creole With a Splash Of Soul: Creole catfish, Creole grilled salmon and Creole crab cake.

A new eatery in The Grove features a menu of Creole cuisine – plus soul food on Sundays. **Creole With A Splash Of Soul** debuted in May with signature dishes such as Creole catfish, St. Louis-style gumbo and smothered pork chops.

The concept comes from chef-owner Ronda Walker, a former registered nurse pursuing her lifelong passion for cooking. After nearly 30 years in nursing, Walker faced a major health crisis that inspired her to follow her dream of opening a restaurant. She credits her father for her soul food roots, developing her from-scratch cooking style with him in the kitchen from an early age.

“Growing up, food was the center of love for everyone,” Walker says. “We went to grandma’s house to eat if we were feeling down. It’s such a comforting experience to have great food. That’s why the restaurant is designed that way. It’s a cozy home-like environment – casual with a flare of elegance.”

Walker decorated the interior herself, adorning the warm goldenrod walls with African-American art illuminated by filigree lights. Heavy maroon drapes and a plush couch drive home the intimate feel, and a menu full of comforting offerings brings it all together.

Appetizers include fried green tomatoes, Creole crab cakes, Creole chicken and shrimp nachos and Ronda’s house wings. For something more substantial, choose from sandwiches such as shrimp or catfish po’boys or entrées such as Cajun pasta with chicken, shrimp and bell peppers.

“I really believe in good-quality fresh food,” Walker says. “Everything is cooked from scratch, and all our dishes are made to order.”

For a can’t-miss dish, Walker recommends her Creole catfish featuring a catfish filet topped with Creole shrimp and Creole hot sauce on a bed of rice. Her gumbo, which she calls St. Louis-style, features a cream-based, Cajun-spiced broth finished with

chicken, shrimp, sausage and rice. On Sundays, a soul food menu features items such as oxtails, smothered chicken, fried fish, greens, red beans and rice, mac 'n' cheese and yams.

“In nursing, I’ve learned that the whole world is in need of emotional support, especially with the pandemic,” Walker says. “It felt like a natural transition going from nursing to hospitality, because it’s all about quality customer service. My focus here is on the customer every time. I want people to leave feeling like they’ve had a great meal with friendly service.”

Creole With A Splash Of Soul is open Wednesday through Sunday from 11am to 10pm.

Creole With A Splash Of Soul, 4353 Manchester Ave., The Grove, St. Louis, Missouri, 314.349.2385, facebook.com/CreoleWithASplashOfSoul

By Mabel Suen

https://www.feastmagazine.com/restaurants/creole-with-a-splash-of-soul-offers-from-scratch-creole-cuisine-in-a-cozy-st/article_a47c7c54-5926-11ec-a424-d302512ecb28.html

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By Mabel Suen

Black businesses are rising, and three St. Louis women are helping drive that growth
 St. Louis Public Radio | By [Andrea Y. Henderson](#)
 Published Aug. 4, 2022 at 5:00 a.m. CDT

At the onset of the coronavirus pandemic, Ronda Walker worked as the nursing director at a nursing home in the St. Louis region. Walker soon began planning her exit strategy, because she could not face seeing clients die and nursing staff fall seriously ill. The final straw was the day she suffered a stroke in early summer 2020.

During recovery, the north St. Louis County native spent time wondering what she would do next. In November 2020, Walker purchased a building in the Grove neighborhood that she now calls Creole with a Splash of Soul restaurant.

But opening a Creole-Southern eatery during a public health crisis and an economic downturn was not easy. Walker could not obtain bank financing.

"I was told that the restaurant industry was pretty much ravaged ... especially with the COVID pandemic and all the closings, so it just was not much out there to get," Walker said. Walker used about \$30,000 of her personal savings and about \$10,000 in family loans to start her business.

For many Black entrepreneurs, acquiring capital from lenders or private investors is their biggest hurdle in running a successful business. That has made it harder for Black business owners to keep their doors open.



Brian Munoz

St. Louis Public Radio
 Creole with a Splash of Soul owner Ronda R. Walker, right, talks to her assistant Walter Wiley in the kitchen while making Cajun shrimp pasta, one of her signature dishes. She decided to open the restaurant after working as a nurse during the pandemic and deciding she wanted to follow her true passion — cooking



Brian Munoz

St. Louis Public Radio
 Some of Ronda Walker's signature dishes include fried green tomatoes, shrimp and grits and fried catfish.

According to researchers at the University of California, Santa Cruz, the number of Black-owned businesses has increased by about 30% nationwide since before the pandemic — and Black women are behind that growth.

Some days Creole with a Splash of Soul welcomes a heavy flow of traffic, and other days business is light. To make sure the doors stay open and her employees are paid, Walker sometimes picks up nursing shifts.

"Every single dollar that I earned as a nurse, I put back into my business," Walker said.

Walker has been serving Creole shrimp and creamy grits, seasoned fried catfish and Cajun chicken pasta since May 2021.

The business brought in about \$270,000 in seven months.

Black women often are heads of households, and they are shifting from working in industries where they make less than their counterparts into running their own businesses, said Gisele Marcus, diversity, equity and inclusion professor at Washington University in St. Louis.

4:13 PM

04/10/26

Accrual Basis

Creole With A Slash of Soul LLC
Profit & Loss
 January through December 2025

Jan - Dec 25

Ordinary Income/Expense	
Income	
Gross Sales	334,370.00
Total Income	334,370.00
Cost of Goods Sold	
Restaurant Supplies	130,909.11
Total COGS	130,909.11
Gross Profit	203,460.89
Expense	
Accounting and Bookkeeping	3,165.00
Advertising and Promotion	916.00
Auto and Truck Exp	2,973.12
Bank Service Charges	285.00
Business Licenses and Permits	130.56
Cleaning	1,750.00
Computer Internet and Web Exp	582.82
Insurance Expense	
Workmen Comp	2,385.00
Insurance Expense - Other	8,070.18
Total Insurance Expense	10,455.18
kitchen Supplies	3,300.14
License and Permits	282.94
Lounge Supplies	594.22
Marketing and Promotion	6,064.52
Office Expense	6,442.96
Office Supplies	741.36
Payroll Billing	1,057.73
Payroll Expenses	65,682.61
Property Tax	126.50
Rent Expense	28,800.00
Repairs and Maintenance	4,830.00
Security	3,035.25
Taxes	3,648.94
Telephone Expense	1,803.82
Travel	1,885.29
Utilities	
Cable Internet and Phone	2,861.53
Electric	4,751.23
Gas	2,842.02
Total Utilities	10,454.78
Total Expense	159,008.74
Net Ordinary Income	44,452.15
Net Income	<u>44,452.15</u>

INCOME REPORT SUMMARY**2025**

TAXABLE INCOME

EXCESS ALLOWANCE

\$0.00

SCHEDULE C : (1)

Proprietor

Principle Business Product

Net profit \ Loss

RONDA WALKER

RESTAURANT PRODUCT

\$44453.00

Sub total:

\$44453.00

Total Business income or (loss):

\$44453.00

TOTAL INCOME

\$44453.00

CITY OF BEL-NOR

8416 Natural Bridge Bel-Nor, MO 63121-4550

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

www.cityofbelnor.org

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.

CITY OF BEL-NOR

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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)

CITY OF BEL-NOR

8416 Natural Bridge Bel-Nor, MO 63121-4550

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

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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

www.cityofbelnor.org

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 _____

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



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

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

