

City of Bel Nor, Missouri
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Bel Nor, Missouri 63121



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(314) 381 - 2834

Meeting Minutes

Meeting Type: Work Session with Closed Session

Meeting Date: September 1st, 2026

Starting Time: 6:00 PM

1. Call to Order

The regular meeting of the City of Bel Nor Board of Aldermen was called to order by Mayor Anna Vogel at approximately 6:00 PM.

2. Roll Call

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

A quorum was present.

Also present was Rachel St.Pierre, City Administrator.

No Public was present.

3. Continued Discussion of the Strategic Plan – Phases 3 & 4

The Board reviewed themes identified during previous strategic planning sessions and discussed the characteristics that make Bel Nor distinct.

The Board identified several core characteristics that should continue to define the community, including:

- Neighborhood character
- Trees, landscaping, and the overall tree canopy
- Responsive City services
- Walkability and pedestrian-friendly neighborhoods

The Board discussed infrastructure and community features that should be preserved or strengthened as Bel Nor changes over time. Priorities included streets, sidewalks, curbs, street lighting, pavement markings, trees, landscaping, traffic islands and gardens, and other public spaces.

The Board also discussed the importance of preserving Bel Nor's housing stock and architectural character. Members expressed support for encouraging continued homeownership, preventing prolonged residential vacancy, intervening earlier when vacant properties begin to deteriorate, and preserving existing homes when rehabilitation remains feasible. The Board discussed maintaining the City's unique housing character while recognizing that new housing styles and redevelopment may occur over time.

Values Guiding City Decisions

The Board discussed values that should guide future City decisions, including decisions involving budgeting, enforcement, operations, capital projects, and community services.

Concepts discussed included fairness, collaboration, fiscal responsibility, transparency, consistency, respect, stewardship, accountability, responsiveness, and long-term planning.

Following discussion, the Board identified the following as primary guiding values:

- Respect
- Stewardship
- Accountability
- Responsiveness
- Long-term thinking

The Board discussed stewardship as including responsible management of City finances, infrastructure, natural resources, and the long-term condition of the community.

2031 Community Vision

The Board discussed what successful progress should look like approximately five years from now.

Desired outcomes included:

- Maintaining and planning for Bel Nor's tree canopy
- Well-maintained streets, sidewalks, and public infrastructure
- Improved traffic and pedestrian safety
- Maintaining or reducing current levels of crime
- Maintaining Bel Nor as a walkable and welcoming community
- Increasing connections among residents
- Encouraging continued homeownership
- Preserving the City's architectural and neighborhood character

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- Reducing long-term vacant and deteriorating properties
- Supporting appropriate commercial and economic activity where opportunities exist
- Taking a more proactive approach to City issues rather than waiting for problems to become emergencies
- Continuing to modernize City operations

The Board also discussed the importance of making Bel Nor inclusive and welcoming while maintaining the neighborhood qualities residents value.

City Government and Operations

The Board discussed what residents should expect from City government over the next five years.

Priorities included:

- Professional and responsive staff
- Continued improvement of the City website and other communication tools
- Continued use of Chimes and other methods of communicating with residents
- Transparent and accessible City information
- Streamlined code enforcement and resident concern reporting
- Continued review and improvement of City procedures
- Written standard operating procedures
- Updated job descriptions and clearly defined staff responsibilities
- Modernization of administrative systems and processes

The Board agreed that City procedures should be regularly reviewed rather than retained simply because they have historically been done a particular way.

Neighborhoods and Property

The Board discussed desired outcomes for homes, properties, streets, and the overall neighborhood environment.

Priorities included:

- Maintaining neighborhood shade and tree canopy
- Safe and comfortable walking routes
- Preservation of Bel Nor's unique architecture
- Stronger connections among neighbors
- Encouraging families and younger residents to remain in or move to Bel Nor
- Increasing connections with nearby schools, libraries, nonprofit organizations, and other community resources

The Board discussed the benefit of residents becoming more connected to one another and to nearby organizations and services.

Infrastructure and Public Spaces

Infrastructure priorities discussed included:

- Street pavement and long-term street planning
- Sidewalk repair and improvement
- Tree maintenance and replacement
- Street signs
- Street lighting
- Pavement markings and crosswalks
- Traffic islands and landscaped areas
- Parks and public gathering spaces
- Potential future recreational amenities, including a dog park
- Improvements to City Hall and City-owned property

The Board discussed the need to plan for the aging tree canopy and anticipated that tree maintenance and replacement costs may increase in future years.

Public Safety

The Board discussed the importance of residents having a positive and accessible relationship with law enforcement.

Desired outcomes included:

- Continued police presence within the City
- Increased positive interaction between officers and residents
- Maintaining trust between residents and the police department
- Community-oriented police activities and events
- Exploring services such as fingerprinting and other public safety programs
- Continued coordination between the City and its contracted police department

The Board also discussed traffic safety, speeding, pedestrian safety, street lighting, and other environmental factors that contribute to residents' perception of safety.

Community Engagement and Communication

The Board discussed opportunities to continue building connections among residents.

Ideas included:

- Community events
- Welcome packages for new residents
- Increased outreach from elected officials to new residents
- Neighborhood and ward-level engagement
- Newsletter and website communication
- Networking and resource sharing
- Sharing information about contractors and services commonly used by residents
- Exploring opportunities for group discounts or coordinated services
- Small programs encouraging neighbors to meet and communicate with one another

The Board expressed support for continuing and expanding the City's Beautification and Engagement efforts.

Financial Stability and Fiscal Practices

The Board discussed practices that would contribute to the City's long-term financial health.

Priorities included:

- Regular review of the City's insurance coverage
- Appropriate investment of available City funds
- Periodic review and renegotiation of major contracts
- Competitive purchasing practices
- Formal purchasing and procurement procedures
- Clear procedures for emergency expenditures
- Inventory and equipment controls
- Long-term financial planning and responsible use of reserves

The City Administrator advised that a formal purchasing and procurement policy would be prepared for future Board consideration.

One- to Two-Year Priorities

The Board discussed projects and operational improvements that should receive greater attention during the next one to two years.

Priorities discussed included:

- Completing a professional street condition assessment to determine pavement, curb, and reconstruction needs

- Continuing to accumulate and identify funding for future street improvements
- Sidewalk repairs and planning
- Formalizing City procedures, policies, and standard operating procedures
- Public Works vehicle replacement or acquisition
- Public Works tools and equipment
- Replacement or improvement of street signs
- Increased tree maintenance and planning
- Continued planning for street lighting improvements
- Improvements to parks, landscaping, traffic islands, and other public spaces
- Records retention and disposal of records that have met applicable retention requirements
- Continued planning for the future operation or transfer of the municipal court

The Board discussed evaluating street lighting carefully to improve visibility and safety without creating excessive light intrusion onto private property.

4. Continued Discussion of the FY 2027 Budget

The Board began identifying items that may require additional funding in the FY2027 budget.

Immediate needs discussed included:

- Public Works vehicle, tools, and equipment
- Landscaping improvements and major maintenance of selected traffic islands
- Increased funding for Beautification and Engagement activities
- City Hall repairs and improvements

The Board discussed the need to distinguish immediate operational needs from projects requiring additional planning, engineering, grant funding, or long-term capital accumulation.

Board members were provided FY2027 budget preparation worksheets and were asked to identify items that should be protected, areas needing improvement, and priorities requiring City resources.

Future Work Sessions

The Board discussed continuing the strategic planning and budget process at future work sessions.

The next Board strategic planning/budget work session was scheduled for October 6th, 2026, at 6:00 p.m.

The Board also discussed the upcoming September 9th special meeting regarding public safety and other scheduled matters.

5. Closed Session

A motion was made to enter into closed session pursuant to Section 610.021, RSMo., for matters authorized to be closed under 610.021(1) - Legal actions, causes of action, litigation, and confidential or privileged communications with legal counsel; 610.021(3) - Hiring, firing, disciplining or promoting particular employees when personal information concerning the employee is discussed or recorded; and 610.021(13) - Individually identifiable personnel records, performance ratings, or records pertaining to employees or applicants for employment.

Motion:	Enter into closes session for matters involving personnel and litigation.		
Moved By:	Alderson Days		
Seconded By:	Alderson Brockschmitt		
Roll Call Vote:		Aye	Nay
Alderson Capstick			
Alderson Brockschmitt		x	
Alderson Durand		x	
Alderson Days		x	
Motion: Passed			

Separate closed session minutes were retained.

Following the closed session, a motion was made the return to open session.

Motion:	Return to open session		
Moved By:	Alderson Days		
Seconded By:	Alderson Brockschmitt		
Voice Vote:	Aye	Nay	
Alderson Capstick			
Alderson Brockschmitt	x		
Alderson Durand	x		
Alderson Days	x		
Motion: Passed			

6. Adjournment

There being no further business, the meeting concluded.

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

The meeting concluded at approximately 7:51 PM

PASSED AND APPROVED THIS 21 DAY OF September, 2026.

Anna Vogel

Anna Vogel, Mayor

ATTEST: Savannah Jones

Savannah Jones, City Clerk