MINUTES OF THE BOARD OF ALDERMEN
CITY OF BEL-NOR
September 20, 2025

The Board of Aldermen of the City of Bel-Nor met in public session pursuant to law at 8416 Natural Bridge Road, Bel-Nor, Mo., 63121 at 7:30 p.m. September 15, 2025. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Mike Capstick, Alderman Evelyn Days, Alderman Terri Durand, and Mayor Anna Vogel and Sanette White, City Clerk were also present. Stephanie Karr, City Attorney, was not present.

Mayor Vogel motioned to add to the agenda item a first reading of the proposed ordinance to replace the Boiler. We received a final decision that the boiler needs to be replaced and also received a bid for replacement. Alderman Durand first and Alderman Day seconded. The motion to add first reading of the boiler ordinance was approved by unanimous voice vote.

APPROVAL OF MINUTES:

Mayor Vogel asked the board to do a final review of the meeting minutes from August 18, 2025, and state any corrections. There were no corrections and Mayor Vogel asked for a motion to approve, Alderman Durand first and Alderman Capstick seconded. The minutes were approved by unanimous voice vote.

TREASURER'S REPORT:

Mayor Vogel read the final balances of August 31, 2025 Treasurer's Report submitted by Lisa Kampmeinert, Treasurer. Mayor Vogel stated at the end of August, the general fund was $650.280, now is $681,000, the capital fund was $142,234 now is $141,887, public safety and sewer lateral remain the same and court fines up from $23,000 to $25,000. Things to note, our general fund due to is $97,000 for capital improvement, $108,000 for sewer lateral, $93,000 for public safety, $92,000 for debt service which we will continue to put down every month. For capital improvement, we did sell the 2018 police vehicle, so that is off and we paid off a line of credit of $11,000, sewer lateral, public safety and courts nothing to report.

Mayor Vogel asked for a motion to approve the treasurer's report. Alderman Durand first and Alderman Days seconded. The report was approved by unanimous voice vote.

REPORT OF THE SAFETY COMMITTEE:

Alderman Days read the August 31, 2025 Safety Report.

In the past 30 days, Officer Ford issued 15 citations/summonses for various violations.

The fingerprints listed at the Hatherly Drive property are still being examined. Officer Ford will notify us upon receipt of the results. Two vehicles were rummaged through one on Hatherly Drive and the other on Audrain Drive. The items taken were recovered in front of a nearby driveway. The male subject was wearing a white hoodie and skinny jeans and was checking for unlocked vehicles.

There were a few sick cases and a few calls for solicitors in the neighborhood. The solicitors were contacted and advised to obtain a solicitor's permit.

Please note, there are several unmarked police units being utilized by the St. John police department that patrol daily in Bel-Nor for each shift.

Please contact the Police department immediately if you see or hear anything of a suspicious nature and you can remain anonymous.

Office Ford was promoted to Sergeant and is currently field training new officers. Sergeant Ford's schedule will be set October 15, 2025.

Sergeant Ford will be reaching out to the board to set a date for a Bel-Nor neighborhood watch meeting so stay tuned.

For non-emergency calls, please use 636-529-8210.

PRESENTATION: None.

ALDERMANIC REPORTS:

Alderman Brockschmitt

Alderman Brockschmitt thanked everyone for completing the camera survey. If you have not completed the form, you can find it on the Chimes and on Next-Door. So far, we have 30 properties with cameras and 29 properties without cameras. We are officially 50% of the neighborhood with cameras.

With the recent incident mentioned in Sargeant Ford's report, we were able to provide five resident's contact information, who have cameras, so the police can reach out for the footage.

The Missouri House Bill 495 went into effect in August 2025 and this is an additional tool for Police to use in combatting area crime.

Resident: Asked if the new bill included juveniles. Alderman Brockschmitt did not know and Mayor Vogel mentioned that there is a group of police trying to change juvenile age and if you are interested in supporting the information will be listed in the Chimes.

Alderman Capstick mentioned since last month there have been 51 code enforcement violations from broken trees, derelict vehicles, overgrown weeds and building permits. We are currently working on getting these violations repaired.

Mayor Vogel stated that the City of Bel-Nor has received information from our code enforcer, Sean Gibbson, that the City of Bel-Nor has issues that need to be cleaned up. An easement on the entrance of Horatio and Hanley. We have a landscape company contracted to clean it up.

Alderman Durand asked if that includes the walkways, 5 crossways through Bel-Nor with overgrown grass. Mayor Vogel stated that we will have Mark Potter handle those

Alderman Days

Alderman Days stated that she has been working with Sargent Ford to set the next meeting for the Neighborhood Watch meeting.

Please keep your doors locked and if we set the expectation that the doors will be locked when you come to Bel-Nor, hopefully they will rummage elsewhere.

The bus drivers at Normandy School have been seen speeding through the area. Alderman Days said she needed information on the bus number, the time of day and the name of the street the bus was seen speeding. Alderman Days asked for your assistance by reaching out to her at 314-327-6293.

ELC has not been meeting due to mold issues. The mold has been mitigated and we are working on a restoration process.

The school board meeting will be on Wednesday at the Early Learning Center.

Alderman Durand mentioned that Incarnate Word Academy is having their homecoming Sunday, September 21, 2025 with a parade starting at 11:30 am and for the children candy will be thrown off the floats. Food trucks will be on the premises and a powder puff football game will be played. Alderman Durand invited all to support Incarnate Word Academy.

I received a notice on Sept 2, 2025 from St. Louis County officially launched an 11 million demolition project for unincorporated areas. Alderman Durand said she will reach out to attempt adding Bel-Nor to the list.

Mayor Vogel submitted the block grant. We met the deadline and now we are in negotiations with HUD. We have been reviewing boiler replacement information. The tax rate came out from the county and we will schedule a public hearing next week to get this accomplished by October 1, 2025. Regis; our policing network and court system are sunsetting their Windows 10 programs. We are on Windows 10 and we will have to replace our court computers, or do a workaround.

Rich's Burger is official closed and we are looking for a restaurant vendor. We have received two different people coming in to check out the space. If you know of anyone interested in renting the space, please let us know.

Resident: Do you know what kind of restaurants are interested? The mayor said she was not familiar with one of the restaurants and the other restaurant is Henke's Tavern in Florissant. They have delicious food with an easy business model.

Mayor Vogel stated that the plant sale was a success and thanked everyone for attending.

The street dance is still in works and we will have details finalized by the end of next week.

IWorq continues to be updated and you can complete permit applications online. We are currently waiting for the credit card information to be finalized.

Rentals are being uploaded, we need more information

We have a beautification meeting on Tuesday, September 16, 2025 and a tree board meeting on Wednesday, September 17, 2025

We signed our grant agreement to secure our new trees for the year and Beyond Housing is giving us extra grant money for an additional 20 trees.

We are reviewing the trim and removal list and will have the list finalized within the next six weeks and that will go out to bid and the trim and removal process will start in January 2026.

Our office credit card machines are also expiring and we will need to have those updated.

St. John has provided us with a contact of a grant writer they use. If someone on the board is interested, they can reach out to me and I will get the contact information.

For city announcements, please go to our website.

Old Business:

Mayor Vogel mentioned having a contract with Kay-Bee Electric, our electric panel is the original to the building with screw in fuse and is need of a new load.

Mayor Vogel motioned to do a second reading ordinance. Alderman Durand first and Alderman Days seconded. The motion was approved by unanimous voice vote.

Mayor Vogel read the 2nd reading of the Kay-Bee Electric ordinance.

Mayor Vogel asked any questions from the Board. Mayor Vogel further stated that we went out for three bids and received two bids.

Comments from public:

Resident: How many house amps? Mayor Vogel said 200 amps.

Mayor Vogel motioned for approval of the ordinance. Alderman Capstick first and Alderman Durand seconded. A roll call vote was taken as follows: Alderman Brockschmitt, Aye, Alderman Mike Capstick, Aye, Alderman Evelyn Days, Aye, Alderman Terri Durand Aye. The motion was approved by unanimous voice vote.

Bill No. 1201 Ordinance No. 1167 has been approved.

Mayor Vogel mentioned the second item on the agenda, an ordinance authorizing entering into a contract with King's Auto Repair for snow plying salt storage and removal services. We purchased salt in August.

Mayor Vogel motioned for a second reading of the ordinance for Snow Removal Services. Alderman Capstick first and Alderman Days seconded. The motion to read the second reading was approved by unanimous voice vote.

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Alderman Brockschmitt motioned to table this ordinance. Mayor Vogel asked for additional information from Alderman Brockschmitt.

Alderman Brockschmitt stated that he wanted to do more research on this and bring back next month for discussion.

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Mayor Vogel said she would send the information to attorney, Stephanie Karr, for further review.

New Business:

Mayor Vogel stated that we will do two readings on the ordinance for the grant program. This ordinance is for September 1st through December 31st 2025 if you buy and install a security camera, a motion camera or doorbell camera for your home, complete the application online, bring your receipt to City Hall and show proof that the devices are up and working, you will receive a $50.00 refund to offset the cost for residents. The grant program runs through the calendar year.

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Resident: Can we use the money to add additional cameras to the already existing poles in the area?

Mayor Vogel responded, when adding cameras on city property they need to be flock cameras, which is a long process.

Mayor Vogel asked to board to do a roll call vote to table the second reading on the ordinance authorizing a new crime deterrent grant program. A roll call vote was taken as follows: Alderman Brockschmitt, Nay, Alderman Capstick, Aye, Alderman Days, Aye, Alderman Durand Nay. The motion to table the second reading was a tie and Mayor Vogel broke the tie with Aye.

Mayor Vogel stated the last item; we will do a first reading on needing a new boiler.
Mayor Vogel motioned to do a first reading. Alderman Capstick first and Alderman Brockschmitt seconded.

Mayor Vogel read the 1st reading of the boiler ordinance.

Mayor Vogel stated that we initially thought we would get the boiler repaired, but after several inspections, we were told that we need a new boiler.

The bid from Murphy was $35,000.

Mayor Vogel stated that we will do a second reading of the ordinance at the next board meeting.

Mayor Vogel asked any questions from the board.

Alderman Capstick asked the cost. Mayor Vogel responded $35,000

Mayor Vogel asked any questions from the public.

Resident: Are there any other companies that can do this?

Mayor Vogel said that they are limited in options and after reaching out to several HVAC companies, Murphy was the recommended option.

Open to the Public

Resident: Are all the street lights working?

Mayor Vogel said as of last month each light was working.

Resident: Can we get brighter lights?

Mayor Vogel said she reached out to Ameren to see if they have any programs to assist increase in lighting. You can report directly to Ameren when you see lights not working.

Resident: The lighting is being blocked from the trees and leaves, can we have them cut away from the lights?

Mayor Vogel said yes, in October each street light will be reviewed and cleared out.

Resident: The property on Woodview, as of today it is still in the same state, what is going on with that particular vacant property?

Alderman Brockschmitt said we are working on it and now FEMA is getting involved.

Resident: That property was sold in a tax sale

Mayor Vogel said if the tax sale goes through, it will be completed in October, but the owner can keep the property if the taxes are paid before the October date.

Mayor Vogel said would will speak with our tax attorney to find out when the taxes will be paid.

Resident: We are not being updated on vacant and rental properties?

Resident: Are the residential rentals up to date?

Mayor Vogel said yes, rentals are up to date.

Resident: Asked Alderman Brockschmitt how much was the cost of the MIRMA seminar he attended in relation to the insurance dollar savings?

Alderman Brockschmitt said Typically it is 10%.

Alderman Durand said the policy is difficult to read.

Alderman Brockschmitt broke down the cost of the seminar.

Resident: Can we get a dollar figure on the 10% savings?

Alderman Durand said the MIRMA representative is a sales person and doesn't know.

Resident: So, are you doing curb-cuts?

Mayor Vogel said we will continue with the remaining curb-cuts that were originally designated and these curb-cuts will be done by end of next year.

Resident: Anything being done about the right-of-way, grass and flowers above 7 inches?

Alderman Durand said we will send a note to Sean, our code enforcer, and he will investigate the property.

Alderman Capstick said if they need more time, Sean will give residents enough time to correct the complaints.

Alderman Capstick said you can send him an email with any information on properties and he will communicate with Sean.

Resident: Is there an ordinance about having a car with a tarp in front driveway?

Alderman Capstick said there is an ordinance and you can put a covering that fits the vehicle.

Resident: We discussed cars parking in front of driveways across the street; do we have an ordinance for that?

Mayor Vogel said we can send out a reminder to the police patrolling.

Mayor Vogel asked were there any more questions.

No questions were asked.

Mayor Vogel motioned to Adjourn the meeting. The motion to adjourn was approved by unanimous vote.

Minutes prepared by Sanette J. White, City Clerk.

Meeting Minutes Approved by Board of Alderman on October 13, **2025.**

RB_____ **MC**_____

TD_____ **ED**_____

Meeting Minutes Approved by Mayor on 10.13.25.

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Mayor