MINUTES OF THE BOARD OF ALDERMEN-WORKING SESSION
CITY OF BEL-NOR
DECEMBER 8, 2025

The Board of Aldermen of the City of Bel-Nor met in a working session pursuant to law at 8416 Natural Bridge Road, Bel-Nor, MO 63121 at 6:00 p.m. on December 8, 2025. The Board members present at roll call were Alderman Terri Durand, Alderman Ryan Brockschmitt, Alderman Mike Capstick, Alderman Evelyn Days and Mayor Anna Vogel.

Called to order: 6 pm

Mayor Vogel begin the meeting with the one agenda item: to review and answer any questions on the proposed budget for 2026.

Vogel went through the categories in the budget: General Fund: this is the largest. It receives revenues from grants, court fines, rental income, licenses and permits, and taxes and fees. Expenses paid out of the GF include salaries, building costs, insurance, operation of our municipal court, our contracted police services, and items such as street repairs, parkway maintenance, snow removal, and tree trimming and removal.

The next category is Capital Improvement, which receives funds for sales tax. This is used for city improvement, street repairs.

The remaining categories are: Sewer Lateral, Public Safety, and ARPA.

Vogel continued to say that the budget remains the same with a few exceptions. Some budgets were upped, due to inflation. Budget items that were added to were snow removal, adding a City Administrator position, social events, and the tree board is getting its own line item.

Alderperson Brockschmitt thought the restaurant number looked high. The budget was for 12 months of rent, which is unlikely at this time for 2026. The budget will be taken down to reflect this.

The merchants license fees are also low for 2025. A portion of this is due to removing the requirement for home-based businesses to require registration. Reviewing payments in quickbooks, it does not seem that all the commercial businesses are paid for 2025. Mayor Vogel is making a note to follow-up for 2025 when 2026 business licenses are sent out.

The senior tax free could impact the city's renvenue. This is something that could significantly impact the city in the future if seniors are not paying $300-$800 per residence .

Insurance for the restaurant has been transferred to MIRMA since it is vacant. Once it is occupied, the city will need to get new insurance.

The member ship line item expenses increased from $300 to over $1300. It was brought up that this looks like an accurate number since at least 2 of the memberships we pay annually are over $600. It was agreed to keep this budget item to reflect last year's expenses.

Seminar line item was increased to $1500 to allow the new City Administrator to attend seminars.

The city has a loan for $32,000. This is for updates to the apartment in the mid-2000's. This loan has been re-financed many times and it is recommended to pay it off in 2026.

The board discussed the cost of the audit. It is a higher expense for 2025 than 2024. This was due to the audit starting in June of 24 and continued through 2025. If possible, the city would like to look for a new auditor for the next audit.

The board also discussed landscaping and if this can be cut back to every other week. The board questioned if weekly cuttings were necessary. It was brought up that the drought really slowed growth and concerns were brought up that the city needs to maintain standards and twice monthly could be very risky. The conclusion was if we could review a few islands to cut back on mowing.

In the capitol improvement budget, it looks different for 2026 because we don't have park construction in the budget. Expenses for 2025 included the 2 city vehicles and the boiler expenses. Also for 2026, we will be making the final payment for the parking lot.

For sewer lateral, this budget line item is $10,000. A question was posed if there should be more. This line item will grow when the end of year taxes get deposited. We also have a due-to on the books for this account and funds need to be shifted in 2026.

ARPA funds were spent and it is recommended to close this bank account in 2026.

Debt Service: we have enough money in reserve to pay any debts, this is the second year for this, so this reflects positively on Bel-Nor.

The Board agreed that the due-to's we have outstanding in our internal accounts should be paid back in 2026.

The Board didn't have any additional questions or comments. The budget will be passed in December's board meeting.

Motion to move to closed session, Alderperson Durand first, Alderperson Days seconded. All board members voted to move to closed session.

Meeting adjourned at 6:54 pm

Minutes prepared by Anna Vogel, Mayor

Meeting Minutes Approved by Board of Alderman on December 15, 2025.

RB RB MC _____ TD _____ ED _____

Meeting Minutes Approved by Mayor on 12.15.25

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Mayor