

**MINUTES OF THE BOARD OF ALDERMEN
CITY OF BEL-NOR
January 19, 2026**

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. January 19, 2026. The Board members present at roll call were Alderman Ryan Brockschmitt, Alderman Evelyn Days, Alderman Mike Capstick, Alderman Terri Durand, and Mayor Anna Vogel. Stephanie Karr, City Attorney was also present.

APPROVAL OF MINUTES:

Mayor Vogel asked the Board to do a final review of the December 15th regular board meeting minutes. After a review, Mayor Vogel asked for any corrections. Alderperson Brockschmitt mentioned that there is a section that he would like amended to issue proper credit. The meeting minutes will be amended to update this section for approval in the February meeting.

TREASURER REPORT:

Mayor Vogel read the final balances of December 2025 from Treasurer's Report submitted by Lisa Kampmeiner, Treasurer. No major payments or issues with the Treasurer's Report. Mayor Vogel asked for a motion for approval, Alderperson Capstick motioned first, Alderperson Brockschmitt motioned second. The report was approved by unanimous voice vote.

REPORT OF THE SAFETY COMMITTEE:

Alderperson Days read the Safety Report provided by Sargeant Ford. No major crimes to report.

ALDERMANIC REPORTS:

Alderman Capstick: commented that Sean, the code compliance officer was doing a great job handling disagreeing residents.

Alderman Brockschmitt: He and Alderperson Durand met with MIRMA (the city insurance) and we are in a favorable position for handling Bel-Nor affairs.

Alderperson Durand: Discussed Hanley Road dwellings – 7 of them have been updated/improved but we still have more to deal with. Hoping small AARP grants can help

Alderperson Days: Says to be sure to vote for Normandy School Board as it's very important to help guide the school's improvements. She said to continue to stay safe, lock cars.

Mayor Vogel: Notified residents we hired City Administrator Rachel St. Pierre and will be attendance in February.

OLD BUSINESS:

Mayor Vogel stated the first item is reviewing the 2026 budget. The Mayor asked for a motion to do a second reading: Alderperson Capstick motioned, Alderperson Durand seconded. Mayor Vogel read the 2nd reading of the ordinance.

Mayor Vogel asked if there were any questions from the board and the public. Alderperson Brockschmitt asked if there were any changes from previous meeting. Bill Hook, from the finance committee, answered that all comments from the open session were added to the budget.

A resident asked about the upcoming Landscaping Contract was too high for the city's needs. A discussion followed about turf treatment, grass-cutting frequency, and other maintenance costs. Mayor Vogel stated that the city cannot change a contract without data. If tracking wants to be done to determine if service levels need to be changed, we can have further discussion.

A resident asked about No Mow May. A discussion started and this would be against the city ordinance. The Mayor states that there are variances allowed for this in other cities. Alderperson Brockshmitt said we would look into the possibilities.

Mayor Vogel asked for a motion to vote on passing the ordinance. Alderperson Capstick motioned, Alderperson Durand seconded. A roll call vote was taken as follows: Alderman Brockschmitt, AYE, Alderman Capstick, AYE, Alderman Days, AYE. The motion was passed by unanimous roll-call vote.

Bill no. 1209, Ord No. 1175 passed

Mayor Vogel asked for a motion to do a second reading on the ordinance for the Tennant Landscaping contract. Alderperson Brockschmitt motioned, Alderperson Days seconded.

Mayor Vogel read the 2nd reading of the ordinance.

Mayor Vogel asked if there were any questions or comments from the Board.

Residents asked about the conditions of the contract and if there was an opportunity to adjust the contract. The Mayor said that Tennant has been reliable service and we have increased service this year to take over some duties previously maintained by volunteers. Mayor Vogel mentioned if service needs to be adjusted, data will need to be gathered to evaluate the needs.

Mayor Vogel asked for a motion to vote on the ordinance. Alderperson Days motioned for a vote and Alderperson Durand seconded. A roll call vote was taken as follows: Alderman Brockschmitt, AYE, Alderman Capstick, AYE, Alderman Days, AYE. The motion was passed by unanimous roll-call vote.

Bill No. 1210, Ord. No. 1176 has passed

PUBLIC COMMENT

Resident asked about the house that the tree fell on. The City Attorney responded that the city is proceeding with escalating this matter to get this taken care of.

Resident asked if vacancies and rentals are up to date and inspected. Mayor Vogel said that she will review with the inspector. Mayor Vogel said we would have a report for next meeting.

Resident commented about the conditions of the sidewalks in the city.

Resident asked about citation to cut down planting on the easements. Alderperson Capstick said that our code enforcement is enforcing the code. He is willing to talk about fixes or extended deadlines. Residents are encouraged to reach out to him to review any notifications that are received.

Resident comments that the city needs to review the noxious weed ordinance again.

Resident asked about why there are restrictions on planting on the easement. Another resident explained that this was prohibited for years per the ordinance. The change in 2025 was to allow plantings in the ordinance and allow residents to be in compliance. The height restriction was for safety to cars backing out of driveways and to keep from encroaching on the sidewalks.

Resident asked what should we do if we see something that is non-compliant. Mayor Vogel responded to email the city clerk with issues and it will be routed to the proper person.

Resident mentioned that there is an icy patch on Glen Echo and Arlmont. Resident was advised to reach out to the utility or contact City Hall to contact the utility.

Resident asked how does the code enforcement officer know if it is a weed. Mayor Vogel responded that the officer is not allowed on the property, so he evaluates from the street. If a resident feels that this is identified incorrectly, they are welcome to reach out to the code enforcement officer.

Resident asked if the letter for code enforcement can be rewritten

Resident asked for an update on the stained carpet in City Hall. Mayor Vogel responded that we have the credit off our bill and we have sent out an RFP for flooring bids.

Mayor Vogel asked if for a motion to adjourn the meeting. Alderperson Brockschmitt motioned, Alderperson Durand seconded. Motion to adjourn was approved by unanimous voice vote. The meeting adjourned at 9:03 pm.

Minutes prepared by Anna Vogel, Mayor.

Meeting Minutes Approved by Board of Alderman on February 16, 2026

RB <u>[Signature]</u>	MC <u>[Signature]</u>
TD <u>[Signature]</u>	ED <u>[Signature]</u>

Meeting Minutes Approved by Mayor on February 16, 2026.

[Signature]
Mayor