

Work Session Meeting Minutes

March 18, 2026

Call to Order:

The work session was called to order at approximately 4:32 PM.

Present:

Mayor Anna Vogel, Alderpersons Mike Capstick, Evelyn Days, Ryan Brockschmitt, and Terri Durand, City Administrator Rachel St. Pierre, and City Attorney Stephanie.

1. Code Enforcement / Neighborhood Preservation Ordinance Discussion

The Board discussed the Neighborhood Preservation Program ordinance and how it relates to existing nuisance abatement procedures.

The City Attorney explained:

- Nuisance abatement procedures are governed by Missouri state law and City nuisance ordinances.
- If any local ordinance conflicts with state-required nuisance procedures, the City must follow state law.
- The Neighborhood Preservation ordinance appears intended to formalize proactive inspections and establish regular neighborhood monitoring rather than replace nuisance enforcement.

Discussion included:

- Whether courtesy notices should be separate from statutory nuisance notices.
- Whether additional friendly notices could improve voluntary compliance.
- The need to review and update notice letters used through the City's software system so they align with ordinance requirements.
- Ensuring residents clearly understand notices and procedures.

No formal action was taken. Staff will continue reviewing letters, procedures, and possible updates.

- Because the funds are now healthy, moving toward repayment is considered a responsible corrective step.

The Board generally expressed support for Option B, which would repay a substantial portion immediately while preserving reserves and completing the remainder over time.

No final vote was taken at the work session.

At approximately 5:20 PM, City Attorney Stephanie departed due to a prior commitment. Alderman Mike departed shortly thereafter. The remaining members continued discussion on planning, budgeting priorities, scheduling, and operational updates.

5. City Property / Former Restaurant Space

The Board discussed the City-owned commercial property formerly operated as a restaurant.

Topics included:

- Current lease development.
- Possible request for qualifications process for future tenants.
- Whether future use should remain restaurant related or be reconsidered for other civic or commercial purposes.
- Ensuring future tenants provide their own equipment and operations.

No formal action taken.

6. Public Works / Facilities / Capital Planning

Discussion included:

- Basement cleanup and pipe repair needs.
- Former police station use and cleanup.
- Street signs, lighting, sidewalks, and future infrastructure priorities.
- Need for a strategic planning and budget process to identify future capital improvements.