

RECORD OF PROCEEDING
15933 Clayton Road, Suite 300
Ballwin, Missouri 63011

Regular Board of Aldermen Meeting
July 1, 2025

Mayor McNamara called the meeting to order at 6:30 p.m.

Roll call for the meeting was taken, with the following result:

ATTENDANCE

PRESENT

WARD

Mayor Sue McNamara

Alderman Jeff Schweig

Ward 1

Alderman Brock MacDonald

Ward 2

Alderman Courtney Birkel

Ward 2

Alderman Lin Midyett

Ward 3

Alderman Tracy Nuelle

Ward 3

ABSENT

Alderman Andrew Low

Ward 1

A quorum was met.

ALSO IN ATTENDANCE

City Administrator/City Clerk Megan Eldridge

City Attorney Patrick Butler

Building Commissioner Brad Holmes

Lt. Chris Connelly

Mayor McNamara led everyone in the Pledge of Allegiance.

APPROVAL OF AGENDA

Alderman Schweig moved to approve and accept the agenda as posted. Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

REMARKS, PETITIONS AND COMPLAINTS

Paul Mercurio

Mr. Mercurio introduced himself as a candidate for the City's Building Commissioner and provided information on his background and experience.

Gary Miller introduced himself as a member of the Architectural Review Board.

There were no other remarks, petitions, or complaints.

CONSENT AGENDA

Appointments and Reappointments

Re-Appoint Steve Howard – Planning & Zoning Commission

Approval of Expenditures

Approval of June 3, 2025 Meeting Minutes

Disposition of Records

Resolutions

Resolution No. 25-02 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI, AUTHORIZING THE PURCHASE OF ADOBE ACROBAT PRO LICENSE ON BEHALF OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI.

Resolution No. 25-03 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI, AUTHORIZING THE PURCHASE OF A WORDPRESS PRO SOFTWARE LICENSE ON BEHALF OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI.

Resolution No. 25-04 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI, AUTHORIZING THE PAYMENT OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS TO THE HOMEOWNERS ASSOCIATION OF KEHRS MILL TRAILS.

Alderman Birkel moved to approve the consent agenda as posted. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

Building Permit Fees

Mr. Holmes provided information on amending the building permit fees.

Discussion was held regarding the following: fees based on project cost, permit fees covering the cost of the building commissioner's work, and occupancy inspection fees.

Alderman Birkel moved to prepare legislation to amend the building permit fees as set forth in Mr. Holmes' communication to the Board. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

Architectural Review Board

Mr. Holmes reiterated what had been discussed at the May Board of Aldermen meeting. At the meeting the Board moved to prepare legislation to amend the Architectural Review Board as set forth in the memo provided by Mr. Holmes.

Discussion was held regarding the following: prohibiting or allowing certain colors, Architectural Review Board applications specifying colors to be used, quality of Architectural Review Board applications, history of a color being approved for a home but another color being used, subjectiveness of colors, and colors being addressed in HOA indentures.

Without objection, legislation would be prepared as previously decided, taking into consideration the discussion held.

Snow Removal Reimbursement

Alderman MacDonald provided information on calculating reimbursement amounts for snow removal more accurately.

Discussion was held regarding the following: how the reimbursement amounts were calculated.

Alderman Nuelle moved to amend the snow removal reimbursement rates as set forth in Exhibit C in the presented memo. Alderman Midyett seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

Variance Expirations

Discussion was held regarding the following: variances expiring if a project is not constructed in a certain amount of time or if the owner changes before construction occurs, allowing extensions when a variance expires, building codes changing over time, variances running with the land, and issuing written variances.

Alderman Midyett moved to prepare legislation for variances to expire one year after they are granted, and the property owner at the time the variance was granted may request an extension within 12 months to be granted for one year at the building commissioner's discretion. Alderman Birkel seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

Short-Term Rentals and Rentals of Private Pools/Courts

Discussion was held regarding the following: short-term rentals, property owners renting out their swimming pools, yards, and sports courts, short-term rentals being treated as home-based businesses, HOA indentures preventing short-term rentals and the renting of swimming pools, yards, and sports courts, short-term rentals causing problems in St. Louis, and preventing problems from occurring in Clarkson Valley.

Alderman Birkel moved to prepare legislation prohibiting short-term rentals and the renting of swimming pools, yards, and sports courts. Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

Appointing Building Commissioner

Mayor McNamara stated she would like to appoint Paul Mercurio as Building Commissioner and that legislation would be presented at the next Board of Aldermen meeting.

Bill No. 0563 - AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF CLARKSON VALLEY, COUNTY OF ST. LOUIS, STATE OF MISSOURI; ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY

PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

Ms. Eldridge read the bill for the first time.

Alderman Birkel moved to discuss the bill. Alderman Midyett seconded the motion. Mayor McNamara declared the motion passed.

Alderman Schweig moved to read the bill for the second time. Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed. Ms. Eldridge read the bill for the second time.

Roll call was taken on approval of the bill, with the following results: Yes: Schweig, MacDonald, Birkel, Midyett, and Nuelle. Absent: Low. Mayor McNamara declared Bill No. 0563 passed.

MISCELLANEOUS

Mayor McNamara stated a closed session of the Board of Aldermen would be scheduled for a future date.

Lt. Connelly provided an explanation of the different reports provided to the Board of Aldermen and gave a summary of the June report.

Mayor McNamara stated Don Yucuis will be at the next Board of Aldermen meeting to provide an update on his work.

Mayor McNamara provided the following financial Overview:

- Investment Account Total: \$1,926,069.46
- Total Investment Income YTD: \$48,232.88
- Total Investment Income Fiscal YTD: \$89,339.82
- Amount in Money Market: \$354,468.46
- Court Revenue: \$5,084.23

ADJOURN

Alderman Midyett made a motion to adjourn the meeting. Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed. The meeting was adjourned at 7:58 p.m.



Sue McNamara, Mayor



ATTEST: Megan Eldridge, City Administrator/City Clerk