

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

Regular Board of Aldermen Meeting  
August 5, 2025

Mayor McNamara called the meeting to order at 6:31 p.m.

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

**ATTENDANCE**

| <b><u>PRESENT</u></b>    | <b>WARD</b> |
|--------------------------|-------------|
| Mayor Sue McNamara       |             |
| Alderman Jeff Schweig    | Ward 1      |
| Alderman Andrew Low      | Ward 1      |
| Alderman Brock MacDonald | Ward 2      |
| Alderman Courtney Birkel | Ward 2      |
| Alderman Lin Midyett     | Ward 3      |
| Alderman Tracy Nuelle    | Ward 3      |

A quorum was met.

**ALSO IN ATTENDANCE**

City Administrator/City Clerk Megan Eldridge  
City Attorney Patrick Butler (via Zoom)  
Building Commissioner Paul Mercurio (arrived at 6:33)  
Lt. Chris Connelly

Mayor McNamara led everyone in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Alderman Birkel moved to approve and accept the 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.

**REMARKS, PETITIONS AND COMPLAINTS**

Lt. Connelly provided a report on monthly police activity.

**Don Yucuis**

Mr. Yucuis provided an update on the financial consulting work he had done for the City recently. He provided some recommendations to be implemented going forward.

**CONSENT AGENDA**

**Approval of Expenditures**

## Approval of July 1, 2025 and July 8, 2025 Meeting Minutes

Alderman Midyett asked about the McMahon Berger, P.C. expenditure. Mayor McNamara stated it was for the employee handbook.

Alderman Midyett moved to approve the consent agenda as posted. Alderman Birkel 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**

### Establishing Tree Viability Percentage

Mayor McNamara explained the need for the City to establish a viability percentage for trees. She mentioned percentages used by other cities and their processes.

Discussion was held regarding the following: who would pay for the arborist, using the City of Creve Coeur's arborist, using photographs to determine viability, when an arborist would be used, and who would be responsible for removing the tree.

Alderman Birkel moved to prepare legislation to establish a tree viability percentage of 80%. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

Alderman Nuelle moved to prepare legislation for Matt Kammerer to provide arborist services on an as-needed basis. Alderman Low seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

### Allowing Crossbows for Deer Hunting

Mayor McNamara explained the Conservation Federation of Missouri recommended the City amend its ordinance to allow for the use of crossbows for deer hunting. She summarized the City's deer hunting ordinance.

Discussion was held regarding the following: mirroring Chesterfield's or Wildwood's deer hunting ordinance.

Alderman MacDonald moved to prepare legislation to allow crossbows for deer hunting. Alderman Birkel seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

### COLA Increase

Mayor McNamara explained the 2.45% cost of living adjustment was included in the 2025-2026 fiscal year budget, but it was being brought forward for transparency.

Discussion was held regarding the following: inflation for the St. Louis area being higher than the national cost of living adjustment.

Alderman Low moved to approve the 2.45% cost of living adjustment. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

**Bill No. 0565** - AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE V: BUILDING CODES AND REGULATIONS BY AMENDING SECTION 500.210 AND SECTION 500.304 AND DELETING IN ITS ENTIRETY SECTION 500.301.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: assessing permit fees on a sliding scale instead of work performed by staff, whether finishes were included in the project cost, and assessing reasonable fees to cover the City's costs.

Alderman Birkel moved to read the bill for the second time. Alderman Midyett 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.

Alderman MacDonald moved to amend the bill as set forth in Bill 0565A. Alderman Low seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result. Mayor McNamara declared the motion passed.

Roll call was taken on approval of the bill, as amended, with the following results: Yes: Schweig, Low, MacDonald, Birkel, Midyett, and Nuelle. Mayor McNamara declared Bill No. 0565A passed.

**Bill No. 0566** - AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE V: BUILDING CODES AND REGULATIONS BY AMENDING SECTION 500.140, SUBSECTION A AND 500.150, SUBSECTION C.

Ms. Eldridge read the bill for the first time.

Alderman MacDonald 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, Low, MacDonald, Birkel, Midyett, and Nuelle. Mayor McNamara declared Bill No. 0566 passed.

**Bill No. 0567** - AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE II: PUBLIC HEALTH SAFETY AND WELFARE BY AMENDING SECTION 235.140; IN TITLE IV: LAND USE BY AMENDING SECTIONS 405.160, 415.220, AND 415.230; AND IN TITLE V: BUILDING AND CONSTRUCTION BY AMENDING SECTION 502.050.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: timeframe to request an extension.

Alderman Low moved to read the bill for the second time. Alderman Schweig 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.

Discussion was held regarding the following: how many extensions could be granted.

Alderman Nuelle moved to amend the bill that no more than one extension would be granted. Alderman Birkel 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, as amended, with the following results: Yes: Schweig, Low, MacDonald, Birkel, Midyett, and Nuelle. Mayor McNamara declared Bill No. 0567A passed.

**Bill No. 0568** - AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE VI: BUSINESS AND OCCUPATION BY ADDING A NEW SECTION 605.100.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: solving a problem that doesn't exist, avoiding potential problems, and prohibiting rentals of swimming pools, yards, and sports courts.

Alderman Birkel moved to read the bill for the second time. Alderman Midyett seconded the motion. A voice vote was taken, which resulted in an affirmative result. Alderman MacDonald voted no. 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, Birkel, Midyett, and Nuelle. No: Low and MacDonald. Mayor McNamara declared Bill No. 0568 passed.

**Bill No. 0569** - AN ORDINANCE AUTHORIZING A CONTRACT FOR AUDITING SERVICES WITH FEW CERTIFIED PUBLIC ACCOUNTANTS PC, AND AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE SAME ON BEHALF OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI.

Ms. Eldridge read the bill for the first time.

Alderman Nuelle moved to read the bill for the second time. Alderman Birkel 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, Low, MacDonald, Birkel, Midyett, and Nuelle. Mayor McNamara declared Bill No. 0569 passed.

### **MISCELLANEOUS**

Mayor McNamara provided the following financial Overview:

- Total Portfolio Value: \$1,866,186
- Amount in Money Market (Cash): \$40,796.89
- Income earned YTD (01/01/25 - 07/31/25): \$52,424.32

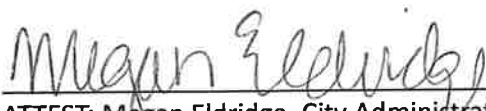
- Income earned during Fiscal Year (07/01/25 - 07/31/25): \$4,166.44
- Court Revenue: \$3,583.36

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

**ADJOURN**

Alderman Low made a motion to adjourn the meeting. Alderman Schweig 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 7:37 p.m.

  
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Sue McNamara, Mayor

  
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ATTEST: Megan Eldridge, City Administrator/City Clerk