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

Regular Board of Aldermen Meeting
March 3, 2026

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

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

PRESENT	WARD
Mayor Sue McNamara	
Alderman Jeff Schweig	Ward 1 (via Zoom, arrived at 6:38)
Alderman Brock MacDonald	Ward 2
Alderman Courtney Birkel	Ward 2
Alderman Lin Midyett	Ward 3
Alderman Tracy Nuelle	Ward 3 (via Zoom)

ABSENT	WARD
Alderman Andrew Low	Ward 1

A quorum was met.

ALSO IN ATTENDANCE
City Administrator/City Clerk Megan Eldridge
City Attorney Patrick Butler
Building Commissioner Paul Mercurio
Lt. John Bodi

Mayor McNamara led everyone in the Pledge of Allegiance.

APPROVAL OF AGENDA
Alderman Birkel made a motion to approve the agenda. Alderman Midyett 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
Mayor McNamara introduced Lt. John Bodi who replaced Lt. Connelly.

Niles Stephens, Wildwood, stated he is running for State House District 110. He provided his political experience and background and shared his platform.

Claire Heinrich stated she is running for the Missouri House of Representatives. She spoke about the work done by Clarkson Valley elected officials and staff and what the legislator who will represent Clarkson Valley should know.

Frances Babb, 2001 Kehrsdale Court, spoke in opposition to extending the solar panel moratorium. She stated instead of codifying aesthetic regulations about solar panels, the Board of Aldermen should develop a guideline for the Architectural Review Board who should have some discretion and flexibility in making decisions. Codification creates rigid regulations and can prevent good projects from happening. She stated that solar panels were a property right protected by the state and United States Constitutions and encouraged the Board to find a solution that works for both parties.

PUBLIC HEARING

Consideration of the following proposed building codes for adoption:

- 2024 International Building Code (IBC) (with amendments)
- 2024 International Residential Code (IRC) (with amendments)
- 2024 International Existing Building Code (IEBC)
- 2024 International Property Maintenance Code (IPMC) (with amendments)
- 2024 International Swimming Pool and Spa Code (ISPSC) (with amendments)
- 2015 International Energy Conservation Code (IECC)

Ms. Eldridge read the public hearing notice.

Mr. Mercurio provided an explanation of the code adoption process and an overview of the proposed code amendments.

Mayor McNamara suggested holding a work session given the large amount of information for the Board to consider.

Mayor McNamara opened the public hearing.

France Babb stated she agreed that building codes for photovoltaic systems should be about safety. Additional regulations should be in the zoning codes, which she hoped the City would not adopt. She stated that building codes tend to not be about building codes and have other objectives. Unless Clarkson Valley has a legitimate safety reason to override the codes, the codes should only be about safety, not about making things look pretty.

CONSENT AGENDA

Approval of Expenditures
Approval of February 3, 2026 Regular Meeting Minutes
City Attorney Report – Sign Ordinance

Mayor McNamara stated Mr. Butler was still working on the sign ordinance matter and a report would be at the April Board of Aldermen meeting.

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

NEW BUSINESS

Bill No. 0586 AN ORDINANCE ESTABLISHING THE COMPENSATION OF THE MAYOR FOR THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: the last time the mayor and aldermen received a salary increase, when the current salaries were established, adjusting the current salaries for inflation, and the large amount of work the mayor has done for the City.

Alderman MacDonald 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.

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. 0586 passed.

Bill No. 0587 AN ORDINANCE ESTABLISHING THE COMPENSATION OF THE BOARD OF ALDERMEN FOR THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: when the current salary was established, adjusting the current salary for inflation, elected officials in Clarkson Valley having to do work that would otherwise be done by staff in other cities, and when the increase goes into effect.

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.

Roll call was taken on approval of the bill with the following results: Yes: MacDonald, Birkel, Midyett, Nuelle, and Schweig. Absent: Low. Mayor McNamara declared Bill No. 0587 passed.

Bill No. 0588 AN ORDINANCE EXTENDING THE TEMPORARY MORATORIUM ON THE ACCEPTANCE AND REVIEW OF APPLICATIONS FOR SOLAR ENERGY SYSTEMS IN THE CITY OF CLARKSON VALLEY, MISSOURI, FOR 120 DAYS PENDING THE STUDY AND REVIEW OF POLICIES, REGULATIONS AND STANDARDS PERTAINING THERETO.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: support for adopting regulations for solar panels, opposition to the moratorium, whether the moratorium has a clear timeline or roadmap to update the regulations, the purpose of a moratorium, assisting the Planning & Zoning Commission in moving forward, 120 days not being too long of a moratorium, if there is a legal risk in continuing a moratorium, taking time to have thoughtful discussion and getting it right, and nothing being accomplished during the moratorium.

Alderman Midyett 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: Birkel, Midyett, and Nuelle. No: Schweig and MacDonald. Absent: Low. Mayor McNamara declared Bill No. 0588 defeated.

Bill No. 0589 AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE V: BUILDING AND CONSTRUCTION BY DELETING SECTION 500.010 AND SECTION 500.020 AND REPLACING IT WITH A NEW SECTION 500.010 AND SECTION 500.020.

Ms. Eldridge read the bill for the first time.

Discussion was held regarding the following: public comment period and code books being available for inspection.

MISCELLANEOUS

Mayor McNamara spoke about utility companies doing work on private property and stated the City would look into enacting regulations regarding this type of work.

Mayor McNamara stated Coffee with the Mayor will be held tomorrow at 5:00 p.m.

Mayor McNamara stated a resident is involved with a charity called Soles4Souls that collects shoes and distributes them to those who need them. The organization will partner with the City and attend the recycling event where people can donate shoes.

Mayor McNamara stated she met with State Senator David Gregory and State Representative Philip Oehlerking last week and she reached out to a member of U.S. Representative Ann Wagner's office for a letter of support for the sidewalk project grant.

Mayor McNamara stated MoDOT reached out requesting a meeting space in Clarkson Valley for a public session on safety on Clarkson Road. She stated she would provide additional information when it was available.

Lt. Bodi introduced himself and provided his background with Clarkson Valley.

Mayor McNamara provided the following financial Overview:

- Total Portfolio Value: $1,998,152.30
- Amount in Money Market (Cash): $244,390.93
- Income earned during Current Year (01/01/26 - 01/31/26): $7,396.71
- Court Revenue: $4,724.75

ADJOURN

Alderman Birkel moved to adjourn the meeting. Alderman Midyett 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 7:38 p.m.

Sue McNamara, Mayor

ATTEST: Megan Eldridge, City Administrator/City Clerk