BOARD OF ALDERMEN MEETING MINUTES
15933 Clayton Road, Suite 300
Ballwin, Missouri 63011

Regular Board of Aldermen Meeting
April 7, 2026

Mayor McNamara called the meeting to order at 6:35 p.m.

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

PRESENT	WARD
Mayor Sue McNamara	
Alderman Jeff Schweig	Ward 1
Alderman Courtney Birkel	Ward 2
Alderman Lin Midyett	Ward 3 (via Zoom)
Alderman Tracy Nuelle	Ward 3

ABSENT	WARD
Alderman Andrew Low	Ward 1
Alderman Brock MacDonald	Ward 2

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 Nuelle made a motion to approve the agenda. Alderman Birkel 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
John Luzynski with Sun Solar, spoke regarding solar energy regulations and its effect on property rights and property values. Mr. Luzynski provided a handout to the Board.

Al Gerber, 13482 Mason Village Court, Town and Country, spoke about regulations adopted by the City of Town and Country for solar energy systems.

Frances Babb, 2001 Kehrsdale Court, spoke about the effect of solar energy systems on property values.

CONSENT AGENDA
Approval of Expenditures

Approval of March 3, 2026 Regular Meeting Minutes and March 25, 2026 Work Session Minutes

Alderman Schweig 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.

UNFINISHED BUSINESS

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. **(REQUEST TO POSTPONE INDEFINITELY)**

Alderman Birkel moved to postpone the bill indefinitely. Alderman Schweig 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. 0590 AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2025 AND ENDING ON JUNE 30, 2026.

Ms. Eldridge read the bill for the first time.

Alderman Birkel 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.

Roll call was taken on approval of the bill with the following results: Yes: Schweig, Birkel, Midyett, and Nuelle. Absent: Low and MacDonald. Mayor McNamara declared Bill No. 0590 passed.

Bill No. 0591 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.

Discussion was held regarding the following: which laws were being changed.

Alderman Schweig 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, Nuelle, and Schweig. Absent: Low and MacDonald. Mayor McNamara declared Bill No. 0591 passed.

Bill No. 0592 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: approving the bill tonight or waiting until July, the effective date of the ordinance, and differences between Bill 0589 and Bill 0592.

Sign Ordinance Regulations

Mr. Butler provided a handout summarizing our current code and possible changes to our code. He recommended changing the sign code to be more content-neutral and provide examples of potential legal issues. He suggested having a model ordinance to review and holding a work session, as well as Planning & Zoning Commission reviewing changes.

Anonymous Code Enforcement Complaints

Ms. Eldridge provided background information on complaints and anonymous complaints received by the City. She spoke about problems caused by anonymous complaints and possible solutions.

Discussion was held regarding the following: what information could be disclosed.

Alderman Nuelle moved to proceed as recommended in the memo. Alderman Birkel seconded the motion. A voice vote was taken, which resulted in an affirmative result. Alderman Schweig noted no. Mayor McNamara declared the motion passed.

MISCELLANEOUS

Mayor McNamara noted she will be absent from the May Board of Aldermen meeting and Alderman Midyett will be presiding over the meeting.

Mayor McNamara stated Ms. Eldridge and she met with City of Chesterfield's Police Chief Cheryl Funkhouser and City Administrator Mike Geisel. The police services contract would be increasing by almost double. The City planned to request proposals for police services as well as for sanitation services.

Mayor McNamara noted the proposed legislation would be forthcoming requiring utility companies to provide notification and an escrow deposit for work in Clarkson Valley.

Mayor McNamara stated the City had submitted all grant applications for the Clarkson Road sidewalk, with the last grant application for MoDOT's cost share program.

Mayor McNamara stated MoDOT will be hosting a public interest meeting at the Clarkson Executive Center regarding safety concerns on Clarkson Road. There are signs on Clarkson Road advertising the meeting.

Mayor McNamara stated the City invested in a $100,000 Certificate of Deposit with MOCAAT that will mature this summer.

Mayor McNamara provided the following financial Overview:

- Total Portfolio Value: $2,230,051.25
- Amount in Money Market (Cash): $18,963

- Income earned during Current Year (01/01/26 - 03/31/26): $12,148.25
- Income earned during Fiscal Year (07/01/25 - 03/31/26): $51,738.63
- Court Revenue: $5,779.34

Lt. Bodi provided the monthly police report for March.

Lt. Bodi provided an explanation of the shifts for Chesterfield police officers. Alderman Birkel asked why the costs would almost double if specific officers were not designated to Clarkson Valley. Ms. Eldridge stated the rate had been unchanged for the duration of the contract, yet costs have increased overtime.

Mr. Mercurio stated he and Ms. Eldridge met with MSD about a project they will be doing in the Westhampton subdivision.

ADJOURN

Alderman Nuelle moved to adjourn the meeting. Alderman Birkel 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 7:42 p.m.

Sue McNamara, Mayor

ATTEST: Megan Eldridge, City Administrator/City Clerk