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

Regular Board of Aldermen Meeting
June 2, 2026

Mayor McNamara called the meeting to order at 6:32 p.m.

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

PRESENT	WARD
Mayor Sue McNamara	
Alderman Jeff Schweig	Ward 1
Alderman Andrew Low	Ward 1
Alderman Courtney Birkel	Ward 2 (via Zoom, departed at 7:22)
Alderman Lin Midyett	Ward 3 (via Zoom)
Alderman Tracy Nuelle	Ward 3

ABSENT	WARD
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 Schweig made a motion to amend the agenda as follows: "Remarks, Petitions, and Complaints" to precede "Unfinished Business", "Public Hearing" to immediately follow "Consent Agenda", and "New Business Item B (Bill 0596)" and "New Business Item C (Bill 0597)" to immediately follow "Public Hearing". Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

CONSENT AGENDA
Approval of Expenditures
Approval of May 5, 2026 Regular Meeting Minutes, May 14, 2026 Special Meeting Minutes, and May 19, 2026 Closed Meeting Minutes
Pyrotechnic Display Permit Application – Forest Hills Country Club
Appointments and Reappointments
- Appoint Alderman Tracy Nuelle – Planning & Zoning Commission Term Ending 2027
- Appoint Dan King – Planning & Zoning Commission Term Ending 2030
- Appoint Rayme Woley – Planning & Zoning Commission Alternate Term Ending 2028

Reappoint Matt St. John – Board of Adjustment Alternate Term Ending 2031
Reappoint John Munich – Board of Adjustment Alternate Term Ending 2031
Reappoint Matt St. John – Architectural Review Board Term Ending 2028
Reappoint Megan Eldridge – City Administrator/Clerk
Reappoint Mark Gaertner – Municipal Judge

Alderman Low moved to approve the consent agenda. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

PUBLIC HEARING

Consideration of amendments to regulations for solar energy systems in the City of Clarkson Valley, Missouri.

Ms. Eldridge read the public hearing notice.

Mayor McNamara opened the public hearing.

Bryan Meyers, Webster Groves, stated he was on the board of the Missouri Coalition for the Environment but was not speaking on their behalf. He was surprised the City was considering many of the details in the bill considering recent legal precedent. He felt the bill would be unenforceable. He stated that in Eikmeier v. Granite Springs Homeowners Association, Inc., the Missouri Supreme Court ruled out the possibility of portions of this bill being considered.

Stephanie Todd, Missouri Sierra Club Executive Committee Member, stated the ordinance would ban almost all solar panels by requiring panels to be located on the back or side roofs, and corner lots would not be able to have panels facing the street. She stated the City of Olivette tried to pass a similar ordinance and received pushback from citizens, and they changed the bill. Citizens want to be able to put solar panels on their house and she didn't know why the City wanted to take that right from them.

Frances Babb, 2001 Kehrsdale Court, stated a well-designed solar energy system can produce up to six figures worth of electricity during its lifetime. Solar is a property right in Missouri and property rights are protected by the state and federal constitutions. She stated some people object to seeing solar on the front of a house, but they drive by a house for 20 seconds. Those people can see solar in their home by looking at the back or side of someone's house for a longer period but aren't offended by it. She stated some people are unwilling to cope with something they dislike or disapprove of and that it takes about three to six months for people to adjust to the aesthetic change of a solar system on a house.

John Luzynski, Eureka, stated he is an energy consultant serving residents in the region. He appreciated Clarkson Valley's desire to preserve the community's character and beauty. He stated several provisions of the bill go beyond reasonable design standards and limit homeowners' ability to install solar energy. For many homes the most productive roof surface is the front-facing roof. If homeowners must use less productive roof areas, the system may generate substantially less power, cost more to install, or become financially impractical. He stated that solar designers must consider roof shape, chimneys, vents, shading, structural considerations, fire access, and electrical production, and a symmetry requirement does not result in the best performing system. He asked If a homeowner would have to comply with the new restrictions if they wanted to add battery storage, replace an inverter, or expand a system. He requested the Board revise the ordinance to allow solar on any roof surface where it can be safely installed, remove visibility restriction and the symmetry requirement, and clarify that future additions such as batteries,

inverters, and equipment upgrades would be permissible. He stated that Clarkson Valley can protect community aesthetics while respecting homeowners' property rights.

Kyle Luzynski, Eureka, stated solar panels make homeowners less vulnerable to rising energy costs and allow business owners to better predict their expenses and make investments. Cities who embrace solar energy generation become more resilient and less dependent on distant power sources and fragile supply chains. Restrictions take options away from property owners and businesses who want to invest in solar energy. He requested the Board reject unnecessary restrictions on solar energy and support policies for solar energy and respect property owner rights.

Claire Mueller stated she was a resident of St. Louis County and a member of the Missouri Sierra Club's Executive Committee as well as the environmental and social justice coordinator. She stated she opposed the proposed ordinance and felt it was restrictive. What made a community beautiful is knowing her neighbors are making decisions to conserve energy and she doesn't care what the roof or yard looks like. Having solar is a right and she felt like this was "NIMBY-ism".

Dave Campbell, Sierra Club, stated this bill restricts the use of solar panels which he felt was government overreach. Homeowners cannot move their home to face a certain direction. He noted that everyone who testified spoke in opposition to the bill. He stated Missouri Senate Bill 820 protects homeowners' rights to install solar systems without unreasonable restrictions that negatively impact solar costs or efficiency, and he felt that bill would overturn the proposed ordinance.

There being no further comment, Mayor McNamara closed the public hearing.

NEW BUSINESS

Bill No. 0596 AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE IV: LAND USE BY AMENDING SECTION 405.090, SUBSECTION C, AND SECTION 405.120, SUBSECTION B.

Ms. Eldridge read the bill for the first time.

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

Alderman Low moved to postpone the bill until all six aldermen were present. Alderman Midyett seconded the motion. Roll call was taken on approval of the motion with the following results: Yes: Low and Midyett. No: Schweig, Birkel, and Nuelle. Absent: MacDonald. Mayor McNamara declared the motion failed.

Alderman Schweig moved to call the roll to vote on Bill No. 0596. Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

Roll call was taken on approval of the bill with the following results: Yes: Birkel, Midyett, Nuelle, Schweig. No: Low. Absent: MacDonald. Mayor McNamara declared Bill No. 0596 passed.

Bill No. 0597 AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE IV: LAND USE BY ADDING A NEW CHAPTER, CHAPTER 420, SOLAR ENERGY SYSTEMS.

Ms. Eldridge read the bill for the first time.

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

Alderman Low moved to postpone the bill until all six aldermen were present. Alderman Midyett seconded the motion. Roll call was taken on approval of the motion with the following results: Yes: Midyett and Low. No: Nuelle, Schweig, and Birkel. Absent: MacDonald. Mayor McNamara declared the motion failed.

Roll call was taken on approval of the bill with the following results: Yes: Nuelle, Schweig, and Birkel. No: Low. Abstain: Midyett. Absent: MacDonald. Mayor McNamara declared Bill No. 0597 failed.

REMARKS, PETITIONS AND COMPLAINTS

Frances Babb, 2001 Kehrsdale Court, stated she has not seen Bill No. 0594 and cannot comment on it. She said people need to see the bill before it is voted on.

UNFINISHED BUSINESS

Bill No. 0594 AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CLARKSON VALLEY, MISSOURI, IN TITLE V: BUILDING AND CONSTRUCTION BY ADDING A NEW CHAPTER 520 - EXCAVATIONS.

Mr. Mercurio stated the intent of the bill was to improve understanding and communication between the utility contractors, the City, residents, and homeowner's associations when work is being done in neighborhoods. Currently the City Code exempts utility companies from permit requirements since the City doesn't have easements or rights-of-way, or own streets. He felt the bill could be amended and recommended amending the existing land disturbance code and requiring utility companies to obtain a land disturbance permit so the City can gather necessary information so all involved parties can be informed and have a point of contact if there are problems.

Mayor McNamara noted the bill would return once it has been amended.

Bill No. 0595 AN ORDINANCE ADOPTING THE MUNICIPAL BUDGET FOR THE 2026-2027 FISCAL YEAR FOR THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI.

Ms. Eldridge read the bill for the second time.

Mr. Low called the question.

Ms. Eldridge asked if the bill would be voted on as is, or amended per one of the options provided in the memo to the Board. She explained the original bill listed the cost for police services at the previous amount before the City received the bids for police services. Option A proposed making up the budget deficit using funds from reserves. Option B proposed removing snow removal from the expenditures and making up the remaining budget deficit using funds from reserves.

Discussion was held regarding the following: homeowner's associations awareness of snow removal being removed from the budget, informing the homeowner's associations of this change.

Alderman Low moved to amend Bill No. 0595 as set forth in Bill No. 0595B. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

Roll call was taken on approval of the bill, as amended, with the following results: Yes: Nuelle, Schweig, Low, Birkel, and Midyett. Absent: MacDonald. Mayor McNamara declared Bill No. 0595B passed.

NEW BUSINESS

Elect President of Board of Aldermen

Alderman Low moved to appoint Lin Midyett as President of the Board of Aldermen. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed.

Bill No. 0598 AN ORDINANCE AUTHORIZING A FUNDING AGREEMENT FOR A WASTE REDUCTION GRANT WITH ST. LOUIS COUNTY, MISSOURI, 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 Low moved to read the bill for the second time. Alderman Schweig seconded the motion. A voice vote was taken, which resulted in an 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, Birkel, Midyett, and Nuelle. Absent: MacDonald. Mayor McNamara declared Bill No. 0598 passed.

MISCELLANEOUS

Mayor McNamara thanked Mr. Midyett for filling in for her at the May meeting in her absence.

Lt. Bodi summarized the monthly police report.

Mayor McNamara stated the Forest Hills Country Club reached out to her with concerns about e-bikes. The use of e-bikes is becoming more popular. The City of Chesterfield's Public Safety Committee will be meeting next Monday to discuss possible regulations. She stated she planned to attend and invited others to join her.

Mayor McNamara stated the City was informed their East West Gateway Council of Governments grant was not accepted. She planned to meet with the organization to discuss how the application can be modified in the future.

Mayor McNamara stated a special meeting would need to be held to select a vendor for trash services for the city.

Mayor McNamara provided the following financial Overview:

- Total Portfolio Value: $2,06,377.30
- Amount in Money Market (Cash): $173,736.14
- Income earned during Current Year (01/01/26 - 05/31/26): $19,124.90
- Income earned during Fiscal Year (07/01/25 - 05/31/26): $58,715.28
- Court Revenue: $4,399.65

ADJOURN

Alderman Low moved to adjourn the meeting. Alderman Nuelle seconded the motion. A voice vote was taken, which resulted in an affirmative result. Mayor McNamara declared the motion passed. The meeting was adjourned at 7:27 p.m.

Sue McNamara, Mayor

ATTEST: Megan Eldridge, City Administrator/City Clerk