

**CITY COUNCIL OF THE CITY OF LADUE
ST. LOUIS COUNTY, MISSOURI
MONDAY MAY 18TH, 2026**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Monday May 18th, 2026, at 4:00 p.m. at 9345 Clayton Road, Ladue, Missouri 63124. The following members were present:

The Hon. Nancy Spewak, Mayor, presiding.

Members of the Council present:

William Brennan
Harold Burroughs
Patrick Hensley
John Howell
Stacey Kamps (*arrived at 4:02pm*)

Five Council Members were present at the start of the meeting.

Also, present Police Chief Ken Andreski, Fire Chief Steve Lynn, Ms. Anne Lamitola, Senior Director of Public Services; Mr. Nicholas Wigglesworth, Director of Finance; Mr. Paul Garlock, Building Official; Ms. Andrea Sukanek, City Planner; Ms. Erin Seele, City Attorney; and Ms. Stacey Seymour, City Clerk.

Approval of the Agenda:

Council Member Brennan motioned to approve the agenda as amended on Sunday May 17th, 2026, to include matters for discussion under executive session, and with a second from Council Member Hensley, the motion was unanimously approved as amended.

Approval of the Minutes:

Council Member Howell moved approval of the regular meeting minutes of April 27th, 2026, as amended prior to the meeting to correct a spelling error on page 4, and the closed meeting minutes of April 27th, 2026, as presented; upon second by Council Member Burroughs, the motion passed unanimously.

Presentations:

Pinning Ceremony for the Promotion of Lieutenant Kevin Camp to the position of Captain

Fire Chief Lynn congratulated Captain Camp on his promotion to Captain with the City of Ladue Fire Department. Chief Lynn noted that Captain Camp began his career with the department in 2002 and recently celebrated his 24th anniversary with the City. He was promoted to Lieutenant in 2013 and has continued to demonstrate leadership and dedication throughout his career. Chief Lynn stated that Captain Camp has taught him a great deal over the years and is well deserved of promotion. Chief Lynn then administered the Oath of Office for the position of Captain.

Recognition of Lloyd Palans for his years of service and dedication as Chairman of the Stormwater Advisory Committee

The Mayor recognized Lloyd Palans for his many years of service to the City, noting his involvement as a member of the original stormwater initiative and his service on the MSD Rate Commission. The Mayor expressed appreciation for Lloyd's thoughtful and intuitive approach to handling matters affecting residents and thanked him for his dedication and contributions to the community. Members of the Stormwater Advisory Committee, along with former and current staff members, were also in attendance to express their appreciation for his work and service to the City.

Public Comment:

Jamie Marx, 1220 Kortwright Avenue, Rock Hill, addressed the Council regarding the proposed development. Mr. Marx, a former member of the Rock Hill City Council, requested that the Council reconsider the proposal. He expressed concerns regarding how the development would impact the surrounding community and whether it would complement the existing character of Ladue. Mr. Marx acknowledged there may be rationale for the proposal, including providing housing options for residents wishing to downsize and increasing tax revenue, but stated concerns that the matter was being advanced without consideration of traffic impacts and character of the area. He urged the Council to reject the proposed PDD and any proposal involving multi-family housing.

Mayor Spewak stated she appreciated his comments and is happy to talk about the details offline as there are a lot of nuances to the site, but she wanted to make clear that this was the very start of the process. The PDD application in accordance with the PDD District was just filed, and it will be going through the planning and zoning process. She encouraged him to sign up for notices to ensure he gets notice of all of the meetings so he can express his opinion and learn some of the answers to his questions. Mayor Spewak asked that he come with an open mind like the City has to do as there are a lot of things to be considered like floodplain and traffic, which will both be peer reviewed by the City, and stormwater and architecture items.

Presentation – Insurance Committee Report

Mr. Wigglesworth stated that staff met with the City's broker, Daniel & Henry, regarding health insurance renewal options. He noted that the current plan with UnitedHealthcare included a built-in 12.9% increase cap. Cigna submitted a proposal with an approximate 11% increase along with a \$90,000 administrative credit. Following negotiations, UnitedHealthcare reduced its renewal increase to 7.5% to maintain coverage. Mr. Wigglesworth stated the final renewal was well under budget and that no changes were proposed to ancillary coverages, including vision and dental insurance.

Council Member Burroughs moved to approve the one-year renewal with United Health Care for medical insurance effective July 1st, 2026, upon second by Council Member Howell, the motion passed unanimously.

Public Hearings:

PH1: The City Council of the City of Ladue will hold a Public Hearing regarding a proposed amendment to Sections III, VII, and XVI of the Ladue Zoning Ordinance 1175 regarding recreational marijuana facilities.

Council Member Burroughs moved to continue the public hearing and associated Bill 2335-A to the June 2026 council meeting, upon second by Council Member Howell, the motion passed unanimously.

PH2: A Public Hearing will be held on a recommendation by the Zoning & Planning Commission that the City Council approve a Special Use Permit for an addition to a private club building at 1140 Cabin Lane in the B-Residential Zoning District

Council Member Howell moved to open the public hearing, with a second by Council Member Hensley the motion passed unanimously.

The applicant stated that the project consists of three small components, two of which relate to the commercial kitchen, with the third involving modifications to access between the kitchen and dining area. The applicant noted the project includes approximately 360 square feet of changes with minimal interior modifications.

City Attorney Erin Seele stated for the record that the notice of public hearing, the entire Code of Ordinances including Ordinance 1175, the full file including the application, the Zoning and Planning Commission recommendation, and the staff report were available and made part of the official record.

Council Member Burroughs moved to close the public hearing, with a second by Council Member Hensley the motion passed unanimously.

Council Member Howell moved to approve the Special Use Permit, with a second by Council Member Brennan the motion passed unanimously.

PH3: A Public Hearing will be held on a recommendation by the Zoning & Planning Commission that the City Council approve a Special Use Permit to allow temporary light towers for illumination of the field for evening football games during the 2026 Burroughs Fall Football Season. Usage of temporary lighting is proposed on 9/10/2026 and 10/02/2026. Events would take place at John Burroughs School, located at 755 S. Price Road in the B-Residential Zoning District

Council Member Howell moved to open the public hearing, with a second by Council Member Brennan the motion passed unanimously.

Council Member Kamps excused herself as a member of the Board for John Burroughs High School.

Mr. Andy Abbott, 770 Cella Road, provided background regarding the request for temporary lighting for two evening football games. He stated that similar temporary lighting had been approved and utilized over the past two years to allow games to be played during cooler evening hours at the beginning of the school year. Mr. Abbott noted the events have been successful with little to no complaints from surrounding residents and stated the request was intended to support the health and safety of the student athletes.

City Attorney Erin Seele stated for the record that the notice of public hearing, the entire Code of Ordinances including Ordinance 1175, the full file including the application, the Zoning and Planning Commission recommendation, and the staff report were available and made part of the official record.

Council Member Burroughs moved to close the public hearing, with a second by Council Member Brennan the motion passed unanimously.

Council Member Burroughs moved to approve the Special Use Permit, with a second by Council Member Hensley the motion passed unanimously.

Council Member Kamps returned to the dias.

New Business:

Bill 2408: An Ordinance of the City of Ladue, St. Louis County, Missouri, Amending Section 98-200(b)(9) of Chapter 98 Article VII Speed Restrictions of the Ladue Municipal Code to Reduce the Speed Limit on South 40 Drive from Forty (40) Miles Per Hour to Thirty-Five (35) Miles Per Hour.

Mayor Spewak read Bill No. 2408 followed by a second reading by Council Member Brennan.

Council Member Burroughs moved approval of Bill No. 2408 as presented. Upon second by Council Member Howell the roll call vote thereupon was as follows:

Council Member Brennan	"Aye"
Council Member Burroughs	"Aye"
Council Member Hensley	"Aye"
Council Member Howell	"Aye"
Council Member Kamps	"Aye"

There being five aye votes and zero nay votes, the motion passed unanimously.

Bill 2409: An Ordinance of the City of Ladue, St. Louis County, Missouri, Amending Chapter 14, Article II, Section 14-10 and Section 14-36 of the Ladue Municipal Code Relating to the Sale and Consumption of Alcoholic Beverages

Mayor Spewak read Bill No. 2409 followed by a second reading by Council Member Brennan.

Council Member Howell moved approval of Bill No. 2409 as presented. Upon second by Council Member Brennan the roll call vote thereupon was as follows:

Council Member Burroughs	"Aye"
Council Member Hensley	"Aye"
Council Member Howell	"Aye"
Council Member Kamps	"Aye"
Council Member Brennan	"Aye"

There being five aye votes and zero nay votes, the motion passed unanimously.

**Bill 2410: An Ordinance Approving a Consolidation Plat Entitled
"9746 Litzsinger Road"**

Mayor Spewak read Bill No. 2410 followed by a second reading by Council Member Howell.

Council Member Howell moved approval of Bill No. 2410 as presented. Upon second by Council Member Brennan the roll call vote thereupon was as follows:

Council Member Hensley	"Aye"
Council Member Howell	"Aye"
Council Member Kamps	"Aye"
Council Member Brennan	"Aye"
Council Member Burroughs	"Aye"

There being five aye votes and zero nay votes, the motion passed unanimously.

Resolution 2026-15 A Resolution Authorizing the Mayor, to Authorize on Behalf of the City of Ladue, Missouri Work Order #07 with HR Green for Engineering Consultant Services Under the On-Call Professional Services Contract for Stormwater for the Design Phase Services for Conway Road #23 and #24 Culverts Replacement Project

Following discussion, Council Member Burroughs moved to approve Resolution 2026-15, the motion passed unanimously upon a second by Council Member Brennan.

Resolution 2026-16 A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a Work Order with Reitz & Jens, Inc. for Utility Coordination, Additional Survey and Construction Phase Services Under the On-Call Professional Services Contract Related to the Culverts Spot Repair Project.

Following discussion, Council Member Brennan moved to approve Resolution 2026-16, the motion passed unanimously upon a second by Council Member Burroughs.

Resolution 2026-17 A Resolution Authorizing the Finance Director to Sign on Behalf of the City of Ladue, Missouri the Flood Mitigation Grant Program (FMA) Funding Approval Form and the FMA Grant Agreement and take all Actions Reasonably Necessary to Pursue the FMA Buyouts.

Following discussion, Council Member Howell moved to approve Resolution 2026-17, the motion passed unanimously upon a second by Council Member Hensley.

Resolution 2026-18 A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a Contract with C&R Mechanical Company for the Replacement of the HVAC System at the Ladue Police Department

Council Member Hensley asked whether the City may be eligible for any incentives or credits related to the system's energy efficiency. He also inquired whether the system was zoned, to which Chief Andreski responded affirmatively.

Following discussion, Council Member Hensley moved to approve Resolution 2026-18, the motion passed unanimously upon a second by Council Member Brennan.

Resolution 2026-19 A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a Contract with Missouri Petroleum Products Company LLC for the 2026 Microsurfacing Project

Following discussion, Council Member Howell moved to approve Resolution 2026-19, the motion passed unanimously upon a second by Council Member Hensley.

Old Business:

Bill 2335-A: An ordinance to amend Sections III, VII, and XVI of Ordinance 1175, the Zoning Ordinances of the City of Ladue, St. Louis County, Missouri, regarding recreational marijuana facilities.
This item was continued earlier in the meeting.

Report of Department Directors:

Senior Director of Public Services

Mayor and Council reviewed the Public Services Report drafted by the Senior Director of Public Services for April 2026. The Mayor ordered the report filed.

Financial Matters: The Mayor and Council reviewed the Significant Items in the Financial Report, Collector's Report, Treasurer's Report, Cash Flow Summary, and Investment Report for April 2026. The Mayor ordered these reports filed for information.

The Mayor and Council reviewed Vouchers for Payment for the month of April 2026. Council Member Burroughs moved their approval, upon second by Council Member Brennan the motion passed unanimously.

City Clerk: Mayor and Council reviewed the Report of the City Clerk for April 2026. The Mayor ordered the report filed.

Public Works & Building: Mayor and Council reviewed the report of the Director of the Public Works Department for April 2026. The Mayor ordered the report filed.

Modification of the Capital Improvement Plan list associated with the 2024-2029 Master Plan to include Louwen Drive – St. Mary's Knoll Storm Project

Council discussed the proposed modification to the Stormwater Capital Improvement Plan to include the Louwen Drive/St. Mary's Knoll project. It was noted that the neighborhood is currently utilizing a stormwater grant for a temporary measure due to the immediacy of the issue. The proposed project would provide stormwater routing for uncontrolled runoffs that is causing yard flooding and contributing to slope failure and now ranks #2 of the City's projects. The project would connect into the MSD system, and geotechnical engineers would be available to evaluate conditions as the project moves forward.

Council Member Burroughs moved to approve the modification of the capital improvement plan list associated with the 2024-2029 Master Plan to include Louwen Drive – St. Mary's Knoll Storm Project, with a second by Council Member Brennan the motion passed unanimously.

Discussion – Flood Buyout of 7 Trails End

Staff explained that the proposed buyout no longer meets FEMA's minimum Benefit-Cost Ratio (BCR) threshold under the updated FEMA standards. Based on the revised appraisal and FEMA calculations, the project would require a significantly higher local contribution than originally anticipated. The allowable project budget to maintain a 1.0 BCR is approximately \$673,362, with the City's 25% share estimated at \$168,340. However, the updated appraised value and revised project budget increased the total estimated cost to approximately \$874,860, resulting in an additional funding gap of roughly \$201,498 and a potential City contribution exceeding what was budgeted.

Discussion included that the property is not located within a mapped floodplain, resulting in a higher appraised value compared to prior flood buyout properties and making it one of the highest local-cost participation percentages for a flood buyout project considered by the City. The matter was forwarded by the Stormwater Advisory Committee to City Council without recommendation.

Following discussion, direction was provided to staff to contact the homeowner to gauge interest in contributing financially toward the acquisition, with the understanding that the City's participation would be capped at a maximum 25% local share contribution of approximately \$227,000.

- **Municipal Courts:** Mayor and Council reviewed the Municipal Court report for April 2026. The Mayor ordered the report filed.

Police Department:

The Mayor and Council reviewed the Police Activity Report for April 2026. The Mayor ordered the report filed.

Fire Department:

The Mayor and Council reviewed the Fire Department Activity Report for April 2026. The Mayor ordered the report filed.

Report of the Mayor:

Appointment of Peter McGowan, to the Stormwater Advisory Committee

Mayor Spewak submitted her recommendation to appoint Peter McGowan to the Stormwater Advisory Committee for a three-year term.

Council Member Howell moved to appoint Peter McGowan to the Stormwater Advisory Committee for a three-year term. Upon second by Council Member Brennan, the motion passed unanimously.

Report from City Attorney:

None.

Reports of Various Board & Commission Meetings: The Mayor and Council reviewed the reports of various Board & Commission Meetings held in April 2026. The Mayor ordered the reports filed for information.

Executive Session:

Council Member Brennan moved to enter closed session to discuss matters relating to litigation, legal actions, and/or communications from the City Attorney as provided under section 610.021 (1)RSMO. and/or leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore under section 610.021 (2) RSMO., and/or documents related to a negotiated contract until a contract is executed, or all proposals are rejected under section 610.021 (12). Upon second by Council Member Hensley the roll call vote thereupon was as follows:

Council Member Howell	"Aye"
Council Member Kamps	"Aye"
Council Member Brennan	"Aye"
Council Member Burroughs	"Aye"
Council Member Hensley	"Aye"

There being five aye votes, and zero nay votes, the motion passed unanimously.

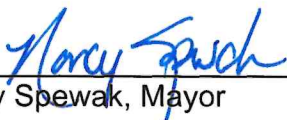
The Council went into closed session at 5:09 p.m. with Anne Lamitola, Stacey Seymour, Greg Dohrman, and Erin Seele.

Council Member Howell left the meeting during closed session at 6:05 p.m.

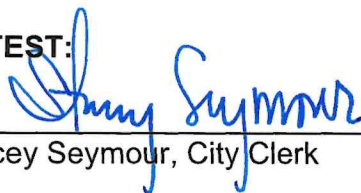
The Council returned to open session at 6:24 p.m. with Anne Lamitola, Nic Wigglesworth, Stacey Seymour, Erin Seele, Greg Dohrman, Matt Segal, Joe Vitale, and Robert Klahr.

Adjournment: Council Member Hensley moved adjournment, with second by Council Member Howell. The motion passed unanimously. The meeting was adjourned at 6:24 p.m.

APPROVED THIS 15th DAY OF JUNE 2026.



Nancy Spewak, Mayor

ATTEST:


Stacey Seymour, City Clerk