

**CITY COUNCIL OF THE CITY OF LADUE
ST. LOUIS COUNTY, MISSOURI
MONDAY AUGUST 17TH, 2026**

The meeting of the City Council of the City of Ladue, St. Louis County, Missouri, was held on Monday August 17th, 2026, at 4:00 p.m. at Ladue City Hall, 9345 Clayton Road Ladue, Missouri 63124. The following members were present:

The Hon. Nancy Spewak, Mayor, presiding.

Members of the Council present:

Harold Burroughs
Patrick Hensley
John Howell (arrived at 4:49pm)
Stacey Kamps
Tim Kaufmann

Five Council Members present.

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

Approval of the Agenda:

Council Member Burroughs moved to approve the agenda as presented with a second from Council Member Hensley, the motion was unanimously approved as presented.

Approval of the Minutes:

Council Member Burroughs moved approval of the regular meeting minutes of July 20, 2026, and the special meeting minutes of August 11th, 2026, upon second by Council Member Kaufmann, the motion passed unanimously.

Public Comment:

None.

Presentations & Public Hearings:

Swearing In Ceremony: Officer Tomey Foltz

Mayor Spewak temporarily suspended the meeting to allow the City Clerk to administer the Oath of Office to newly hired Police Officer Tomey Foltz. Chief Andreski pinned Officer Foltz's badge, and Mayor Spewak welcomed Officer Foltz to the City of Ladue.

Presentation – Report regarding the City's 2025 Audit by UHY

Michelle Graham of UHY presented the City's 2025 audit and reported that the City received an unmodified opinion, indicating that the financial statements were presented fairly in all material respects. She reviewed the governmental financial statements, including the management discussion and analysis, government-wide statements, and fund-basis statements. Graham stated that no errors were identified in the City's regular financial reporting and that no adjustments were required to the fund-basis financial statements. She noted that the City maintains very little debt, has a well-funded pension plan, and maintains appropriate controls over its financial operations. Two typical year-end adjustments were made to the government-wide statements related to leases and pension reporting. UHY identified no material weaknesses or control deficiencies requiring recommendations in the management report.

Council discussed the importance of regularly reviewing the City's monthly financial reports and internal controls. Staff members and department directors were recognized for their collective work in maintaining the City's financial reporting and controls.

Presentation – Report regarding the Valuations as of January 1, 2026, by Milliman

Bill Winningham of Milliman presented the January 1st, 2026 actuarial valuations for the City's uniformed and non-uniformed pension plans. For the Police and Fire Pension Plan, the City's annual contribution requirement decreased from approximately \$1.7 million to \$1,370,799, primarily because the plan had reached a fully funded position during the prior year and previous unfunded liabilities had been substantially eliminated through City contributions and positive investment returns. Recent benefit enhancements, including changes to the benefit multiplier, vesting period, COLA cap, and final average pay calculation, resulted in a new unfunded liability of approximately \$2.1 million. Even after these changes, the plan remained approximately 96% funded, with the unfunded amount scheduled to be amortized over 15 years. Winningham also noted approximately \$2.9 million in deferred investment gains that will be recognized over future years.

For the Non-Uniformed Pension Plan, the annual contribution requirement increased from approximately \$334,000 to \$399,311, primarily due to recently approved benefit enhancements. The plan had approximately \$8.8 million in actuarial assets and an unfunded liability of just under \$1.2 million. Winningham reported that investment experience for the two pension plans was generally similar because the funds are invested in the same manner.

Mayor Spewak noted that the recent pension and benefit enhancements were implemented following the City's compensation study, which identified the need to improve employee compensation and benefits to remain competitive in recruitment and retention.

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 Kaufmann moved to continue the public hearing and associated Bill 2335-A to the September 2026 council meeting, upon second by Council Member Hensley, 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 a special event proposed to include more than 7 food trucks on September 25, 2026, at the MICDS campus located at 101 N. Warson Road. Property is in the C-Residential Zoning District.

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

Sydney Brockman, Associate Director of Events at MICDS, addressed the Council regarding the application. Brockman stated that the annual "Food Truck Friday" event serves as a community kickoff for MICDS Homecoming weekend and is open to current students and their families, faculty, staff, and alumni. The event is scheduled from 5:30 p.m. to 7:30 p.m., with approximately 500 to 600 attendees anticipated. Nine food trucks are currently scheduled to participate and will be required to obtain the appropriate City of Ladue and St. Louis County licenses. Brockman reviewed the proposed location of the food trucks, available parking, and security arrangements for the event.

There was no public comment.

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 Burroughs moved to approve the Special Use Permit, with a second by Council Member Hensley, 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 amendment to allow construction of a new administration building at the current Ladue School Administration/Ladue Middle School property at 9701 Conway Road. Proposed building is 22,230 square feet in size. Property is located in the B-Residential Zoning District.

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

Rick Keisker of Cordogan Clark, architect for the project, presented an overview of the proposed Administration Center and site improvements. Keisker explained that the facility is intended as a multipurpose building serving administrative functions, professional development, student educational uses, School Board meetings, and community use of the athletic facilities. The project would increase on-site parking from 220 to 276 spaces, including additional ADA spaces, and provide improved pedestrian and ADA access, a loop road providing access to the athletic fields and tennis courts, and public restroom facilities.

Mr. Keisker reviewed revisions made during the City's review process and following discussions with neighboring residents, including architectural modifications, additional landscaping, preservation of existing trees where possible, and installation of a privacy fence along the western property line. The revised landscaping plan added 20 trees and 187 shrubs. The project plans provide for preservation of 66 viable existing trees and removal of 29 trees within the project area.

Council discussed the size and location of the proposed building and its potential impact on neighboring properties, including screening, headlights, landscaping, loss of green space, traffic, parking, emergency access, construction traffic, and future activity on the site. Council Members expressed concern about safety in placing that many people in a dead-end that already experiences traffic congestion and giving inexperienced drivers a speed-way with the new loop road. Council also questioned the proposed capacity of the Board room and the need for a building of the proposed size. The project team reviewed the proposed loop road, widened drive, utility and stormwater improvements, and emergency access. The project team stated that the proposed circulation improvements had been coordinated with the City's Fire Marshal and clarified that construction traffic, deliveries, and trash service would access the project through the school campus rather than High Downs Lane.

Sage Smith, speaking on behalf of Joe Smith, stated that Mr. Smith continued to have concerns regarding the project but could accept the proposal provided adequate measures were taken to protect the neighboring property. Concerns included headlights from the proposed parking area, loss of the existing tree screen, privacy, and potential impacts on property value. Mr. Smith emphasized the importance of an adequate privacy fence and landscaping along the property line. The project team confirmed that a six-foot opaque privacy fence and additional landscaping were proposed along the western property line.

Meredith Jones, 2 High Downs Lane, stated that he opposed the project and expressed concerns regarding the amount of additional activity proposed for the area, traffic and emergency access on High Downs Lane, loss of privacy, noise, removal of mature trees and green space, and the proposed loop road and additional parking. Mr. Jones also expressed concern regarding the appearance of the proposed privacy

fence and stated that he believed the project required additional consideration or should be located elsewhere.

Lesley Schoedinger, 6 Babler Lane, expressed opposition to the proposal and concerns regarding construction of a new building while leaving the existing administration building vacant. She also raised concerns regarding the reduction of green space, removal of mature oak trees, stormwater runoff and permeability, and the long-term disposition of the existing administration building.

Buddy Risinger, 1 High Downs Lane, asked for clarification regarding traffic circulation and egress from the proposed administration building, particularly during school dismissal when buses and other school traffic affect circulation through the campus. The project team reviewed the proposed circulation plan and indicated that vehicles would have access through the campus toward Clayton Road and that the project would not alter the existing school dismissal circulation pattern.

Mayor Spewak expressed concern regarding the amount of glass incorporated into the building design and emphasized the importance of ensuring that interior lights are turned off when the building is not in use at night, both to minimize impacts on neighboring residential properties and as a safety consideration.

Mayor Spewak also expressed concern regarding construction traffic using High Downs Lane and emphasized that construction vehicles, deliveries, and other construction-related traffic should access the project through the school campus and not through the residential neighborhood. The project team stated that construction traffic and deliveries would be directed through the school campus rather than High Downs Lane.

Following public comments, Council continued discussion regarding the size and location of the proposed building, traffic and emergency access, the proposed capacity of the Board room, preservation of green space, and the future use of the existing administration building. Council expressed concern regarding the reduction in green space while the existing administration building would remain vacant and questioned whether alternative locations or configurations had been sufficiently considered.

Council requested additional information from a Ladue School District representative with decision-making authority regarding the needs assessment and justification for the size of the proposed building, whether the building could be reduced in size, the future disposition of the existing administration building, the number of additional staff anticipated at the new facility, the district's long-term facilities plans for the site, and traffic and emergency access concerns. Council also encouraged the School District to continue working with neighboring residents to address their concerns.

Council Member Burroughs moved to continue the public hearing to the next City Council meeting. Council Member Kauffman seconded the motion, which passed unanimously.

PH4: A public hearing will be held on a recommendation by the Zoning & Planning Commission that the City Council approve an amendment to Ladue Zoning Ordinance (Ord 1175) regarding the transfer of Special Use Permits upon property ownership change.

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

Ms. Andrea Sukanek explained that the current Zoning Ordinance does not establish a procedure for transferring a Special Use Permit (SUP) when ownership of a property or business changes. The proposed amendment would establish a consistent process for transferring an existing SUP to a new owner when there is no material alteration or extension of the use and the new owner agrees in writing to comply with all existing permit conditions.

Ms. Sukanek explained that under the proposed process, the City Planner would review the transfer request. If the use remains consistent with the existing SUP and is not anticipated to negatively impact the community, the transfer would be placed on a regular City Council agenda for review without requiring the full Zoning and Planning Commission and public hearing process. If the City Planner or City Council determines that the existing use is not in compliance, has created a nuisance, or that the proposed transfer may negatively impact the community or is inconsistent with the existing SUP or other City ordinances, the new owner would be required to complete the standard SUP application and review process.

Ms. Sukanek further noted that a change in ownership is not the City's only opportunity to review an existing SUP. The Zoning Ordinance allows the City Council to revoke an SUP or impose appropriate conditions if a permitted use becomes unsuitable or incompatible due to nuisance or noncompliant activity.

Council Member Burroughs asked about the nature of Special Use Permits and noted that SUPs had historically been considered personal to the permit holder. Ms. Seele confirmed that the SUP is personal to the approved owner or operator, which is why a formal transfer process is necessary. Ms. Seele explained that the proposed amendment would allow a purchaser of an existing business to continue operating without interruption when there are no material changes or compliance concerns, while preserving the City's ability to require the full public review process when concerns exist. Ms. Seele further noted that the City retains authority after a transfer to revoke or suspend an SUP or impose additional conditions if the use is not operated in compliance or creates a nuisance.

The Zoning and Planning Commission recommended approval of the proposed text amendment at its July 22, 2026 meeting by a vote of seven (7) in favor and zero (0) opposed.

There was no public comment.

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 Kamps the motion passed unanimously.

New Business:

Bill 2415

An Ordinance of the City of Ladue, St. Louis County Missouri Amending Chapter 114 by Amending Appendix “A” of Section 114-2 (Schedule of Fees, Escrows, Bonds) by Inserting into Appendix “A” Revised Building Department Inspection Fees

Mayor Spewak read Bill No. 2415 followed by a second reading by Council Member Burroughs.

Council Member Kamps moved approval of Bill No. 2415 as presented. Upon second by Council Member Hensley 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 Kaufmann	"Aye"

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

Bill 2416

An Ordinance to Amend Ordinance 1175 – The Zoning Ordinances of the City of Ladue, St. Louis County, Missouri – Regarding the Process to Re-Issue a Special Use Permit Upon Property Ownership Change

Mayor Spewak read Bill No. 2416 followed by a second reading by Council Member Kaufmann.

Council Member Burroughs moved approval of Bill No. 2416 as presented. Upon second by Council Member Kamps the roll call vote thereupon was as follows:

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

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

Transfer of SUP Transfer of Special Use Permit from Sportsman's Park and Claybell Inc. at 9901 Clayton Road to Ozzie Clayton, L.L.C.

Following discussion, Council Member Kaufmann moved to approve the transfer of the Special Use Permit from Claybell Inc. to Ozzie Clayton LLC d/b/a Sportsman's Park, the motion passed unanimously upon a second by Council Member Hensley.

Resolution 2026-26 A Resolution Approving an Amended West Central Dispatch Center Participation Agreement to add the City of Maryland Heights

Following discussion, Council Member Kamps moved to approve Resolution 2026-26, the motion passed unanimously upon a second by Council Member Burroughs.

Resolution 2026-27 A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a Work Order with Reitz & Jens, Inc. for Final Plans, Specifications, and Cost Estimate for the Louwen Drive/St. Mary's Knoll Stormwater Improvement Project Under the On-Call Professional Services Contract

Following discussion, Council Member Howell moved to approve Resolution 2026-27, the motion passed unanimously upon a second by Council Member Hensley.

Resolution 2026-28 A Resolution Authorizing the Mayor to Authorize on Behalf of the City of Ladue, Missouri Approval of Work Order 9 with HR Green for Engineering Consultant Services Under the On-Call Professional Services Contract for Stormwater for Tasks Related to a Study Needed in the Vicinity of Community School at Lay Road.

Ms. Anne Lamitola presented Resolution 2026-28, authorizing Work Order No. 9 with HR Green for a stormwater study in the vicinity of Community School at Lay Road. Ms. Lamitola explained that the area has experienced roadway and property flooding, including along Lay Road, the sole ingress and egress for Community School, as well

as areas near the eastern end of Burroughs Lane and Whitfield Lane. The proposed study is not a construction project under the City's current 2024–2029 Stormwater Master Plan but is intended to identify potential improvements and develop a project that may be incorporated into the Master Plan and considered for future funding.

Ms. Lamitola stated that the area has multiple contributing drainage issues and that individual property owners have undertaken various improvements, but the extent of the flooding indicates that a broader system-level solution should be evaluated. HR Green will evaluate existing conditions from the 72-inch outfall upstream of McKnight Road to the east end of Burroughs Lane. The study will include field verification, hydrologic calculations, hydraulic modeling, evaluation of potential improvements, and existing and proposed inundation mapping. The study will also evaluate upstream development impacts and downstream system constraints. The cost of the study is \$13,350.

Gary Giessow, 917 Lay Road, addressed the Council regarding flooding affecting his property. Mr. Giessow stated that flooding has reached his home and expressed concern that improvements previously constructed near Community School may have exacerbated the drainage problem. He described the crossing at Lay Road as a potential choke point for stormwater and expressed concern regarding the increasing frequency and severity of flooding, as well as the potential impact of additional development in the surrounding area.

Council asked how resident observations and information would be incorporated into the study. Ms. Lamitola stated that the project would be reviewed by the Stormwater Advisory Committee and that information previously provided by residents would be supplied to HR Green. She encouraged residents to attend future Stormwater Advisory Committee meetings and provide photographs, videos, and other information documenting flooding conditions. The HR Green scope includes a meeting with the City to review proposed improvements and attendance at a Stormwater Advisory Committee meeting.

Caitlin Kelleher, 4 Whitfield Lane, expressed support for the City studying the area and described flooding on her property that can reach approximately two feet in depth during significant rain events. Ms. Kelleher stated that the drainage problems appear to result from multiple sources, including runoff from the surrounding school properties, Burroughs Lane, Whitfield Lane, Clayton Road, and neighboring properties. She emphasized the importance of evaluating the broader drainage area rather than focusing on a single source or location and offered to provide photographs, videos, and other information documenting flooding conditions.

Council discussed the importance of obtaining input from affected residents and Community School as the study progresses.

Following discussion, Council Member Burroughs moved to approve Resolution 2026-28, the motion passed unanimously upon a second by Council Member Hensley.

Resolution 2026-29 **A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a Professional Services Contract with Atlas Environmental Services for Asbestos Identification Services for the Flood Mitigation Assistance Grant Program (FMA) Flood Buyout Project.**

Following discussion, Council Member Hensley moved to approve Resolution 2026-29, the motion passed unanimously upon a second by Council Member Burroughs.

Resolution 2026-30 **A Resolution Authorizing the Mayor to Execute on Behalf of the City of Ladue, Missouri a Professional Services Contract with Security Title for Professional Title Services for the Flood Mitigation Assistance Grant Program (FMA) Flood Buyout Project.**

Following discussion, Council Member Kaufmann moved to approve Resolution 2026-30, the motion passed unanimously upon a second by Council Member Hensley.

Resolution 2026-31 **A Resolution Authorizing the Mayor to Enter into a Contract on Behalf of the City of Ladue, Missouri with PCX Construction LLC, for Clayton Road ADA Sidewalk Improvements Phase 6 Lay to just East of Price Road**

Following discussion, Council Member Kamps moved to approve Resolution 2026-31, the motion passed unanimously upon a second by Council Member Burroughs.

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 July 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 July 2026. The mayor ordered these reports filed for information.

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

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

Request for approval of an application from Sportsman's Park LLC located at 9901 Clayton Road, for a change in managing officer (Robert Koplar) for their current liquor license.

Council Member Kaufmann moved to approve the application for a liquor license to be issued to Robert Koplar, Managing Officer, for Sportsman's Park LLC, the motion passed unanimously upon a second by Council Member Burroughs.

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

Motion to Approve: Request by Ameren Missouri to extend working hours from 6:00pm to midnight Monday-Friday (August – October 31st)

Lauren Edens, Local Government Relations for Ameren Missouri, provided an update regarding the Foxboro Feeder 005 Smart Energy Plan Grid Modernization Project. Ms. Edens stated that, following discussions with Mayor Spewak and City staff, Ameren committed to increased communication with the city and conducted both a meeting with affected business owners and a community open house to receive feedback regarding the project. The project will modernize electrical infrastructure serving nearly 1,000 customers through improvements including replacement of aging utility poles, upgrades to approximately six miles of overhead lines, installation of smart grid technology, tree trimming, and conversion of portions of the existing overhead system to underground facilities.

Ms. Edens explained that business owners expressed concern regarding the impact of construction on employee parking, deliveries, and business operations. In response, Ameren agreed to move the undergrounding work along Clayton Road to 2027. However, Ameren stated that the work in the alley behind the businesses from Ladue Barber Shop to Hearth and Soul could not similarly be postponed due to construction sequencing and electrical grid load requirements.

Ameren requested that the City consider allowing extended construction hours for the alleyway work through October 31, with work permitted until midnight Monday through Friday. Ameren reported that approximately 20 people attended the community open house, although only four attendees voted on the proposed work schedules, with all four favoring a second-shift schedule. Ameren representatives stated that a minimum eight-hour work window is important for safe and efficient construction but acknowledged that extended hours are not required to complete the project.

Mayor Spewak expressed concern that the limited number of votes received at the open house did not necessarily represent the views of residents living near the project area. Council discussed the need to balance the interests of businesses with the impact of nighttime construction on nearby residential properties. Ameren representatives described the anticipated nighttime work, including the use of bucket and boom trucks, vehicle-mounted lighting, power tools, backup alarms, and limited use of chainsaws. Ameren stated that large generator-powered floodlights were not anticipated and that lighting would be directed away from residences when possible.

Council Member Burroughs questioned whether allowing extended hours would shorten the overall construction schedule and whether the alley would remain available to businesses during the day. Ameren explained that the extended hours would primarily allow the more disruptive work requiring bucket and boom trucks and closure of the alley to occur after normal business hours, thereby preserving daytime access for employee parking and deliveries. Ameren stated that some construction-related activity would continue during daytime hours and that the extended schedule would not substantially shorten the overall August through October construction period.

Council expressed particular concern regarding noisy construction activities late at night. Ameren stated that louder activities and equipment, including hydro-excavation trucks, would be scheduled during daytime hours and that crews would be sensitive to the residential character of the surrounding neighborhoods. Ameren further clarified that workers' personal vehicles would not be parked on Waverton, Mid Park, or Magnolia and discussed how construction vehicles would be used within the project area.

Mayor Spewak expressed support for accommodating the affected businesses while emphasizing the need to minimize nighttime impacts on residents. Ameren agreed to maintain communication with the City throughout construction, provide a dedicated contact for questions and complaints, and revisit the construction schedule if the extended hours result in significant concerns from residents.

Following discussion, Council Member Kamps moved to extend the working hours for Ameren Missouri to complete the Foxboro Feeder Project from 6:00pm to midnight Monday-Friday (August – October 31st), the motion passed unanimously upon a second by Council Member Burroughs.

Motion to Approve: Request by MSD for road closure on Dielman Road associated with the Black Creek Sanitary Sewer project

Mr. Sam Bush, Project Manager for the Metropolitan St. Louis Sewer District (MSD), presented an overview of the Black Creek Sanitary Sewer Project (BC-102), Project No. 12090, and requested conceptual approval for a temporary closure of Dielman Road necessary to complete a portion of the project.

Mr. Bush explained that the project is intended to increase sanitary sewer capacity in the Black Creek area, improve service to property owners, reduce the

occurrence of basement backups, and eliminate four sanitary sewer overflow structures that allow wastewater to enter Black Creek. Elimination of the sanitary sewer overflows is required under MSD's consent decree with the Environmental Protection Agency.

Mr. Bush stated that the project will require installation of sanitary sewer across Dielman Road in the vicinity of 110 Dielman Road, south of the existing bridge. MSD proposes to install the sewer using an open-cut method, which Mr. Bush stated is the most time-efficient option and would result in the least impact to adjacent property owners. While construction could be completed while maintaining a single lane of traffic, MSD recommended a full closure of Dielman Road to through traffic as the safest and most efficient method. The anticipated closure is approximately two weeks, weather permitting.

Council discussed coordination of the Dielman Road closure with the City's planned Ladue Road culvert replacement project. Mr. Bush stated that MSD has discussed the project with the Fire Marshal and that the Dielman Road closure would not occur concurrently with the closure of Ladue Road. He explained that MSD generally requires its contractor to proceed from downstream to upstream and does not permit construction at multiple locations simultaneously. MSD also intends to coordinate its work within Ladue Road with the City's culvert replacement project.

Council also asked about continuity of sanitary sewer service during construction. Mr. Bush stated that the new sewer would be placed into service in sections as construction progresses and that residents would not experience extended interruptions in sanitary sewer service. Any temporary interruption necessary to transfer an individual property to the new sewer would generally be limited to a few hours, with affected property owners notified in advance.

Council Member Burroughs moved to approve the request by MSD for the temporary closure of Dielman Road associated with the Black Creek Sanitary Sewer Project, upon second by Council Member Hensley the motion passed unanimously.

Motion to Approve: Small Stormwater Grant Expenditure Request for 3 Whitfield Lane

Ms. Lamitola presented a request for approval of a Small Stormwater Grant expenditure for 3 Whitfield Lane. Lamitola explained that the City's Small Stormwater Grant Program provides a 50% reimbursement, up to \$35,000 per project, for qualifying improvements undertaken by property owners. The project at 3 Whitfield Lane has completed the required staff and engineering review, received a favorable recommendation from the Stormwater Advisory Committee, been constructed and inspected, and is before the City Council for final expenditure approval.

Ms. Lamitola explained that stormwater runoff from more than an acre of surrounding residential property flows toward the rear of the home and has resulted in water entering the basement and garage. The improvements include swales, berms, grading, drainage improvements, extension of an existing retaining wall, and removal

of impervious surface to redirect stormwater around the residence while maintaining the existing general direction of drainage.

Council discussed whether the improvements could negatively impact neighboring properties, particularly properties downstream of 3 Whitfield Lane. Ms. Lamitola explained that the project had been reviewed by City staff, the City's stormwater engineer, and the Stormwater Advisory Committee and that projects are not eligible for the program if they negatively impact adjacent properties.

The project improvements were designed to reduce the volume and rate of stormwater runoff leaving the property. Approximately 1,740 square feet of impervious surface was removed and converted to green space, increasing infiltration and reducing runoff. The project also included an infiltration area designed to capture stormwater and gradually release runoff through an underdrain system, reducing peak discharge rates.

Existing drainage infrastructure installed by a previous property owner remains in service; however, runoff entering the system is now conveyed across vegetated areas rather than directly from the impervious pavement that was removed. This slows the rate at which stormwater reaches the existing drains and reduces the rate of discharge from the property toward the street.

Council also discussed the relationship between the individual grant project and the broader stormwater study approved earlier in the meeting for the Community School/Lay Road area. Ms. Lamitola explained that the grant addresses an existing flooding problem at an individual residence, while the broader study will evaluate larger drainage issues in the surrounding area. The improvements at 3 Whitfield Lane, along with information, photographs, and videos provided by nearby residents, will be considered as existing conditions as part of the larger study.

Ms. Lamitola noted that the Stormwater Advisory Committee recommended approval of a \$35,000 reimbursement, representing 50% of the eligible project costs. Following approval, \$79,913 would remain in the Storm Water Program Implementation budget for Fiscal Year 2026.

Council Member Burroughs moved to approve the small stormwater grant for 3 Whitfield Lane, upon second by Council Member Howell the motion passed unanimously.

Memo: Regulatory History of RHQ Landfill Demolition and the Authority of Missouri Department of Natural Resources and the City of Ladue

Ms. Seymour stated that the memorandum was requested during the July 20, 2026, City Council meeting and is an open record available on the City's website. Mayor Spewak stated that the matter would be discussed at a future meeting.

Motion to Approve: Capital Fund Expenditure Request – Storage System for Building Department

Council Member Burroughs moved to approve capital fund expenditure request for a storage system in the Ladue Building Department, upon second by Council Member Hensley the motion passed unanimously.

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

Police Department:

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

Fire Department:

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

Motion to Approve: Capital Purchase: LUCAS Chest Compression System

Fire Chief Steve Lynn presented a request to purchase a new LUCAS Chest Compression System from Stryker Corporation for \$26,701.25, including a three-year service agreement. The purchase is a budgeted FY2026 capital expenditure and will replace the Fire Department's existing aging unit.

Chief Lynn explained that the LUCAS system provides automatic mechanical chest compressions during cardiac arrest, allowing emergency personnel to maintain continuous CPR while moving and transporting a patient and performing other lifesaving interventions. He noted that research supports the use of mechanical CPR during patient movement rather than attempting to provide manual compressions. The equipment is carried on the ambulance and can also be placed on a patient when a mutual-aid ambulance is providing transportation. The system provides consistent compression depth and rate while reducing interruptions and the physical demands on emergency personnel.

Chief Lynn stated that the purchase is being made as a single-source procurement because Stryker Corporation is the sole provider of the LUCAS system. The three-year service agreement is consistent with the Department's practice of maintaining service agreements on medical equipment for maintenance and risk-management purposes.

Council Member Burroughs moved to approve the capital purchase of the LUCAS Chest Compression System in the amount of \$26,701.25, upon second by Council Member Hensley the motion passed unanimously.

Update on New Fire Truck

Chief Lynn stated that the truck remains in production and that the process has taken longer than anticipated due to the manufacturer's workload and the complexity of the apparatus. He recognized the Fire Department's truck committee for its careful attention to the specifications and construction of the vehicle. Chief Lynn stated that delivery is anticipated within the next several weeks and that the Department continues to plan a ceremony following its arrival.

Report of the Mayor:

Appointments to Various Boards and Committees

Mayor Spewak presented the appointment of David Buckley to the Architectural Review Board as a full member for a three-year term. Mayor Spewak noted that Buckley is a retired HOK architect who has expressed an interest in serving and stated that his professional experience would be an asset to the Board.

Mayor Spewak also presented the appointment of Jerry McDonald as Provisional Prosecuting Attorney to complete the unexpired term of Teresa Bomkamp, ending December 31, 2026. Bomkamp resigned from the position following her departure for the U.S. Attorney's Office.

Council Member Hensley moved to approve both appointments, upon second by Council Member Kaufmann the motion passed unanimously.

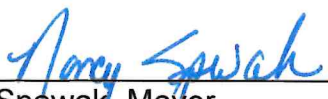
Report from City Attorney:

None.

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

Adjournment: Council Member Kamps moved adjournment, with second by Council Member Howell. The motion passed unanimously. The meeting was adjourned at 6:52 p.m.

APPROVED THIS 28th DAY OF SEPTEMBER 2026.



Nancy Spewak, Mayor

ATTEST: 

Stacey Seymour, City Clerk