

THE CITY OF CLAYTON

City Council  
In-Person and virtual Meeting  
March 24, 2026  
7:00 p.m.

MINUTES

Mayor McAndrew called the meeting to order and requested a roll call. The following individuals were in attendance:

In person: Becky Patel, Gary Feder, Rick Hummell, Kami Waldman, and Mayor Bridget McAndrew.

Staff: City Manager Gipson, City Attorney O’Keefe, and City Clerk Frazier (virtual).

Absent: Susan Buse and Jeff Yorg

OPEN FORUM

None

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 16 NORTH MERAMEC AVENUE, BAR KNOWN AS MR. MYERS LIVE & VINYL LOUNGE

**Mayor McAndrew opened the public hearing and requested proof of publication.**

City Manager Gipson reported that this is a public hearing to consider an application for a Conditional Use Permit submitted by Tracy Collins on behalf of Uplevel Industries LLC for the operation of a bar and music lounge known as Mr. Myer’s Live & Vinyl Lounge.

Anna Krane, Director of Planning, was present to answer questions.

Brian McCormac, owner, addressed the Council to answer questions.

**Mayor McAndrew closed the public hearing.**

**Motion made by Councilmember Patel to approve Resolution No. 2026-04, granting a Conditional Use Permit for 16 N. Meramec Avenue, Mr. Myers Live and Vinyl Lounge. Councilmember Feder seconded.**

**The motion passed unanimously (5-0) on a voice vote.**

CONSENT AGENDA

1. Minutes – March 10, 2026
2. Resolution - Submittal of a MODOT Hazardous Moving Violation Enforcement Grant Application. (Res. No. 2026-05)
3. Resolution – A contract with Brightview Landscapes LLC for the Parks Landscaping Project. (Bill No. 2026-06)

4. Resolution – A contract with Monster Tree Service of St. Louis for the Tree Pruning and Removal Services Project for the City of Clayton’s parks. (Res. No. 2026-07)

**Motion made by Councilmember Patel to approve the Consent Agenda. Councilmember Feder seconded.**

**The motion passed on a roll call vote: Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Hummell – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye.**

**AN ORDINANCE TO AUTHORIZE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (121 SOUTH MERAMEC PROJECT), SERIES 2026 – 2<sup>nd</sup> READING**

City Manager Gipson reported that this ordinance is before the Council for a second reading. School Lot Development, LLC (the “Company”) is requesting the issuance of revenue bonds to fund the acquisition and renovation of the property at 121 South Meramec Avenue. The project aims to convert the existing building into approximately 118 market-rate apartments with related amenities.

**Councilmember Patel introduced Bill No. 7136, an ordinance authorizing the issuance of Taxable Industrial Revenue Bonds (121 South Meramec Project), Series 2026 to be read for the second time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7136, second reading, an Ordinance Authorizing the City of Clayton, Missouri, to Issue its Taxable Industrial Revenue Bonds (121 South Meramec Project), Series 2026, in a Principal Amount not to Exceed \$60,000,000, for the Purpose of Providing Funds to Pay the Costs of Acquiring, Constructing and Improving a Facility for an Industrial Development Project in the City; Approving a Plan for the Project; and Authorizing the City to Enter Into Certain Agreements and Take Certain Other Actions in Connection with the Issuance of the Bonds by title only.**

**The motion passed on a roll call vote: Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Hummell – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7001 of the City of Clayton.**

**AN ORDINANCE FOR AN INTERGOVERNMENTAL AGREEMENT FOR MUNICIPAL STORMWATER GRANT PARTICIPATION WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) FOR THE FUNDING OF FUTURE STORMWATER IMPROVEMENT AND EROSION CONTROL PROJECTS**

City Manager Gipson reported that the Metropolitan St. Louis Sewer District (MSD) established a Municipal Stormwater Grant Program following voter approval of a dedicated stormwater funding source in April 2024. The program provides funding to municipalities for projects that address localized flooding and erosion. The Participation Agreement establishes the terms under which the City may apply for and receive grant funding. This agreement will also apply to the previously established OMCI areas and associated funding.

Matt Malick, Director of Public Works, was present to answer questions.

**Councilmember Patel introduced Bill No. 7143, an ordinance approving a contract with Metropolitan Sewer District for the Proposition S Program to be read for the first time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7143, first reading, an Ordinance Approving an Intergovernmental Agreement for Municipal Stormwater Grant Participation with the Metropolitan St. Louis Sewer District (MSD) for the Funding of Future Stormwater Improvement and Erosion Control Projects Located in the City of Clayton, Missouri, and Actions Related Thereto by title only.**

**The motion passed unanimously (5-0) on a voice vote.**

**Motion made by Councilmember Patel that the Council give unanimous consent to consideration for adoption of Bill No. 7143 on the day of its introduction. Councilmember Feder seconded.**

**The motion passed unanimously (5-0) on a voice vote.**

**Councilmember Patel introduced Bill No. 7143, an ordinance approving a contract with Metropolitan Sewer District for the Proposition S Program to be read for the second time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7143, second reading, an Ordinance Approving an Intergovernmental Agreement for Municipal Stormwater Grant Participation with the Metropolitan St. Louis Sewer District (MSD) for the Funding of Future Stormwater Improvement and Erosion Control Projects Located in the City of Clayton, Missouri, and Actions Related Thereto by title only.**

**The motion passed on a roll call vote: Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Hummell – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7002 of the City of Clayton.**

**AN ORDINANCE FOR A CONTRACT WITH KINGSLAND CONCRETE CONTRACTOR, LLC FOR THE CONSTRUCTION OF THE 2025 CDBG CURB RAMPS & SIDEWALK PROJECT**

City Manager Gipson reported that the Public Works Department requests approval of a construction contract with Kingsland Concrete Contractor, LLC for the 2025 CDBG Curb Ramps & Sidewalk Project, which will improve sidewalk accessibility in the 7700 block of Bonhomme Avenue.

Matt Malick, Director of Public Works, was present to answer questions.

**Councilmember Patel introduced Bill No. 7144, an ordinance approving a contract with Kingsland Concrete Contractor, LLC for the 2025 CDBG Curb Ramps & Sidewalks Project to be read for the first time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7144, first reading, an Ordinance Approving a Contract with Kingsland Concrete Contractor, LLC for the Construction of the 2025 CDBG Curb Ramps & Sidewalk Project by title only.**

**The motion passed unanimously (5-0) on a voice vote.**

**Motion made by Councilmember Patel that the Council give unanimous consent to consideration for adoption of Bill No. 7144 on the day of its introduction. Councilmember Feder seconded.**

**The motion passed unanimously (5-0) on a voice vote.**

**Councilmember Patel introduced Bill No. 7144, an ordinance approving a contract with Kingsland Concrete Contractor, LLC for the 2025 CDBG Curb Ramps & Sidewalks Project to be read for the second time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7144, second reading, an Ordinance Approving a Contract with Kingsland Concrete Contractor, LLC for the Construction of the 2025 CDBG Curb Ramps & Sidewalk Project by title only.**

**The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Hummell – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7003 of the City of Clayton.**

**AN ORDINANCE FOR A CONTRACT WITH SUNNYSIDE NURSERY, INC. FOR THE TREE PLANTING SERVICES FY26-FY29 PROJECT**

City Manager Gipson reported that the City’s FY26 tree planting program and a multi-year tornado reforestation planting program. The base scope of work includes the planting of 108 trees as part of the City’s FY26 Standard Tree Planting. Planting locations are within public rights-of-way, including tree lawns and common areas.

Matt Malick, Director of Public Works, was present to answer questions.

**Councilmember Patel introduced Bill No. 7145, approving a contract with Sunnyside Nursery Inc. for the Tree Planting Services FY26-29 Project to be read for the first time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7145, first reading, an Ordinance Approving a Contract with Sunnyside Nursery, Inc. for FY2026 Annual Tree Planting Program and the Tornado Restoration Tree Planting Services FY26-FY29 Project by title only.**

**The motion passed unanimously (5-0) on a voice vote.**

**Motion made by Councilmember Patel that the Council give unanimous consent to consideration for adoption of Bill No. 7139 on the day of its introduction. Councilmember Patel seconded.**

**The motion passed unanimously (5-0) on a voice vote.**

**Councilmember Patel introduced Bill No. 7145, approving a contract with Sunnyside Nursery Inc. for the Tree Planting Services FY26-29 Project to be read for the second time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7145, second reading, an Ordinance Approving a Contract with Sunnyside Nursery, Inc. for FY2026 Annual Tree Planting Program and the Tornado Restoration Tree Planting Services FY26-FY29 Project by title only.**

**The motion passed on a roll call vote: Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Hummell – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7004 of the City of Clayton.**

**AN ORDINANCE FOR A CONTRACT WITH MUSCO SPORTS LIGHTING LLC FOR THE LIGHTING REPLACEMENT PROJECT AT SHAW PARK TENNIS CENTER**

City Manager Gipson reported that the Shaw Park Tennis Center underwent a major renovation in 2012, but due to cost constraints at that time, the lighting for courts 1-9 were not replaced. The current lights are too low (which does not provide uniform lighting on the courts) and should be replaced with more energy-efficient, full-coverage lighting.

Staff and City Council reviewed two lighting proposals and determined to move forward with a comprehensive, long-term lighting solution for courts 1–9 by installing new 40-foot poles and replacing all existing luminaires. This option will meet Dark Sky compliance standards for the Tennis Center, ensuring that the facility aligns with modern lighting best practices and significantly reduces light spill, glare, and skyglow.

Staff have reviewed the project specifications and scope of work for the proposal and believe that Musco Sports Lighting LLC is well qualified to complete this project. Musco Sports Lighting LLC participates in Sourcewell, a nationwide purchasing cooperative designed to be a procurement resource for local and state government agencies, school districts (K-12), higher education and nonprofits.

**Councilmember Patel introduced Bill No. 7146, approving a contract with Musco Sports Lighting LLC for the Shaw Park Tennis Center project to be read for the first time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7146, first reading, an Ordinance Approving a Contract with Musco Sports Lighting LLC for the Lighting Replacement Project at Shaw Park Tennis Center by title only.**

**The motion passed unanimously (5-0) on a voice vote.**

**Motion made by Councilmember Patel that the Council give unanimous consent to consideration for adoption of Bill No. 7146 on the day of its introduction. Councilmember Feder seconded.**

**The motion passed unanimously (5-0) on a voice vote.**

**Councilmember Patel introduced Bill No. 7146, approving a contract with Musco Sports Lighting LLC for the Shaw Park Tennis Center project to be read for the first time by title only. Councilmember Feder seconded.**

**City Attorney O’Keefe reads Bill No. 7146, first reading, an Ordinance Approving a Contract with Musco Sports Lighting LLC for the Lighting Replacement Project at Shaw Park Tennis Center by title only.**

**The motion passed on a roll call vote: Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Hummell – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7005 of the City of Clayton.**

Chelli McLellan, *All In Clayton Coalition*, introduced her daughter who was attending tonight’s meeting as part of her requirement for her scout merit badge.is attending tonight’s meeting for merit badge

OTHER

Councilmember Feder reported on the following:

- CEC presentation by Chief Mark Smith and Prosecuting Attorney craig Smith
- Ward 3 Coffee
- Maryland Walk Condominium Association’s annual meeting is scheduled tomorrow
- Recognition of the loss of Bob Chapman, CEO, Barry-Wehmiller

Councilmember Hummell reported on the following:

- Expressed condolences to the Chapman family

Councilmember Waldman reported on the following:

- Attended a *Cool Cities* Steering Committee; next meeting is April 22 in Webster

Mayor McAndrew reported on the following:

- Metro Mayor’s meeting
  - East-West Gateway discussed data centers

**Motion made by Councilmember Patel to adjourn the meeting. Councilmember Feder seconded.**

**The motion passed unanimously on a voice vote.**

There being no further discussion, the City Council adjourned at 8:06 p.m.

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Mayor

ATTEST:

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City Clerk