

THE CITY OF CLAYTON

City Council
In-Person and virtual Meeting
April 14, 2026
7:05 p.m.

MINUTES

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

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

Staff: City Manager Gipson, City Attorney O’Keefe, City Clerk Frazier, and Assistant City Manager Burr

OPEN FORUM

Natalie Dowd, 7536 Parkdale Avenue, Apt. 6, addressed the Council with comments and concerns regarding Flock Safety cameras as related to security issues, misuse of information, and data sharing with other (federal) agencies.

Pam Haas, 220 N. Forsyth Boulevard, addressed the Council announcing that April is National Native Plant Month and requested that the city educate and encourage planting native species to support pollinators, birds, and wildlife by reducing the spread of invasive plants. *(copy of statement available in the City Clerk’s office)*

Sasha Kweskin, 8145 Pershing Avenue, addressed the Council in support of the city’s sustainability efforts and encouraged the use of native plantings, native pollinators, throughout the city’s landscape.

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 6800 WYDOWN BOULEVARD, WASHINGTON UNIVERSITY

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

City Manager Gipson reported that this is a public hearing and resolution approving an application for a Conditional Use Permit submitted by Washington University for the repeal of all 18 active Conditional Use Permits (CUPs) on the campus located at 6800 Wydown Boulevard and replacement with a single CUP.

The subject property is located at the southeast corner of the intersection of Wydown Boulevard and Big Bend Boulevard. The property is zoned R-2 Single-Family Dwelling District and is home to the former Fontbonne University. WashU purchased the property in 2024 and Fontbonne continued to operate through the end of 2025. The site is governed by 18 existing CUPs, and the applicant is seeking to consolidate governance of the site into a single CUP.

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

Joanna Schooler, Assistant Vice Chancellor for Community & Local Government Relations, addressed the Council providing a summary of the request for a conditional use permit and to answer questions from the Council.

Ann Martin, 5 Tuscany Park, addressed the Council with questions related to a prior proposed project between Washington University and Concordia Seminary and inquired as to an increase of activities on the campus.

Ms. Schooler confirmed that the campus will be used as a temporary site.

Ms. Schooler added that the University will also conform to the Dark Sky initiatives.

Mayor McAndrew confirmed that tonight's request is not related. Washington University is requesting to combine 18 conditional use permits previously issued to Fontbonne University to be combined into one single conditional use permit.

Mayor McAndrew closed the public hearing.

Motion made by Councilmember Buse to approve Resolution No. 2026-08, granting a Conditional Use Permit for 6800 Wydown Boulevard. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

CONSENT AGENDA

1. Minutes – March 24, 2026
2. Resolution – Supporting control of invasive plant species on public rights-of-ways. (Res. No. 2026-09)
3. Motion – A liquor license for Zensia Coffee, LLC, located at 8121 Maryland Avenue

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

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.

PRESENTATION ON THE 2025 PLAN COMMISSION/ARB REPORT

Anna Krane, Director of Planning, addressed the Council providing a report on the 2025 Plan Commission/ARB. *(copy available in the City Clerk's office)*

AN ORDINANCE FOR AN INTERGOVERNMENTAL AGREEMENT TO PROVIDE TECHNOLOGY SERVICES TO THE CITY OF MAPLEWOOD

City Manager Gipson reported that this ordinance is a contract for technology services to be provided by the City of Clayton to the City of Maplewood. Both cities have a long history of formal and informal collaboration in the delivery of municipal services with one another and with neighboring communities.

Due to service concerns Maplewood has experienced with its current managed service provider, an opportunity arose for Clayton to include the City of Maplewood in the technology services currently provided to its other partner cities.

Larry Cawvey, Director of Technology Services, addressed the Council to answer any questions.

Councilmember Buse introduced Bill No. 7147, approving an Intergovernmental Agreement with the City of Maplewood for technology services to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7147, first reading, an Ordinance Approving an Intergovernmental Agreement with the City of Maplewood for the City of Clayton to Provide Technology Services by title only. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7147 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7147, approving an Intergovernmental Agreement with the City of Maplewood for technology services to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7147, second reading, an Ordinance Approving an Intergovernmental Agreement with the City of Maplewood for the City of Clayton to Provide Technology Services by title only. Councilmember Patel seconded.

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. 7006 of the City of Clayton.

AN ORDINANCE FOR A CONTRACT WITH BLINK SIGNS FOR THE 10 S. BRENTWOOD BOULEVARD EXTERIOR SIGNAGE PROJECT

Assistant City Manager Burr reported that the proposed ordinance is for approval of a contract with Blink Signs for the addition of exterior signage at 10 S. Brentwood Boulevard building. Signage is needed to comply with directives from the Missouri Supreme Court monitor to establish a clear separation of the Municipal Courts from the Police Department and for better wayfinding purposes. The requested signage option has been approved by the court monitor. Funding for this project is not included in the FY26 budget and will be included in the future budget amendment.

Councilmember Buse introduced Bill No. 7148, an ordinance approving a contract with Blink Signs for the 10 S. Brentwood Boulevard Signage Project to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7148, first reading, an Ordinance Approving a Contract with Blink Signs for the 10 S. Brentwood Exterior Signage Project by title only.

The motion passed unanimously (7-0) on a voice vote.

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

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7148, an ordinance approving a contract with Blink Signs for the 10 S. Brentwood Boulevard Signage Project to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7148, second reading, an Ordinance Approving a Contract with Blink Signs for the 10 S. Brentwood Exterior Signage 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. 7007 of the City of Clayton.

AN ORDINANCE FOR A CONTRACT WITH GAMMA TREE EXPERTS TREE CARE LLC FOR THE 2026 STUMP GRINDING SERVICES PROJECT

City Manager Gipson reported that the Public Works Department requests approval of a contract with Gamma Tree Experts Tree Care LLC for the 2026 Stump Grinding Services project. The City has been removing stumps associated with sidewalk reconstruction and will continue to remove smaller tree stumps; however, 287 larger stumps remain from trees lost during the 2025 tornado. Completing this work now will prepare these locations for replanting during the 2026–27 planting season and in subsequent years, supporting the City’s long-term canopy restoration efforts.

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

Councilmember Buse introduced Bill No. 7149, an ordinance approving a contract with Gamma Tree Experts Tree Care LLC for the Stump Grinding Services Project to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7149, first reading, an Ordinance Approving a Contract with Gamma Tree Experts Tree Care LLC for the 2026 Stump Grinding Services Project by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7149 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7149, an ordinance approving a contract with Gamma Tree Experts Tree Care LLC for the Stump Grinding Services Project to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7149, second reading, an Ordinance Approving a Contract with Gamma Tree Experts Tree Care LLC for the 2026 Stump Grinding Services 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. 7008 of the City of Clayton.

AN ORDINANCE FOR A PROFESSIONAL SERVICES AGREEMENT WITH LJC DESIGN AND ENGINEERING, INC. FOR DESIGN SERVICES RELATED TO THE WYDOWN MEDIAN RESTORATION PROJECT

Motion made by Councilmember Buse to postpone Bill No. 7150. Councilmember Patel seconded.

The motion passed unanimously on a voice vote (7-0).

AN ORDINANCE FOR A CONTRACT WITH THE HARLAN COMPANY FOR THE MONUMENT MAINTENANCE PROJECT FY2026

City Manager Gipson reported that the Public Works Department is requesting approval of a contract for the Monument Maintenance FY26 Project with the Harlan Company. This project includes preventive maintenance, repair, and reconstruction of various subdivision monuments under City maintenance throughout the city. This is the second and final phase of work and will address 11 monument locations maintained by the city.

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

Councilmember Buse introduced Bill No. 7151, approving a contract with the Harlan Company for the Monument Maintenance Project to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7151, first reading, an Ordinance Approving a Contract with the Harlan Company for the Monument Maintenance Contract FY26 by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7151 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7151, approving a contract with the Harlan Company for the Monument Maintenance Project to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O'Keefe reads Bill No. 7151, second reading, an Ordinance Approving a Contract with the Harlan Company for the Monument Maintenance Contract FY26 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. 7009 of the City of Clayton.

AN ORDINANCE FOR A PROFESSIONAL SERVICES AGREEMENT WITH CDG ENGINEERS, INC. FOR DESIGN SERVICES RELATED TO THE STREET LIGHTING RESTORATION PROJECT

City Manager Gipson reported that the Public Works Department is requesting approval of a professional services agreement with CDG Engineers, Inc., to provide professional design services for the Street Lighting Restoration Project.

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

Councilmember Buse introduced Bill No. 7152, approving a contract with CDG Engineers, Inc. for the Street Lighting Replacement Project to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O'Keefe reads Bill No. 7152, first reading, an Ordinance Approving a Professional Services Agreement with CDG Engineers, Inc. for Design Services Related to the Street Lighting Restoration Project by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7152 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7152, approving a contract with CDG Engineers, Inc. for the Street Lighting Replacement Project to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O'Keefe reads Bill No. 7152, second reading, an Ordinance Approving a Professional Services Agreement with CDG Engineers, Inc. for Design Services Related to the Street Lighting Restoration 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. 7010 of the City of Clayton.

OTHER

Mayor McAndrew – *“Thank you, Councilmember Hummel, for your years on the council/board. You are a wonderful public speaker, and I really admire you for that...and even tonight as you talked and in asking staff, how do we learn...what have we learned from this...how do we do better in the future? So, I always appreciate that. You are always very thoughtful, very well prepared. I think that you have only missed one meeting in three, correct? Yes. So, that is also very much appreciated. I know the people that you represent sincerely appreciate that. I will really miss your insight, your expertise...I really want to thank you for your service to Ward 1, your service to the whole city, and your service to the City of Clayton, so thank you very much.”*

- Legislative update
 - SB1065 regarding utility facility relocation in public right-of-ways – MOD0T will be responsible for costs not the municipality
 - HB2384 related to building regulations/policies that require builders, to implement green or excessive building designs for sustainability is gone and has now reverted to the IBC 2009 codes

Councilmember Buse

- Mayor's Monarch Pledge Survey/National Wildlife Federation report
- Flock cameras – interested in receiving additional information

“Rick, you know I think the world of you...and my words...I hope they can capture how much I think that you've contributed to our community over many years. I mean, we first met, I think, in a preschool classroom with the kids, so, they do grow up. And then it went to sports, you know, through elementary school and sports, middle school, high school, when you really need your village helping you raise your own kids, and so thank you for being part of that village...and at that point in time, way back a few years ago, I admired that you could be that fellow parent and, you know, working and everything else, and also be so committed to helping the school board...and so a few years later, when I was ready to try that, it was you that I turned to and you've always had that wisdom and a steadiness about you...and doing things for the right reason, you know? And I really... that's always impressed me, and I hope I've said thank you enough over time, and I'm saying it now. Those are some of the fundamentals that I've always seen in you - you're thoughtful, you're professional, you're kind. Around the console table, you do get your voice in, you have a lot of wisdoms to share, but you're always respectful of hearing the other voices, and you respect that process of, we may not get the result we want, but it comes together as a group, as the audience, and as each of us contributes to it, and you've been very steady in keeping that. And of course, your financial acumen, and the rest of us might get glazed over sometimes, and you're even patient with us with that, and it's very much appreciated what you've contributed...So, thank you...for your city, your board, now City Council...thank you for all you've always done for our community, because it's from that...your involvement with our community, knowing our community, caring about it, that you've been such an effective advocate on this council and elsewhere...and the whole community, I'm just so happy that will continue, and it's a pleasure to know you and to have worked with you, and I wish you the best. Thanks for being part of that village.”

Councilmember Patel

- Flock cameras - interested in receiving additional information
- Building Code issues - interested in receiving additional information

“Rick, thank you for your service. I know you served Clayton and our community long before your time on the board and council and certainly would welcome your continued service. So, I hope you'll let us know. I know you're not going to just go quiet. You're interested in a lot of different things in our region, and if there are any avenues that you're interested in serving through the city, ongoing, I hope that you'll let us know, and we would love to continue to have you.”

Councilmember Feder

- Maryland Walk annual meeting; residents raised concerns expressed about the bike lanes
- Ward 3 coffee is scheduled 04/18 at Starbucks; Director/manager of the Opera Theatre will be attending
- Economic Development Committee has designated subcommittees: parking infrastructure and small businesses
- Clayton Chamber Collaborative
- Missouri Growth Association event at Washington University scheduled for 04/22
- M.A.C. Ribbon cutting event scheduled for 04/22

“I've known Rick since he was on the school board. I think when I first came on this board, it was on the Non-Uniform Employee Pension Plan, that committee, which I've been on. Now I guess I'm on the Uniform....but anyway, I think Rick was the chairman at the time before he was on the board or the council, and I was really impressed how enthusiastic he was about the subject...and he knew a lot about it. I frankly thought it was like watching paint dry, but he was so enthusiastic, and he was so insightful of his questions, and obviously that has carried on to his service on the board...as I've mentioned how insightful I think he always is. We almost always agree, maybe earlier tonight, not so much, but generally we pretty much agree, and so I think he has brought just a tremendous amount of his business background and financial acumen...and finally, when the two of us served on our little subcommittee trying to deal with the various other task force committees, etc...it was really a good experience for me to spend a lot more time working with Rick, just one-on-one. I think we came up with some very good changes to the Charter. I think we see the product now...have 3 new committees, which I hope will serve us well...anyway, we never would have got there without Rick, and so again, I thank you for your service.”

Councilmember Yorg

- CRSWC – discussion on improvements to the swimming scoreboard, scoring system, and timing system

“Rick, I've already sent you a message before, but again I would just say, thank you, and I'm happy now I get to speak...I'm happy for you.”

Councilmember Waldman – *“Rick, having worked with you the shortest amount of time I want to say thank you. You were always so welcoming to me when I first started, and offered to answer any questions that I had, and I really appreciate that. I'm inspired by your thoughtfulness and your knowledge on, and the way you question things...it's whenever you question things, I'm like, oh, that's a good perspective to think about, so I really appreciate that, but it's been really great working with you. Well, thank you for that, I appreciate that.”*

City Manager Gipson –Received word that Maplewood passed the IT Agreement.

“Rick, it's been a pleasure. The questions that you've asked along the way have made us better. You've had us look at things, ways that we hadn't thought before... you know, we started putting an ordinance together, or got down the path on something and then we would have a Monday call, and Rick would ask some question...I'm like, oh man, we need to think about this for tonight...and then those conversations would carry over into this room, and oftentimes, we would improve things as a result of those questions and that conversation, and like others have mentioned, that insight is really, really valuable. You love finances, and I love the budget, and so that's been a lot of fun, too. I appreciate the questions and really the amount of detail, when you would go through and really take a look and try to understand what's going on with those numbers and how things are changing year over year, and then trying to apply long-term strategy to that to make sure that we're on the right track... and the Citizen Finance Committee is a great example. I think one of the first committee or board meetings I saw when I came here to Clayton was the Non-Uniformed Pension Board and I remember being really impressed...so I came from another city where we had a few boards and commissions, but we certainly didn't manage our own pension and I thought, wow, this town's on top of it. And you were chairing that meeting, and I mean, as Councilman Feder had mentioned, you know, just really great questions, really drove those meetings well. We're gonna miss you on the Pension Board...were you occupy that seat right now as a member of the City Council, and we just had that conversation or that realization internally just the other day, and we're like, oh man, Rick's the chair right now of the Pension Board, and he's on the Council, and so we're gonna really miss you in that role, because of the institutional knowledge with you being on that board for years and years, and just the way you drive those conversations, include everybody in those conversations, and really make sure that everybody in the room understands a very complex topic. So, when people are new to Non-Uniformed Pension Board or Uniformed, there's this really steep learning curve where, for the first year, people are just glazed over...people are reading reports and going through all this stuff, and you take the time to make sure that everybody understands what it is that they're doing, and we always appreciated that...I'm gonna miss you, and thanks for everything along the way. Thank you!”

Councilmember Hummell – *“So, I did prepare some comments, if nothing else, to make sure that I was somewhat succinct, as I go through this...so, I wanted to share my thoughts...so I'm considering this my last meeting as a member of the City Council. I recognize that I may have some unfinished business to attend to at the beginning of the April 28th meeting, but I view tonight as the marking of the end of my term, and the 28th as the beginning of Betsy's term. So, let's, you know, have her have the light next week, and I'm happy to take it this time. So, I want to reflect on my experience as a City Council member. So, one of my strong personal tenets in life is the belief that it's important to be personally involved in any organization you hold in high regard and deeply value. The Clayton community is one of those organizations for me. I moved to Clayton in 1984 and in addition to enjoying all the services and benefits of Clayton residency, I've had the opportunity to serve on many Clayton boards, commissions, and committees. My first experience dates to 2000, when I joined the Non-Uniformed Employee Retirement Fund, affectionately known as NERF...in violation of all of the...we want lots of different citizen participation which I have violated it to the ninth degree for a long time, but on the other hand, that may be because there's very few people that want to do this as much as I like to do it. So, the next NERF meeting is on May 11th, and that'll be the first one that I haven't attended in 26 years...that's a long time. There are probably some people that I'm sure think it's about time for that to be my last meeting...so, in addition to NERF, I think I have probably served on at least 8 different committees and commissions, and I've learned so much from my experience. I've really enjoyed my service to the City of Clayton, and I'm hopeful that it's been helpful. I like to know*

how organizations work and why they do what they do, and my experience has enlightened me regarding the management and the operations of the City of Clayton. I am indebted to the City staff that have patiently helped me to understand the workings of the city government...outside of City Hall, I truly value the wide and varied relationships I've developed because of my service. I know I've met so many residents I doubt I would have ever engaged with. I've had the opportunity to meet and learn from many business and community leaders and other elected officials. I truly appreciate the relationships I've developed with all of you, my fellow council members. I believe we bring unique and valuable experience and expertise to our community that results in priority issues getting appropriate focus and attention...mine just happens to be finance, and I'm glad that so many of yours is something else. So that's good for our community and my experience has occurred in a very positive environment due to the quality and competence of our city leadership team. It's been a true pleasure to get to know the City of Clayton's outstanding staff and its professional advisors. I appreciate not only the professionalism that each person brings to their job, but also the patience they have shown in answering those many questions you talked about, regarding their roles, responsibilities, or other topics. So, thank you to every Clayton employee I've had the pleasure of meeting and working with. Finally, I am particularly proud of the work that Gary and I did to review the way we engage our citizenry in various boards and commissions. I have found that the majority of our residents are very trusting and confident of the workings of Clayton government...that is, until something happens that directly impacts their ability to enjoy the use of their property, the cost or quality of the services they obtain, or the real or perceived loss of their current quality of life. So, Clayton, like most municipalities, faces significant financial challenges in delivering the services and the service levels we become accustomed to; engaging more of our residents and more of our business community and drawing upon their experience and expertise is a foundational step in attacking those challenges, so I'm glad that we've done that. I am confident that Clayton's future is in good hands, and I look forward to watching your progress from a little bit farther away. So, thank you to everyone - Thank you very much!"

Motion made by Councilmember Buse to adjourn the meeting. Councilmember Patel seconded.

The motion passed unanimously on a voice vote.

There being no further discussion, the City Council adjourned at 9:32 p.m.

Mayor

ATTEST:

City Clerk