



**BOARD OF ALDERMEN
Meeting Minutes**

FEBRUARY 9, 2026

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Stallmann at 7:00 p.m.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd

Absent

Alderman Pamela Haug

Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

The minutes from the January 26, 2026 Board of Aldermen meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the January 26, 2026 Board of Aldermen Public Health & Safety Committee Meeting were submitted for approval. A motion to approve as submitted was made by Alderman Michael Finley and seconded by Alderman Frank Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.



CITIZEN COMMENTS

Eileen Graessle of 232 Old Ballwin Road spoke to the Board of Aldermen about her attendance at the Climate Action Summit and what she learned.

LEGISLATION

Resolution – MSD Project Clear Grant Participation A RESOLUTION APPROVING AND AUTHORIZING PARTICIPATION IN THE MUNICIPAL STORMWATER GRANT PROGRAM.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for approval of the resolution. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman David Siegel asked City Administrator Eric Sterman to recap what the grant is for.

City Administrator Eric Sterman noted the grant stems from an MSD tax approved several years ago, Prop S, that gave MSD a dedicated funding source for stormwater issues. He noted that there are several different things that tax is going towards, a small portion of the money is for cities for stormwater projects. 2026 is the first year cities are eligible to receive money. He notes he wants to ensure the City is using it for things deemed appropriate like creeks, ponds, bridges, etc. He noted the money will carry over and accumulate so it may be in the City’s best interest to wait to apply for more. He notes this money is also given out in a grant capacity, so MSD has to deem the project within the scope of funds.

Alderman David Siegel asked if it was best to wait until there was more information from MSD.

City Administrator Sterman noted a wait & see approach may be best to get better insight on what projects MSD will approve.

Bill 5051 - AN ORDINANCE REPEALING CHAPTER 20, ARTICLE IV, PERTAINING TO THE FORMER POLICE PENSION TRUST PLAN.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5051, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5051, title only.

Discussion:

City Administrator Eric Sterman noted this was a code cleanup, the police department currently uses Missouri State LAGERS. This portion of the code is antiquated language that references a non-existent pension plan.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5051, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5051, title only.



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A roll call vote was taken for passage and approval of Bill 5051 with the following results:

Aye: Aldermen Judd, Finley, Gray, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

Bill No. 5051 was approved and became Ordinance No. 26-08.

CONSENT ITEMS

Parks & Recreation – Mowing Contract

Staff recommends the Board renew the contract with IDEAL Landscape for the 2026 season for an amount not to exceed \$94,121.16

Discussion:

Alderman Tequila Gray asked how the City decided to stay with this company.

Parks & Recreation Director Chris Conway noted in the RFP for 2025 it gave the City the option to renew the contract if there was less than a three percent increase. IDEAL gave the City 2026's price at no increase from 2025.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Mark Stallmann congratulated Chief John Bergfeld and the officers of the police department for helping get the City named as one of the top 10 safest cities in Missouri.

He reminded the Board of the MML Legislative Conference in Jefferson City next week.

He noted he forwarded the Board of Aldermen the email he sent to Senator Gregory regarding Senate Bill 1239 which would get rid of sales tax on groceries in Missouri. He noted it would cost the City \$2.4 million every year in lost revenue, which could potentially result in a reduction in services, personnel, parks and Public Works projects. He noted there is a hearing on Wednesday regarding the bill and encouraged everyone to send their concerns to Senator Gregory. He also noted the City is able to have a 0 percent property tax rate because of the businesses in Ballwin and that may need to be looked at.

Mayor Stallmann also brought up a Citizen of the Year and Business of the Year program and asked if anyone on the Board would like to work with staff to develop it. Aldermen Tequila Gray and Jim Lehmkuhl noted they would.



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CITY ADMINISTRATOR’S REPORT

City Administrator Eric Sterman gave an update on the Public Works and Parks Facility and noted construction is running behind and was previously slated for substantial completion February 9th. He noted there are financial penalties for every day they’re late.

He also noted for the record there was a purchase of \$28,661 for MBI Contracting for furniture for the building. \$30,000 was budgeted.

He also noted the project is slated to be well under budget.

City Administrator Sterman noted the cities of Creve Coeur and Town & Country reached out about whether the City was interested in hiring a lobbyist for the grocery sales tax bill. He noted two years ago the City hired one with several other cities for \$5,000.

Alderman Tequila Gray noted she is interested, with Mayor Stallmann agreeing.

Alderman Janet Judd made a motion to approve the City hiring a lobbyist against the grocery sales tax bill.

Alderman Jim Lehmkuhl seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

City Administrator Sterman noted he would keep the Board posted as to how many cities join.

City Administrator Sterman also noted that with the World Cup coming to the U.S., specifically Kansas City, the Missouri legislature passed a law that during the dates of the World Cup, bars and restaurants are allowed to stay open 24/7. He noted cities can opt out, but legislation would need to be passed, which many cities are doing.

Police Chief John Bergfeld noted there’s already talk that St. Louis will be hosting several teams and it would be a good idea to pass this legislation.

Alderman Tequila Gray made a motion to approve staff to write legislation to opt out. Alderman Jim Lehmkuhl seconded the motion. A voice vote was taken and the motion passed.

CITY ATTORNEY’S REPORT

City Attorney Kyle Cronin noted the dates of the World Cup are June 11 through July 19.

STAFF REPORTS

Police Department – MODOT Grant Application

Staff recommends the Board approve applying for MODOT grants for the Police Department.

Discussion:

Chief John Bergfeld noted every year the City applies for traffic enforcement grants for overtime for officers under four categories: hazardous movement, youth alcohol, seat belt enforcement and DWI. The City is applying for funds again this year for all categories.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

ALDERMANIC COMMENTS

Alderman Mark Weaver asked if there would be a dedication or an open house for the new Public Works facility.

City Administrator Eric Sterman noted it was up to the Board and that summer might be the best time after landscaping is done.

Alderman Frank Fleming asked if all of the equipment has been moved back to Public Works.

City Administrator Sterman noted the owner of the former government center site has not asked the City to move, but they will most likely be off that property within 30 days.

Alderman David Siegel noted with the passing of the MSD resolution, he would like to call a Public Works Committee meeting on March 9th at 6 p.m. He asked Public Works Director Jim Link to go around the City and put a slideshow together on projects and estimated costs the City would like done. He also noted he wanted to hear from the public on what they want to see.

Alderman Siegel also noted a resident asked about a program Chesterfield has in place that plows the end of seniors driveways. He noted he wants to see what other municipalities do and whether that's an option for Ballwin to do.

Alderman Michael Finley asked whether Clarkson Valley submitted their grant proposal to East West Gateway Council in time. City Administrator Sterman noted the proposal was approved at the Clarkson Valley Board meeting last week and assumed it has been submitted.

Alderman Tequila Gray gave an update on the MODOT site survey on Manchester Road near Old Ballwin and New Ballwin roads. She noted the survey will be presented to MODOT on the 24th.

Alderman Gray also asked about a get to know the candidates or meet the candidates forum before the April election. She wondered if the City could provide a place for the forum. City Administrator Eric Sterman noted the City has historically not hosted or run a forum. He noted if there is a third party that is interested in hosting, the City could potentially provide a space.

Alderman Frank Fleming noted the League of Women Voters has hosted a candidate forum at the Ballwin Golf Course before.

City Administrator Sterman asked the Board if they were ok with using a City space for the forum.

Alderman Jim Lehmkuhl noted he was ok with it as long as a third party was hosting.

City Administrator Sterman noted he will give the Ballwin Golf Course a heads up about the potential.

Alderman Gray noted it would be optional for candidates to attend if a forum was held.

She also noted there were banners honoring Veterans in Ellisville, and wanted to know the possibility of doing something similar in Ballwin.



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City Administrator Sterman noted the challenge to a program like that is the cost, some cities have programs that businesses sponsor to help with the cost. He also noted the City would have to figure out who would be honored, how it would work and who would qualify.

Alderman Gray noted she will look into it.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 7:44 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK