



BOARD OF ALDERMEN Meeting Minutes

JANUARY 26, 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
Alderman Pamela Haug

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

Absent

Alderman Tequila Gray

The Pledge of Allegiance was recited.

MINUTES

The minutes from the January 12, 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 12, 2026 Board of Aldermen Closed Session 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.



BOARD OF ALDERMEN Meeting Minutes

JANUARY 26, 2026

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

CITIZEN COMMENTS

None

LEGISLATION

Bill 5049- AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF BALLWIN WITH THE CITY OF DES PERES RELATING TO THE PROVIDING OF POLICE DISPATCHING SERVICES FOR THE CITY OF DES PERES.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5049, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5049, title only.

Discussion:

Alderman Michael Finley noted this was an outstanding development and noted he'd hope to add more municipalities to this service.

City Administrator Eric Sterman noted there is a May 1st start date targeted, but Des Peres current dispatch agreement expires April 1st. He noted the City's annexations take effect in April so the City has asked for more time. Des Peres is working with Kirkwood on an extension so Des Peres start date may be a little sooner than May 1st.

Mayor Mark Stallmann noted this was a great development.

Alderman Janet Judd asked if dispatchers were considered first responders.

City Administrator Sterman noted in the eyes of different Missouri laws they are, but as far as payroll they are not.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5049, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5049, title only.

A roll call vote was taken for passage and approval of Bill 5049 with the following results:

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

Nay: None

Bill No. 5049 was approved and became Ordinance No. 26-06.



BOARD OF ALDERMEN Meeting Minutes

JANUARY 26, 2026

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

Bill 5050 - AN ORDINANCE AMENDING CHAPTER 16, ARTICLE III, SECTION 16-55, PERTAINING TO MUNICIPAL COURT REPORTING REQUIREMENTS.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5050, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5050, title only.

Discussion:

City Administrator Eric Sterman noted this was a quick code cleanup of a part of code that is outdated. Court Administrator Mikki Grieshaber is still providing the reports based on guidance from the State Supreme Court.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5050, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5050, title only.

A roll call vote was taken for passage and approval of Bill 5050 with the following results:

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

Nay: None

Bill No. 5050 was approved and became Ordinance No. 26-07.

CONSENT ITEMS

Parks & Recreation – Park Basketball Court Maintenance

Staff recommends awarding low bidder McConnell and Associates the contract for \$17,860 for New Ballwin Basketball Court painting and crack repair for \$10.50 per linear foot for Vlasis and Holloway Courts.

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.

Parks & Recreation – North Pointe Filter Media

Staff recommends approval of the contract with Landmark Aquatic for \$51,970.79 to purchase and install sand filter media for the lazy river (2), competition (2) and kiddie pool (1) filters at North Pointe Aquatic Center.

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.



BOARD OF ALDERMEN Meeting Minutes

JANUARY 26, 2026

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

MAYOR'S REPORT

Clarkson Road Sidewalk Project

Mayor Mark Stallmann noted everyone was here for the discussion earlier in the Public Health & Safety Committee Meeting.

Alderman Pam Haug asked about retaining walls on private residents' properties and whether they'd be responsible for the maintenance of those walls.

City Administrator Eric Sterman noted all the retaining walls will be built on MODOT or City right of way so homeowners would not be responsible for the costs.

Alderman Haug asked for an estimate for a cost of upkeep.

City Administrator Sterman noted there is not an estimate of cost of upkeep, but there is \$161,000 in the estimated budget for building of retaining walls.

Alderman Frank Fleming asked about the vote and whether this would need 5 votes like an ordinance would or if it would require a simple majority of those present.

City Administrator Sterman and City Attorney Kyle Cronin noted it would be a simple majority vote. He noted initially when he heard of the project he leaned towards no but the more the project was discussed he was in favor of writing a letter of support and noted he'd want to cap support at \$100,000. He noted sidewalks are referenced in the comprehensive plan but was having a hard time with trying to explain to residents that this project is not jumping ahead of other projects.

Mayor Mark Stallmann noted he was aware of the City of Clarkson Valley's interest in the project but did not have anything concrete to bring forward to the Board. He noted he has never had any residents ask for a sidewalk along Clarkson Road. He noted he does see a lot of people using the right of way and would like to cap the City's commitment but send a letter of support. He asked if this grant application would have any impact on a future bridge project the City would need to apply for grant funding for.

Public Works Director Jim Link noted it would not.

Alderman Michael Finley noted he was planning on supporting the measure, noting he is in favor of getting pedestrians a sidewalk to walk on considering how fast some cars go on that road. He noted it would service schools and families would benefit. He also noted he is in favor of cost sharing to help save some money and is in favor of capping Ballwin's share of the cost.

Alderman David Siegel noted sidewalks are crucially important, but no residents have come to the City and asked for this. He noted he gets complaints in his neighborhood about sidewalks and wants to invest in sidewalks that benefit the City as a whole. He noted \$100,000 can go a long way and he believes the City needs to look inwards and focus on neighborhoods within the City. He noted he will vote no on the sidewalk.

Alderman Janet Judd noted she did not realize this sidewalk was in Ballwin and she sees the gym and track team running along Clarkson frequently. She noted she is in favor of \$100,000 cap, and believes Ballwin should quarterback the project.



**BOARD OF ALDERMEN
Meeting Minutes**

JANUARY 26, 2026

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

Mayor Mark Stallmann noted the City is spending a record amount in 2026 on sidewalks.

Alderman Pam Haug noted she understands the concerns, but feels like the project is rushed and there is a lot of unknowns and the City may not be able to control the outcome.

Alderman Haug read a statement from Alderman Tequila Gray noting she is not in favor of the project and if she was able to vote she would vote no.

Alderman Mark Weaver asked if there was another avenue that the City had instead of a letter of recommendation.

City Attorney Kyle Cronin noted the letter of support could be crafted in a way not to obligate the City.

City Administrator Eric Sterman noted it would depend on how the City would choose to support, whether it's 50/50 or a cap on funds.

Alderman Fleming noted there are several things he wants: Capping the agreement at \$100,000, figuring out costs and who is paying for future maintenance, that the City does not support eminent domain.

City Administrator Sterman noted there are still many steps left in this project, this first step is just to offer a basic letter of support. He noted most of this project will be overseen by consultants and there are still many opportunities to address concerns the City has.

Alderman Frank Fleming made a motion to draft a letter of support for Clarkson Valley that limits Ballwin's contribution to \$100,000. Alderman Michael Finley seconded the motion. A roll call vote was held with the following results:

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

Nay: Aldermen Haug, Siegel

The motion passed 5-2.

Mayor Mark Stallmann thanked Public Works Director Jim Link and crew for the outstanding job done on the streets of Ballwin during the recent snowstorm cleanup. He asked about the power outage at the Pointe and whether there was a solution.

Parks & Recreation Director Chris Conway noted there was a power outage two weeks ago and Ameren noted it was not on their end. An electrician was called and the issue was believed to be with the solar panel system. The power went out again this past weekend and an electrician believed there was another issue with the water furnace. Further investigation will be done to determine what the issue is and what a permanent solution would be.

Alderman Frank Fleming asked if the water temperature issue in the pool was affected.

Parks & Recreation Director Conway noted the system was sitting at 75 degrees right now. He noted leak detection will be done to determine where the pool is losing water from since it is believed that fresh water refilling the pool is what is causing the cold water issue.



BOARD OF ALDERMEN Meeting Minutes

JANUARY 26, 2026

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

Mayor Stallmann invited the Board to the MML Legislative Conference in Jefferson City on February 17th and 18th. He noted there are several issues that could affect the City's budget including income tax, elimination of sales tax, addition of taxes on services, etc.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Sterman thanked staff for the response to the snowstorm.

He noted there has been an emergency purchase that needs to be recorded in the minutes under the City's purchasing policy. He noted two of the City's automated leaf vacuums were damaged by debris left in leaf piles. They needed to be sent off to be fixed. The City paid a \$17,256 bill to Woody's for fixing under the emergency purchasing policy.

He also noted that Chapter 20 Article 4 of the City's code references the former police pension plan that has since been replaced by LAGERS. He noted the section most likely needs to be removed or updated and asked permission to draft code cleanup.

Alderman Michael Finley made a motion for staff to draft cleanup legislation, with Alderman Janet Judd seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

City Administrator Sterman noted the Des Peres Board of Aldermen is also voting tonight on the dispatching contract.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – Aldermanic Wards – New Annexations

Staff recommends the Board make a motion to include Arbor Trails (along with Oak Brook Elementary) and Arbor Crest in Ward 1

Discussion:

City Administrator Eric Sterman noted the City's newest annexations are set to be in effect on April 1st. They will be assigned to Ward 1, as they are contiguous to Ward 1. They are also within the acceptable amounts by state statutes and guidelines.

The St. Louis County Board of Elections noted the annexed citizens will be able to vote in the April 7th election.

Alderman Michael Finley asked about a different neighborhood nearby and whether they are interested in annexing to the City.

City Administrator Sterman noted the City has met with a number of neighborhoods that are interested. Shadow Oaks is currently the only neighborhood that is circulating a petition.



BOARD OF ALDERMEN Meeting Minutes

JANUARY 26, 2026

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

Mayor Mark Stallmann noted he is meeting on Friday with the Arbor Oaks subdivision.

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

ALDERMANIC COMMENTS

Alderman Michael Finley noted one of the times he visited Holloway Park pickleball courts someone suggested to him that the City had a 5 year plan for the parks. He noted one area they were concerned with was a gate at the courts.

Parks & Recreation Director Chris Conway noted the gate is done that way for ADA compliance. He also noted Holloway courts are not on a 5 year plan but the City is budgeting crack repair to be done regularly at Holloway and Vlasis park courts.

Alderman Frank Fleming thanked Clarkson Valley for their attendance at the meeting.

Alderman Pam Haug asked about the recent incidents at Westridge Elementary School.

Ballwin Police Captain Curt Saitta noted because of the age of the offenders and the fact the incidents happened on school property, the Ballwin Police Department is limited in what they can do. He noted the schools have addressed the incidents and there is the potential for charges to be filed once the investigation is complete. He noted Officer Shannon Jones is the SRO at Ballwin elementary schools and Selvidge Middle School is the only school with a full time elementary school.

Mayor Mark Stallmann noted he appreciates all the hard work the Ballwin Police Department has done to keep the City safe.

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 8:05 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK