



BOARD OF ALDERMEN
Meeting Minutes

SEPTEMBER 8, 2025

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 Tequila Gray via teleconference at 7:05 p.m.
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Kyle Cronin

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the August 11, 2025 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 August 11, 2025 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.

The minutes from the August 11, 2025 Board of Aldermen Public Works Committee meeting were submitted for approval. A motion to hold over the minutes to the next meeting was made Alderman Michael Finley and



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seconded by Alderman Frank Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the August 19, 2025 Board of Aldermen Special 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 August 19, 2025 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.

CITIZEN COMMENTS

Jonathan Harvey, of 214 Highview Drive, spoke about the Infrastructure Fund and noted he believes the work on Vlasik Park is lopsided and there is not sufficient parking for the park.

John Higdon, of 324 Woodmar Ct., spoke to the Board about Respect MO Voters, an effort to strengthen the citizen initiative petition process in Missouri.

LEGISLATION

Bill 5029- AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN, MISSOURI, TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT SUPPLEMENTAL COOPERATION AGREEMENT FOR 2025; AND SUPPLEMENTAL AGREEMENTS THERETO WITH ST. LOUIS COUNTY WITH REGARD TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5029, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5029, title only.

Discussion:

City Administrator Eric Sterman noted the bill is something the City does every year or two to continue the Home Improvement Program with CDBG funds. He noted there is up to \$7,500 per home for home improvements, up to \$40,000 total for the City.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5029, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5029, title only.



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A roll call vote was taken for passage and approval of Bill 5029 with the following results:

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

Nay: None

Bill No. 5029 was approved and became Ordinance No. 25-19.

Bill 5030 - AN ORDINANCE RE-AUTHORIZING A RESTRICTED FUND ACCOUNT FOR CAPITAL/MAJOR INFRASTRUCTURE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5030, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Frank Fleming read Bill 5030, title only.

Discussion:

Mayor Mark Stallmann noted this was the fund the City has used to build the Government Center, the PD, Public Works and other facilities throughout the City.

City Administrator Eric Serman noted this fund can potentially be used for city parks as well.

Alderman Michael Finley asked what else this fund can be used on and if it could be used to fund big repairs to the Pointe and North Pointe.

City Administrator Serman noted it can be used to improve current buildings and make repairs, build and repair sidewalks and can be used for monument signs as well.

Alderman Finley noted he wanted the City to use the funds for digital display monuments at the Golf Course, the Pointe, Ferris or New Ballwin Park, and the back entrance to Vlasik Park.

City Administrator Serman noted that they have asked the vendor for the replacement sign at the corner of Manchester and Seven Trails Drive for an estimated cost for signs at the Golf Course & the Pointe.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5030, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5030, title only.

A roll call vote was taken for passage and approval of Bill 5030 with the following results:

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

Nay: None

Bill No. 5030 was approved and became Ordinance No. 25-20.



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MAYOR'S REPORT

Mayor Mark Stallmann thanked Chief Bergfeld & the police department, Parks & Recreation staff, Public Works Director Jim Link & staff, and everyone else for their work on Ballwin Days and noted there was a great crowd.

He also noted there is a Halloween Hullabaloo on October 24th at the Pointe and Alderman Jim Lehmkuhl will participate as a contestant in the chili cookoff.

Mayor Stallmann noted there is a Town Hall on September 17th at 6 p.m. at the Ballwin Golf Course. He noted there will be presentations from department heads and a chance to ask questions.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted there will be a Parks & Recreation Citizen Advisory Committee meeting on September 15th at 6 p.m. He also noted there will be budget workshops at 6 p.m. before the Board of Aldermen Meetings on September 22nd and October 13th.

City Administrator Serman noted there will also be a St. Louis County Boundary Commission meeting on October 28th regarding the Arbor Crest & Arbor Trails subdivision along with Oak Brook Elementary.

Alderman Mark Weaver asked about the ward boundaries and if they'd need to change. City Administrator Serman noted they might, but an analysis would need to be done to determine if they're within range.

CITY ATTORNEY'S REPORT

City Attorney Kyle Cronin noted there have been some law changes in the state that went into effect on August 28th. He asked the Board of Aldermen to make some code changes to bring the City's ordinances in line with state code. He noted there are some changes to Sunshine Law regarding records related to minors. He also noted there are changes to offenses regarding interference with a first responder, noting that there is an expanded list of who qualifies as a first responder. Alderman Michael Finley made a motion to have the City Attorney draft legislation that brings the City in line with state code. Alderman Pam Haug seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

ALDERMANIC COMMENTS

Alderman Michael Finley noted that fall is here and leaves are already falling and asked if there was an update on leaf collection. Public Works Director Jim Link noted October 27th is the targeted start date for leaf pickup. Eight crews will run the entire city with an automated truck in each ward. City Administrator Serman noted there are bids out for crews and temporary workers.

Alderman David Siegel asked City staff to keep in mind the little things that can make a big difference, like painting the railings at the Pointe, etc. He wanted to see what options there are for painting the tile around the



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elevator shaft & steps at the Pointe, wants Public Works to be aggressive with streets & sidewalk repairs and asked the PD to look into expanding the drone program, potentially adding in an infrared drone.

Alderman Tequila Gray spoke about a meeting she had with MODOT, Chief John Bergfeld and Public Works Director Jim Link about the Manchester corridor. She wanted to have MODOT present information at the November 10th Public Health & Safety Committee meeting. City Administrator Sterman noted MODOT is currently studying the corridor and has cameras attached to stop signs & street signs to generate recommendations.

Mayor Mark Stallmann noted he wanted staff to look into the parking lot lights at Gordon Plaza because the parking lot was dark on the other side of Andy's Frozen Custard.

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 7:38 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK