



**BOARD OF ALDERMEN
Meeting Minutes**

MARCH 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 7:11 p.m.

ROLL CALL

Present

Absent

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

A moment of silence was held for the soldiers who died in Iran.

Mayor Mark Stallmann also recognized Cub Scout pack 310 who was in the audience.

CITIZEN COMMENTS

Lori Stringer of 347 Oakleigh Woods Drive spoke to the Board about the stormwater issues facing the City.

MINUTES

The minutes from the February 23, 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.



CONSENT ITEMS

Administration – 256 Steamboat Lane SUE Extension

Staff recommends approval of the requested four (4) month extension. Should substantial progress not be made within that timeframe, an additional extension request will be required.

Discussion:

Alderman Frank Fleming noted there was urgency when the Board originally received this SUE and wondered why they needed an extension.

Petitioner Andrew Holloway noted the holdup was getting approval from MSD.

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.

Administration – 15069 Manchester Road SUE Transfer

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 22-23.

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.

Public Works – Concrete Ready Mix Bid Award

Staff recommends awarding this contract at the Unit bid price for the two types of concrete, including the alternate bids, to Valley Material Company. The concrete budget is \$65,000, but we only plan to use around \$10,000 as a backup to our own production.

Discussion:

Alderman David Siegel asked about switching over to using St. Louis County’s mix on concrete.

Public Works Director Jim Link noted the City uses standard limestone mix on sidewalks, and noted there would be one brown slab mixed with other white slabs in the repairs, which could upset residents.

Alderman Siegel noted he wants the City to start using what the County uses to save money and not compromise quality.

Alderman Frank Fleming noted he believed the City would get pushback if the City starts putting in things that don’t match.

City Administrator Eric Sterman noted on tonight’s agenda it was primarily sidewalk repairs.

Alderman Sigel noted he believed it was not going to be a significant enough color change and wanted the City to start stretching their dollar.



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Alderman Michael Finley asked if the vote could be held off so the Board could see photos of the color difference.

City Administrator Sterman noted there is a bigger bid coming in the next month or two for concrete and changes could be made then.

Public Works Director Link noted this is only if the City is not making concrete mix on our own.

Alderman Fleming noted he didn't think \$5,000 in savings was significant enough to make changes. He noted he was hesitant to change this on the fly and to tell Director Link to do something different. He noted he wanted to see something prepared in advance for these potential changes.

Alderman Siegel noted again he would like the City to move entirely to using the county mix as it's more cost effective.

Alderman Fleming noted he wanted to see pictures of the color differences before he would vote for a change.

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 affirmative result and the motion passed.

Public Works – Crushed Rock and Stone Bid Award

Staff recommends awarding this unit price contract to Central Stone including all the alternate bids.

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 noted it is Women's History month, and noted the City's Police Department recently made a post honoring all of the female police officers. He also noted that Alderman Janet Judd was the first female police officer hired in the City of Clayton.

Mayor Stallmann noted the Board had approved a restaurant transfer tonight for a new restaurant, a Mediterranean barbecue restaurant.

He also noted there is a Shamrock Scramble golf event at the Golf Course this weekend and noted the City's Easter Egg hunt will be held on March 28th.

CITY ADMINISTRATOR'S REPORT

None.

CITY ATTORNEY'S REPORT

None.



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STAFF REPORTS

Public Works – Hot Mix Asphalt Bid Award

Staff recommends awarding the unit price contract to both bidders, New Frontier and Simpson Materials, and to accept alternate bid #1 and #2.

Discussion:

Public Works Director Jim Link noted there were two main bidders for hot mix asphalt to do the seams and the joints for temporary repairs. He is asking the Board to take advantage of both companies and go back and forth between the two to be able to utilize both.

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

Public Works – Portland Cement Bid Award

Staff recommends awarding this contract at the unit bid price to the low bidder, Quikrete Cement.

Discussion:

Public Works Director Jim Link noted he has received bids from three other bidders in years prior, but Quikrete was the only bidder this month. He noted this is used to fill sidewalks.

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

Public Works – Ready Mix Sand Bid Award

Staff recommends awarding this contract at the unit bid price to both bidders Central Stone Company and New Frontier.

Discussion:

Public Works Director Jim Link noted one company submitted a bid that said no bid.

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

Public Works – Street Sweeping Bid Award

Staff recommends awarding the contract to the lowest bidder Katsam LLC at the Unit Bid Price.

Discussion:



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Public Works Director Jim Link noted the City sweeps a minimum of four times a year in order to receive the MS4 permit from MSD. This is a different bidder than we have used in the past several years and he noted Lake St. Louis has used them in the past and he asked for a letter of recommendation from them.

Alderman Michael Finley complimented Public Works Director Link on his thorough research.

Alderman Frank Fleming asked if the City could add in another round of sweeping. Public Works Director Link noted that is included in the bid pricing.

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

Public Works – Street Striping Bid Award

Staff recommends awarding the unit price contract to the low bidder, TraMar Contracting Inc. for \$27,767.78.

Discussion:

Public Works Director Jim Link noted the last several years the City has used a different bidder and was not happy with the results. He noted a separate bidder, TraMar Contracting is the lowest bidder this year.

A motion was made by Alderman David Siegel 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 David Siegel made a motion from the Public Works Committee to direct staff to start researching an RFQ for a stormwater consultant.

Alderman Michael Finley noted he would like to determine a cost first.

City Administrator Eric Sterman noted this project can only be bid on qualification based on state law. He noted if the Board wanted the City to get a ballpark figure of how much it would cost, it could be obtained, but he noted if the Board wanted the City to bid RFQ, the scope would need to be determined beforehand.

Mayor Mark Stallmann asked if the City went to RFQ, would the City be obligated to go forward with the bid.

City Administrator Sterman noted we would not. He also noted he fully expects the consultant to cost six figures, there would need to be public input and it would be a significant undertaking for the City.

Alderman Michael Finley noted he would prefer to let staff research a consultant with general guidelines and come to the Board with a ballpark figure.

Alderman Frank Fleming agreed and noted he believed the City was not ready to go out to RFQ.

City Administrator Sterman noted some of this is very new for cities, as they typically do not do stormwater. He noted he could gather info on what firms do this and could have a draft scope of what the consultant would do



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before coming to the Board. He noted this would take a significant amount of time to put together. He also noted he would reach out to MSD to see if they have any insight.

Alderman Michael Finley noted he was skeptical of anything with MSD, noting the flooding going on in his neighborhood by his house. He showed pictures from his neighbor’s yard at 2 Lindy Court and noted they have been trying to get MSD to fix the issues for years. He noted this project is currently on MSD’s list of identified projects. He asked what the City could do on behalf of residents against MSD.

City Attorney Kyle Cronin noted there was not much the City could do as the City would not have standing, it’s often up to the homeowner to seek redress with MSD.

Alderman Finley noted the \$300,000 the City will receive from MSD annually will not go far and noted he believed the best use of funds was to use the money for public projects.

Alderman Janet Judd asked if MSD was protected as an entity.

City Attorney Cronin noted MSD is a public utility, created and maintained by the state and they have a lot of protections.

Mayor Mark Stallmann noted all the City can do is advocate on behalf of citizens.

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 8:10 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK