



BOARD OF ALDERMEN
Meeting Minutes

DECEMBER 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 (arrived 7:03 p.m.)
Alderman Tequila Gray
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 November 10, 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.

CITIZEN COMMENTS

Alec Bachman of 257 Pine Tree Lane spoke to the Board as a member of Troop 631. He requested approval to hold his Eagle Scout ceremony in the Board room at the Ballwin Government Center. The Board unanimously approved.



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Whitney Vendt of 472 Wildwood Parkway spoke to the Board to thank them for including the sidewalk along Wildwood Parkway in the 2026 budget. She noted it would help keep residents and children safe, offer more accessibility and allow for a more connected community.

Lisa Laudel of 434 Coronado Drive spoke to the Board of Aldermen in support of the benches placed at the corner of Algonquin and Claymont. She noted the Colemans had placed the benches in their yard to allow a place for kids to sit while waiting for the bus. She asked the City to allow the benches to remain.

Brent Coleman of 400 Claymont Drive spoke to the Board regarding the benches on his property. He noted they were placed there at the beginning of the school year and most of the neighborhood response has been positive. He noted someone complained about the benches and they were cited for placing furniture in the right of way. He asked the Board to update the code to allow the benches to stay.

City Administrator Eric Sterman noted the City received a complaint from a resident, Code Enforcement was sent out and the homeowner was cited for a violation of City code. Mayor Mark Stallmann directed City staff to look into the matter.

Michael McLellan of 405 Lexbridge Lane spoke to the Board about the bench, and his concern over the a perceived lack of clarity in Ballwin ordinances about landscaping and obstructions in the right of way.

Alderman Frank Fleming noted he and Alderman Mark Weaver believe something can be done to address the issue of the benches.

Mike Scott of 643 Kehrs Mill Road questioned the City regarding vehicles parked in the former Government Center lot. He also asked about expiration dates regarding former approvals for that property. He also asked about the MSD funding for flood projects.

Mayor Mark Stallmann noted there is no quid pro quo for the former Government Government Center lot and the property owner is allowing the City to park there. He noted the approvals of that project have expired a while ago and promised citizens they will be notified about any potential project there in plenty of time to offer comments.

City Administrator Eric Sterman noted the Public Works project will be completed by February and the vehicles will be removed. He also noted it was a handshake agreement to allow the City to park vehicles on the currently vacant lot.

Vicky Czapla of 108 Birchwood spoke to the Board of Aldermen about the 2025 Best of West contest in West News Magazine and noted the Ballwin Golf Course won the best public golf course, Tequila Gray was the first runner up for Best Elected Official, Mayor Mark Stallmann was the second runner up for best Community Leader, Ballwin Days was named the Best Event and Vlasik Park was named the first runner up for Best Playground.



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PRESENTATIONS

A proclamation and watch was presented to Parks & Recreation Assistant Director John Hoffman, who is retiring on December 31st after 46 years with the City. Alderman Frank Fleming made a motion to extend lifetime Golf and Recreation privileges to Hoffman. That motion was seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

PUBLIC HEARING

Mayor Mark Stallmann opened the public hearing at 7:34 p.m. for the proposed 2025 Budget and asked if anyone wished to speak in favor or opposition of the budget.

Whitney Vendt of 472 Wildwood Parkway asked which side of the street the sidewalk at Wildwood Parkway will be placed. Public Works Director Jim Link told her he believed it would be the north side. Mayor Stallmann closed the public hearing at 7:35.

LEGISLATION

Resolution- A RESOLUTION OF THE BALLWIN BOARD OF ALDERMEN ENDORSING SAINT LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS.

Discussion:

Mayor Mark Stallmann noted this grant is for more recycling events in 2026 held at North Pointe.

Parks & Recreation Director Chris Conway noted if awarded, there will be at least two paint recycling events held in 2026.

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.

Bill 5038- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JALAL MOTAN FOR AL MANAKEESH RESTAURANT FOR THE OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5038, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5038, title only.

Discussion:

Mayor Mark Stallmann noted this SUE was approved by the Planning & Zoning Commission unanimously.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5038, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5038, title only.

Mayor Stallmann read the SUE Conditions.

A roll call vote was taken for passage and approval of Bill 5038 with the following results:

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

Nay: None

Bill No. 5038 was approved and became Ordinance No. 25-28.

Bill 5039 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO HASEEB JANJARIA AND SHAIK RAIZWAN FOR HR DARBAR RESTAURANT FOR THE OPERATION OF A RESTAURANT.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5039, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5039, title only.

Discussion:

Mayor Mark Stallmann noted this was approved unanimously by the Planning & Zoning Commission.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5039, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5039, title only.

Mayor Stallmann read the SUE Conditions.

A roll call vote was taken for passage and approval of Bill 5039 with the following results:

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

Nay: None

Bill No. 5039 was approved and became Ordinance No. 25-29.



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Bill 5040 - AN ORDINANCE AMENDING APPENDIX A, ARTICLE XIV, SECTION 1, PERTAINING TO SPECIAL USE EXCEPTIONS FOR STORES IN THE C-1 DISTRICT WHICH SELL USED MERCHANDISE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5040, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5040, title only.

Discussion:

Mayor Mark Stallmann noted the code currently does not allow stores to sell used merchandise. This code change would allow it. Any businesses wanting to move into the City would still require an SUE to be approved by Planning & Zoning and the Board of Aldermen.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5040, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5040, title only.

A roll call vote was taken for passage and approval of Bill 5040 with the following results:

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

Nay: None

Bill No. 5040 was approved and became Ordinance No. 25-30.

Bill 5041 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 TO CITY OF BALLWIN R-2A FOR HENRY OAKS, BARCELONA, RAMSEY PLACE, MUIRVIEW, WOODSMILL PLATS 1-4, NEW CAMELOT PLATS 1-2, CLAYWOOD PLATS 1-3, AS WELL AS THE PROPERTIES LOCATED AT 700 HENRY AVE. (HENRY ELEMENTARY SCHOOL), 758 HENRY AVE., AND 906 BITTERFIELD DR.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5041, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5041, title only.

Discussion:

Alderman Michael Finley asked City Administrator Eric Sterman to clarify whether this is a cleanup of former annexations.



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City Administrator Sterman noted several of these have come up. This particular area was annexed in the 90's and the neighborhoods weren't assigned zoning in the City so it defaulted to St. Louis County's zoning. The City is zoning these neighborhoods as R-2A. Homeowners have been notified and a public hearing was held. Alderman Frank Fleming noted he has not received any opposition from constituents about this, just questions for clarification.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5041, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5041, title only.

A roll call vote was taken for passage and approval of Bill 5041 with the following results:

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

Nay: None

Bill No. 5041 was approved and became Ordinance No. 25-31.

Bill 5042 - AN ORDINANCE APPROVING AND ADOPTING AN OPERATIONS BUDGET OF ANTICIPATED CASH REVENUE AND CASH DISBURSEMENTS FOR THE GENERAL REVENUE FUND OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, PROVIDING FOR EXPENDITURES IN ACCORDANCE WITH SAID BUDGET AND MAKING APPROPRIATIONS THEREOF.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5042, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5042, title only.

Discussion:

Alderman Michael Finley noted he and Alderman Janet Judd appeared at homeowners association meetings and have not received comments on the budget from anyone. He thanked City staff for their work on the budget and noted everything looks great.

Mayor Stallmann noted the City is investing record amounts in parks, streets, and sidewalks. He thanked the Board of Aldermen for working on this all year and thanked City Finance Officer Denise Keller and her staff for their hard work.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5042, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5042, title only.



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A roll call vote was taken for passage and approval of Bill 5042 with the following results:

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

Nay: None

Bill No. 5042 was approved and became Ordinance No. 25-32.

Bill 5043 - AN ORDINANCE APPROVING AND ADOPTING A BUDGET OF ANTICIPATED CASH REVENUE AND CASH DISBURSEMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, PROVIDING FOR EXPENDITURES IN ACCORDANCE WITH SAID BUDGET AND MAKING APPROPRIATIONS THEREOF.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5043, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5043, title only.

Discussion:

Alderman Michael Finley renewed his remarks from Bill 5042, and noted nobody came and spoke in opposition during the Public Hearing on the 2026 budget.

Alderman Frank Fleming also noted all of this material is available online for the public to read.

Mayor Stallmann also noted a record of everything the City spends is also available on the website.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5043, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5043, title only.

A roll call vote was taken for passage and approval of Bill 5043 with the following results:

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

Nay: None

Bill No. 5043 was approved and became Ordinance No. 25-33.

CONSENT ITEMS

Administration – Liquor License for Maria Nails & Spa

Staff recommends Board approval for Maria Nails & Spa liquor license.



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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.

Administration – Liquor License for Ballwin VFW

Staff recommends Board approval for Ballwin VFW's liquor license.

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.

Administration – SUE Transfer 15581 Manchester Road

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 24-04.

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.

MAYOR'S REPORT

Mayor Mark Stallmann nominated Gary Mertz and Barb Velten each to another three year term on the Historical Commission, and nominated Barb Velten as Vice Chair. Alderman Frank Fleming made a motion to accept the nomination, with Alderman Michael Finley seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Mark Stallmann asked the Board if they would be in favor of creating a Citizen of the Year and Business of the Year program. He asked staff to put together the program and create criteria. Alderman Frank Fleming made a motion to create the program, with Alderman Janet Judd seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann noted the City is participating in the Mayors for Meals food donation program which starts on the 10th and runs through the 23rd.

Mayor Stallmann also requested to cancel the second Board meeting of December since it falls on the week of Christmas and the budget has been passed. Alderman Frank Fleming made a motion to cancel with Alderman Michael Finley seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Sterman noted candidate filing opens at 8 a.m. on Tuesday, December 9th and closes on the 30th at 5 p.m.



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He also noted the Boundary Commission meets December 16th to discuss potential annexations to Ballwin. He also noted Building Commissioner Seth Pecoraro has brought to his attention the fact that the City is still on the 2015 International Building Code, and there is an updated 2024 version of the code. The City has typically adopted new ones when St. Louis County does but the county has not made any indication they are adopting the new one. Not adopting the latest one could potentially impact the ISO and insurance ratings for residents. He is seeking permission to look at adopting the 2024 codes and draft some potential changes.

Alderman Fleming asked if the codes needed to go through the Planning & Zoning Commission before coming to the Board, and City Administrator Sterman noted he did not believe so.

Alderman Fleming also asked if the City should do this without the County doing the same.

City Administrator Sterman noted Ellisville and Town & Country are also looking into doing the same thing, and noted again that our ISO rating could also be impacted if we do not adopt the latest codes.

Alderman Fleming also noted the city made some variations from the 2015 code, and wondered if staff could look at making sure if the City changes things it wouldn't make it more expensive for homeowners and businesses to build in the City.

Alderman Fleming also noted he would be open to having additional help come in to look at the code changes if needed.

Mayor Stallmann noted he would want to work with other cities so homeowners know what to expect.

City Administrator Sterman noted staff will bring something back to the Board sometime after the first of the year to get the process going.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – Payroll Services

Staff recommends engaging with Paycom for payroll services, to commence in 2026.

Discussion:

City Finance Officer Denise Keller noted the City has been using ADP services for the past 20 months since April of 2024. Initially, when the software was selected, there was supposed to be a third party scheduling product that could be integrated with ADP to allow for time cards and schedules to be integrated into payroll. That has not happened, forcing managers to have to manually match schedules and timecards with payroll. The Police Department and Parks & Recreation departments have noted this creates problems for them and wastes several hours every pay period.

Alderman Fleming asked if there is a contract with Paycom or ADP that would lock us in from looking at another product. City Administrator Eric Sterman noted it is a month to month contract, and it was previously



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bid out so the bid can be considered sole source since it isn't the type of service that can easily be bid out. He also noted the City has essentially been in a bidding process for two to three years straight as staff has tested multiple products. Paycom was chosen as it is the best for what the City needs.

Alderman Tequila Gray asked if there were problems with Paycom, does the City have a backup or someone else to go to.

City Finance Officer Keller noted the City would have to start over the process of bids.

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

ALDERMANIC COMMENTS

Alderman Michael Finley thanked the Board for a great year and thanked staff for their hard work this year. He wished everyone a Happy Holidays.

Alderman Tequila Gray asked if the last leaf collection could be pushed back further than December 8th due to the snow.

Public Works Director Jim Link noted leaf pickup will take two weeks to complete. He expected the number of leaves collected so far to double by the end. He noted the City needs to switch the leaf vacs over to snow for snow removal when necessary. He believes crews can get everybody's leaves picked up with this round. He noted there's no schedule, but there is a spreadsheet online available updated every day with what streets have been picked up so far in the round.

Alderman Jim Lehmkuhl noted Mayor Stallmann has been installed as the 2026 President of the Missouri Chapter of the REALTORS Land Institute.

Alderman Michael Finley congratulated Alderman Frank Fleming on the birth of his grandchild.

Alderman Mark Weaver noted the Claymont subdivision has a Christmas light contest going on, so if anyone was looking for Christmas light displays to look at, they should check out the Claymont subdivision.

Alderman Fleming thanked City employees for their fantastic work. He noted 95 percent of the comments he receives from the public are positive. He thanked everyone for coming out and commenting tonight.

Mayor Stallmann also noted December 27th and 28th will be the City's 75th Birthday party at the Pointe with free admission and birthday treats. He noted there will be displays of Ballwin's history put up as well. He also thanked employees and staff for their work this year and wished everyone a Happy Holidays.



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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 8:31 p.m.

ATTEST: MARK R. STALLMANN, MAYOR

MEGAN FREEMAN, CITY CLERK