



**BOARD OF ALDERMEN**  
**Meeting Minutes**

MAY 12, 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 Mike Utt

Absent

Alderman Michael Finley

Alderman Pamela Haug  
Alderman Tequila Gray  
Alderman Frank Fleming  
Alderman Mark Weaver  
Alderman David Siegel  
Alderman Jim Lehmkuhl  
City Administrator Eric Stermann  
City Attorney Robert Jones

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the April 28, 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 Mark Weaver. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the April 14, 2025 Board of Aldermen Public Health & Safety meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the April 23, 2025 Board of Aldermen Public Health & Safety meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver. A voice vote was taken with unanimous affirmative result and the motion passed.



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**CITIZEN COMMENTS**

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None.

**LEGISLATION**

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**Bill 5020- AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR SG MF ROCKWOOD INVESTORS, LLC FOR A PARKING LOT ADDITION AT 121 STEAMBOAT LANE.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a first reading of Bill 5020, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5020, title only.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver for a second reading of Bill 5020, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5020, title only.

A roll call vote was taken for passage and approval of Bill 5020 with the following results:

Aye: Aldermen Utt, Gray, Haug, Fleming, Weaver, Siegel, Lehmkuhl

Nay: none

Bill No. 5020 was approved and became Ordinance No. 25-10.

**Bill 5021- AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “ARBOR TRAILS SUBDIVISION AND OAKBROOK ELEMENTARY SCHOOL”, AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a first reading of Bill 5021, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5021, title only.

*Discussion:*

Alderman Frank Fleming noted this was driven by a citizen petition. City Administrator Eric Sterman noted 75 percent of the neighborhood had signed and the signatures were verified by the St. Louis County Board of Elections. He noted the annexation still needs to be approved by the St. Louis County Boundary Commission.



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He also noted there is most likely a three to six month timeline for annexation if the Boundary Commission approves, with the best case scenario being annexation effective January 1st. He also noted the City will make sure each ward is balanced if the annexations occur.

Alderman David Siegel asked about road quality, and Public Works Director Jim Link noted their streets are in good condition.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a second reading of Bill 5021, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5021, title only.

A roll call vote was taken for passage and approval of Bill 5021 with the following results:

Aye: Aldermen Utt, Gray, Haug, Fleming, Weaver, Siegel, Lehmkuhl

Nay: none

Bill No. 5021 was approved and became Ordinance No. 25-11.

**Bill 5022- AN ORDINANCE IN THE CITY OF BALLWIN, MISSOURI, READOPTING CHAPTER 2, ARTICLE II, DIVISION 2 OF THE CODE OF ORDINANCES WHICH ESTABLISHED A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN MUNICIPAL OFFICIALS.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a first reading of Bill 5022, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5022, title only.

*Discussion:*

Alderman Frank Fleming noted this is something the City does every two years.

A motion was made by Alderman Jim Lehmkuhl and seconded by Alderman Frank Fleming for a second reading of Bill 5022, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Lehmkuhl read Bill 5022, title only.

A roll call vote was taken for passage and approval of Bill 5022 with the following results:

Aye: Aldermen Utt, Gray, Haug, Fleming, Weaver, Siegel, Lehmkuhl

Nay: none

Bill No. 5022 was approved and became Ordinance No. 25-12.



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**CONSENT ITEMS**

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**Administration – Medical Insurance Renewal**

*Staff recommends accepting the 9.0% medical insurance premium increase from SLAIT.*

*Discussion:*

Alderman Frank Fleming noted this was within budget for the current year.

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

**MAYOR'S REPORT**

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Mayor Mark Stallmann noted this year is the 75th anniversary of the City of Ballwin. He asked for any input from the Board regarding a celebration. Alderman Frank Fleming noted this is something the Parks & Recreation Citizen Advisory Committee could take on. Alderman Pam Haug noted it could be implemented at Ballwin Days and she will bring it up to the Parks & Recreation Citizen Advisory Committee. City Administrator Eric Sterman also noted the City was planning some things for social media. Mayor Stallmann made appointments to the Aldermanic Committees as follows:

**Finance and Administration**

Frank Fleming—Chair  
Mike Finley  
Tequila Gray  
Jim Lehmkuhl

**Public Health & Safety**

Mike Finley—Chair  
Pamela Haug  
David Siegel  
Mark Weaver

**Parks and Recreation**

Pamela Haug—Chair  
Mike Utt  
Mark Weaver  
Jim Lehmkuhl

**Public Works**

David Siegel—Chair  
Tequila Gray  
Mike Utt  
Frank Fleming

Mayor Stallmann nominated Alderman Pam Haug to the Parks & Recreation Citizen Advisory Committee. Alderman Frank Fleming made a motion to approve the nomination with Alderman Mike Utt seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann nominated Alderman David Siegel to the Planning & Zoning Commission. Alderman Mike Utt made a motion to approve the nomination and Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.



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Mayor Stallmann also noted there will be a Strategic Planning Meeting with the Board & staff on June 17th at the Ballwin Golf Course at 5:30 p.m.

Mayor Stallmann also invited everyone to the Memorial Day Ceremony at 11 a.m. on May 26th.

### CITY ADMINISTRATOR'S REPORT

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City Administrator Eric Sterman noted the City is moving forward with the construction contract for the Public Works & Parks Maintenance facilities. He also noted the City will be publicizing the construction and temporary fencing on social media and the City's website.

### CITY ATTORNEY'S REPORT

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None.

### ALDERMANIC COMMENTS

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Alderman Pam Haug noted she had some residents reach out about concerns over the seasonal mosquito fogging and the efficacy of it. Public Works Director Jim Link noted the City is starting fogging today and the program costs around \$30,000 to do, with the majority being personnel costs.

Alderman Haug noted there are some in the community who are concerned the fogging doesn't work and that the mosquitos aren't out when the fogging is done at night and there are concerns about native plants.

Alderman Frank Fleming noted these concerns have come up a number of times and most often it has been handled by the Public Health & Safety Committee and that committee should decide if it's worth bringing up again. He noted the biggest obstacle is public opinion and most people are for the fogging.

Mayor Mark Stallmann noted the city did not do fogging in 2011 and there were lots of calls asking about why the City wasn't doing the fogging.

Alderman Haug noted she will reach out to Alderman Michael Finley about perhaps putting it on a Public Health & Safety Committee meeting.

Public Works Director Jim Link noted there are about 47 or so residents that opt out of the fogging.

Alderman Frank Fleming spoke on the dispatch consolidation that was presented to the Public Health & Safety Committee and noted the committee entertained all comments and made a negative recommendation. He noted he does not feel like they need to take a vote at the Board level and wanted to make sure to release the presentations that were made to the public.



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**ADJOURNMENT**

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A motion was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 7:35 p.m.

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MARK R. STALLMANN, MAYOR

ATTEST:

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MEGAN FREEMAN, CITY CLERK