



**BOARD OF ALDERMEN  
Meeting Minutes**

JUNE 8, 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 Board President Frank Fleming at 7:00 p.m.

**ROLL CALL**

Present

- Alderman Michael Finley
- Alderman Janet Rodriguez Judd
- Alderman Lori A. Kelling
- Alderman Tequila Gray
- Alderman Frank Fleming
- Alderman Mark Weaver arrived at 7:08 p.m.
- Alderman David Siegel
- Alderman Jim Lehmkuhl
- City Administrator Eric Sterman
- City Attorney Kyle Cronin

Absent

Mayor Mark R. Stallmann

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the May 11, 2026 Board of Aldermen meeting were submitted for approval. A motion to approve as submitted was made by Alderman Michael Finley and seconded by Alderman David Siegel. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the May 11, 2026 Board of Aldermen Finance & Administration Committee meeting were submitted for approval. A motion to approve as submitted was made by Alderman Michael Finley and seconded by Alderman David Siegel. A voice vote was taken with unanimous affirmative result and the motion passed.



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**CITIZEN COMMENTS**

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Stephen Rekas, 549 Rolling Glen Lane, spoke to the Board of Aldermen about his neighbor’s garage. He is opposed to the garage because he believes it will cause water issues, property value issues and be unsightly and believes the City should not issue a building permit for it. Board President Frank Fleming noted Mr. Rekas’ concerns, but also noted that his neighbor has the right to build the garage if it abides by City Code. Building Commissioner Seth Pecoraro noted the permit is not issued yet because one issue has to be resolved by the property owner.

Rachel Baker, 901 Bitterfield Drive, spoke to the Board about safety concerns in the Claywood neighborhood. The neighborhood had previously requested a stop sign, and the Ballwin Police Department was sent out to do a traffic study. She noted the results of the study were that the average speed was 28 mph, 3 mph over the posted 25 mph. She also noted the study showed there was no need for a stop sign there. She asked for a path forward, and asked the City to acknowledge there’s a safety problem. Board President Fleming noted the traffic study done by police does not warrant stop signs, and acknowledged the neighborhood believes there’s a concern for safety. He also presented 10 options to the neighborhood, including:

- a stop sign, which would require a petition
- a double fine zone
- subdivision signs like Children at Play
- City signs about cross traffic
- temporary structures which are not permitted
- permanent structures like traffic calming measures which would be costly
- more enforcement and tickets
- grating the road for more awareness
- speed bumps or speed humps, which can cause issues with emergency vehicles
- telling neighbors to play in their backyards instead of front yards

Board President Fleming noted he will send up these options to her and the neighborhood. He noted the more support from the neighbors, the better.

**LEGISLATION**

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**Bill 5057 - AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.**



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A motion was made by Alderman Michael Finley and seconded by Alderman David Siegel for a first reading of Bill 5057, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5057, title only.

*Discussion:*

Board President Frank Fleming noted there is a required 90 day waiting period between when this bill can be introduced and enacted for public comments. He noted he wants to see this bill under “Old Business” on all agendas between now and when Bill 5057 can be voted on.

City Administrator Eric Serman noted this bill came about because of an ISO analysis, which noted the City’s Building Code effectiveness rating could potentially impact insurance ratings in the area unless it’s updated. He noted the City has made some changes to the recommended codes, as we have previously done in the past.

Alderman Michael Finley asked about how this would impact any permits that are under review. City Administrator Serman noted any permits the City receives between now and Bill 5057’s enactment will follow the 2015 IBC the City currently follows. Any permits filed after Bill 5057 is voted on and approved would follow the new regulations.

Bill 5057 was held for a second reading and final passage after it has been on file with the City Clerk’s office for 90 days for the public to review, according to RSMo. 67.280.

**CONSENT ITEMS**

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**Administration – Destruction of Records**

*Staff requests the Board’s approval to destroy these records which have been kept per the Missouri Secretary of State - State Archives - Local Records Retention Schedule (August 2021).*

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

**Administration – Liquor License Renewals**

*Staff recommends Board approval for liquor licenses requested by Ballwin businesses and restaurants listed on the attachment.*

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

**Administration – Medical Insurance Renewal**

*Staff recommends accepting the 6.0% medical insurance premium increase from SLAIT.*



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A motion was made by Alderman Michael Finley and seconded by Alderman Lori Kelling 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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None.

**CITY ADMINISTRATOR'S REPORT**

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City Administrator Eric Sterman updated the Board on the two new electronic monument signs. The one at the Golf Course is up and running, but the software needs to be updated for the City to be able to connect to the sign. The one at The Pointe needs an additional power source before it is up and running.

City Administrator Sterman noted City Staff have begun working with CivicPlus on the new website and are currently going through the design process. He noted there may be additional expenses staff would need to bring back before the Board, depending on the design elements chosen.

He also noted the City is expecting an annexation petition from the Arbors at Bridle Path neighborhood soon to begin the annexation process. He noted he will keep the Board updated on where that stands.

City Administrator Sterman also noted staff has made changes to the facility usage policy for staff/elected officials/appointed officials. It would make facility usage free for families of staff, adds lifetime privileges for staff that have been with the City for 15 years, and changes some pricing. It will be brought before the Board at the next meeting.

**CITY ATTORNEY'S REPORT**

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None.

**STAFF REPORTS**

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**Parks & Recreation – Pointe Furniture Bid Award**

*Staff recommends the Board approve Ci Select's proposal for a total cost of \$44,202,81.*

Parks & Recreation Director Chris Conway noted there were four bids, but three of them had to be disqualified because they did not meet the bid specifications. He noted the bid that was chosen is under budget. He also noted the colors in the packet are the colors the City is seeking to purchase.

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



**Public Works – Asphalt Bid Award**

*Staff recommends awarding this contract at the unit bid price to the low bidder, Ford Asphalt, not to exceed \$900,000.00.*

Public Works Director Jim Link noted the City has previously done asphalt overlays in house before, but the department is short staffed and focused on fulfilling work orders so they are looking at contracting it out. He noted the City has used Ford Asphalt before on different projects and has never had an issue with them. He also noted the City of Winchester asked to add a street onto the City’s bid for asphalt overlay that they will pay for. Alderman Mark Weaver asked when the work would be done. Public Works Director Link noted this year. Alderman David Siegel asked if the City was going to overlay all of Seven Trails Drive. Public Works Director Link noted they will be doing the work from before the first street in the Seven Trails apartment complex to just before Manchester Road. Alderman Siegel also asked about Oak Run Lane and whether the curb will be milled out. Public Works Director Link noted it will be a two inch overlay and the City will come back and do curbs at a later time. Alderman Siegel asked if Claymont Drive will be done in one pass, Public Works Director Link noted there are talks about shutting it down and doing it all in one pass. Alderman Siegel noted there is more in the street budget this year because the City wants to do the entirety of Claymont Drive. Alderman Michael Finley asked if the rutting along Seven Trails Drive will be resolved. Public Works Director Link noted about 40% of that will be fixed. City Administrator Sterman noted MODOT has a project slated for 2029 to address it. Alderman Finley also noted he was happy Winchester was able to join the City’s 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.

**Police – E-bike Ordinance Request**

*Staff recommends the Board of Aldermen authorize the City Attorney to draft legislation updating the Ballwin Ordinances governing electric bikes and motorcycles.*

Police PIO Shannon Jones noted the police department does have a problem with e-bikes, motorbikes and electric scooters in the City, noting there have been five accidents so far in 2026. She noted the City’s current ordinance is too broad, and she looked at other nearby cities ordinances in order to be on the same page. City Administrator Eric Sterman noted every city is at different stages of creating and passing legislation regarding these motorized vehicles, but noted just about every city is looking at cracking down on them. He noted this came about after the Board asked City staff to put out a social media post regarding these motorized vehicles, and communications staff noted current City ordinances are not clear enough to create a post at this time. He noted the Chief’s memo has suggestions about what to do about streets and sidewalk usage, park trails, etc. He noted there are complaints coming in from citizens and City staff is ready to draft an ordinance. Alderman Mark Weaver asked how the police department can determine the classification of each vehicle.



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Police Captain Curt Saitta noted there is some confusion from the public about what vehicle falls into each classification, but noted police would have to pull over the vehicle to determine what type it was. PIO Jones noted a lot of times it's young kids who don't know traffic laws. Board President Frank Fleming asked if in the ordinance police could have discretion for whether or not to confiscate the vehicles and discretion on whether or not to cite parents.

Alderman Jim Lehmkuhl noted this was discussed at the Parks & Recreation Citizen Advisory Committee, and noted there will have to be a lot of education for parents. Board President Fleming wanted to make sure the City worked with other cities to determine language on this ordinance. Alderman David Siegel noted he did not want to discourage kids from being outside and wanted to make sure the police department has a positive interaction with the public and teach the parents what is and isn't allowed.

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

**ALDERMANIC COMMENTS**

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Alderman Michael Finley asked whether the Board had decided on creating a policy regarding remote appearances during the Board meeting. Board President Frank Fleming noted they did not.

Alderman Finley noted he wanted to see the City put up flags and decorations for the Memorial Day/4th of July/Veterans Day holidays and for the 250th USA birthday, or potentially order some banners. City Administrator Eric Sterman noted there is a several week lead time for ordering banners so they would not be ready by the 4th of July. The cost of those banners also varies based on where they are located, running from \$100-\$200 per banner. Alderman Janet Judd noted in most places, those flags are put up by volunteers, not City staff. Alderman Lori Kelling asked if flags can be put up on Manchester Road since it's a state owned highway. City Administrator Eric Sterman noted the City would need to get permission from the state to put them up so he can't authorize it, but decorations could be put up in Vlasik Park, at the monument sign, at The Pointe, North Pointe and the Golf Course. He noted the City can talk to the Ballwin Historical Commission to see if they want to volunteer. Alderman Michael Finley noted he didn't want the City to use volunteers, he believes the work can be done by City staff. Board President Frank Fleming noted it could make it more expensive. Alderman Judd noted it may be too labor intensive to put flags up in the medians. Board President Fleming asked City Administrator Sterman to put flags up to his level of authority. Alderman Kelling suggested the City put out an email to businesses to celebrate with the City and offer flags for businesses that want them. City Administrator Sterman noted that could be an option to donate the flags to businesses if they put them up. Alderman Jim Lehmkuhl commended Parks staff and the Ballwin Historical Commission for the Memorial Day program. City Administrator Sterman noted the Historical Commission is in need of members, and the City could put out a call for members.



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**ADJOURNMENT**

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A motion was made by Alderman Michael Finley and seconded by Alderman David Siegel to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:20 p.m.

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MARK R. STALLMANN, MAYOR

ATTEST:

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MEGAN FREEMAN, CITY CLERK