



BOARD OF ALDERMEN
Meeting Minutes

SEPTEMBER 22, 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 7:16 p.m.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Pamela Haug
Alderman Tequila Gray via videoconference
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 September 8, 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 Public Works Committee 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.



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CITIZEN COMMENTS

None.

LEGISLATION

Bill 5031 - AN ORDINANCE AMENDING SECTION 2-294 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN REGARDING PUBLIC RECORDS AND VOTES.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5031, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5031, title only.

Discussion:

Mayor Mark Stallmann noted this bill was the recommendation of the City Attorney due to state law changes. City Attorney Kyle Cronin noted this brings the City's sunshine law into alignment with changes to state code.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5031, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5031, title only.

A roll call vote was taken for passage and approval of Bill 5031 with the following results:

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

Nay: None

Bill No. 5031 was approved and became Ordinance No. 25-21.

Bill 5032 - AN ORDINANCE ADOPTING A NEW SECTION 17-26 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN TO CREATE THE OFFENSE OF INTERFERENCE WITH A FIRST RESPONDER.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5032, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5032, title only.

Discussion:

Mayor Mark Stallmann noted this was also an ordinance recommendation from the City Attorney. City Attorney Kyle Cronin noted the City has a current law in place but this expands that law to match changes made to state code.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5032, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5032, title only.

A roll call vote was taken for passage and approval of Bill 5032 with the following results:

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

Nay: None

Bill No. 5032 was approved and became Ordinance No. 25-22.

CONSENT ITEMS

Public Works – Temporary Labor for Leaf Collection

Staff recommends awarding the contract for temporary laborers for a six week period to Westside Personnel.

Discussion:

Alderman David Siegel asked whether the Public Works Department had considered moving the leaf collection up due to leaves already falling.

Public Works Director Jim Link noted the City starts usually the same week of the year and it would take crews up to two weeks to change over all the equipment to leaf collection.

Alderman Siegel suggested, if possible, could staff move it up a week or so.

Public Works Director Link noted he and his staff would do the best they could to move it up if possible.

Alderman Janet Judd noted she was okay with the status quo and didn't see a need to move leaf collection up.

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 he and City Administrator, Eric Sterman, went to the MML Conference recently. He noted the grocery sales tax elimination bill was one of the largest issues discussed. He also noted the funds for Vlasik Park weren't successful in the state budget this year, but hopes it can be in the future.

Mayor Stallmann also brought up a proposed City Ordinance that would allow residents to trim the trees in the right of way owned by the City. He also asked whether there would be liability issues facing residents.



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City Attorney Kyle Cronin noted he didn't think there would be any changes in liability, both the homeowner and the City are responsible. There would be a requirement for homeowners to do the maintenance in a responsible manner.

City Administrator Eric Sterman noted very few of the City's insurance claims are due to trees, and there most likely would be fewer insurance claims with homeowners being responsible for maintenance as the limbs would be less likely to fall.

He noted the goal of the bill would be allowing, encouraging and requiring residents to trim trees to a certain standard. It would also allow residents to trim to where they like, within limits. Dead trees would still be the City's focus.

Alderman David Siegel noted the overall goal of the bill is to help Public Works Director Jim Link tackle these issues.

Alderman Frank Fleming noted when discussions first started regarding this bill, the goal was to allow homeowners to trim when they wanted to. But he noted the current proposal transfers all responsibility for upkeep to the homeowners and didn't believe this bill would be very popular, essentially forcing homeowners to take care of the City's trees. He noted he wanted residents to have an opportunity to weigh in on this bill.

Aldermen Michael Finley and Tequila Gray noted they agreed with Alderman Fleming.

Alderman Fleming noted he wanted to see the City Attorney draft the bill and allow for the public to comment after a presentation.

City Administrator Sterman noted the City will put it together in a Staff Report with a draft bill for discussion. Right now, residents call in work orders for tree trimming and it goes to the bottom of the list because the City is prioritizing dead trees. That means the City may not get to it for several years.

Alderman Mark Weaver asked if the City could put in the bill that we're allowing homeowners to trim their own trees in the right of way and can still ask the City to do it, but it may be several years before they're taken care of.

Alderman Frank Fleming noted the City currently requires homeowners to shovel sidewalks but we don't ticket for it.

Alderman Janet Judd asked whether it made a difference who planted the tree, and City Administrator Sterman noted the City does not generally plant new trees in the right of way, but encourages homeowners to do so. He noted the City could create a new bill that's softer in language. He noted he didn't want this to be a burden on the homeowners or the City either. He noted that could include wording that the City will trim branches but it will be a lower priority and residents can trim the trees on their own if they want.

Mayor Stallmann also commended Parks & Recreation Director Chris Conway because the Pointe was packed with people and birthday parties over the weekend.

Alderman Michael Finley asked if there was a consensus of Mayors across the state that were concerned about the impact of the grocery sales tax bill. Mayor Stallmann said yes and noted no mayor was in favor of it.



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CITY ADMINISTRATOR'S REPORT

None.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – Public Works Fiber Installation Bid

Staff recommends the Board award the contract for fiber installation for the new Public Works facility to NetCom Inc.

Discussion:

IT Director Paula Reeds noted this bid is for laying fiber for the new Public Works project. The RFP was published and there were 18 inquiries, but only one bid. That bid was under budget.

Alderman David Siegel noted this project is one of the specialty areas of construction and wasn't surprised there were so few bids.

Alderman Frank Fleming asked about a time frame for completion. City Administrator Eric Sterman noted there is a January 9th completion date for the entire project.

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 – Leaf Collection by Contractor

Staff recommends awarding the contract for leaf collection for the Meadowbrook Country Club and Claymont subdivision to West County Landscaping.

Discussion:

Public Works Director Jim Link noted this bid is for supplementing leaf collection with a contractor. Only one contractor bid on the project. He also noted this will most likely be the last year we ask for outside contractors for leaf collection. Alderman Frank Fleming asked if the contractor was flexible enough that if the City starts collecting leaves early if they could as well. Public Works Director Link noted yes.

City Administrator Sterman added that even though the contract says it's for these two neighborhoods, they are not getting special treatment and the contractors can work in any part of the City, it's just easier to divide up this way for bidding purposes.

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.



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ALDERMANIC COMMENTS

Alderman Tequila Gray thanked City staff for making sure she has secure links for these meetings to attend virtually. She also raised a concern about the old Hobby Lobby parking lot and asked about eminent domain. City Administrator Eric Sterman noted there are two properties in question, the old Hobby Lobby building and the red awning building. He also noted the car wash that was proposed for the red awning building fell through. He noted both properties have been cited multiple times and have gone through the municipal court system. Bare minimum changes are made to come into compliance. He noted the nuisance building process is typically for homes, but there is a process but it is not typically done for maintenance issues. He did note the owner of the old Hobby Lobby property did complain about the Aldi, but the City does not have administrative warrant authority.

Alderman Gray asked about the parking lot and whether we should just keep fining him if he doesn't care. City Administrator Sterman noted the judge sets the fine and we do have citation authority for the parking lot maintenance but there is a statutory cap. He noted the City does try to have them fix it, they do the bare minimum, and then eventually get cited again. He noted the City does hear from citizens about those properties. He also noted there is nothing currently in the works for the red awning building since the car wash fell through. Alderman Mark Weaver if the City could come in and fix it and then give the property owner a bill. City Attorney Kyle Cronin noted that's not possible from a legal standpoint.

Alderman Michael Finley noted Aldi has a unique easement on their property, noting it includes the view of Manchester Road. He also wanted to recognize an unsung Ballwin hero at the American Legion Lodge 611. Greg Soaib has been a coach for 39 years a BAA and has been recognized for his longtime coaching and elected into the American Legion Hall of Fame. He wondered if the City could recognize him here with a proclamation. Alderman Mark Stallmann thanked City staff for having the property owners fix the lights at Gordon Plaza.

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 8:20 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK