



BOARD OF ALDERMEN
Meeting Minutes

NOVEMBER 10, 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

Absent

Alderman Pamela Haug

Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver via videoconference
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

The minutes from the October 27, 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 October 27, 2025 Board of Aldermen Closed Session 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

Connie Eakins of 134 Vlasis Drive, spoke to the Board regarding the video gaming machines. She works at the On the Run gas station and notes her store was measured for them recently. She is against adding them into the store, and she believes it will attract loitering and risky behavior.

Vicky Czapla of 108 Birchwood Drive, spoke to the Board and gave a shout out to Public Works Director Jim Link for his help dealing with an issue within her subdivision. She also thanked the Board for their service and complimented City staff.

LEGISLATION

Bill 5037- AN ORDINANCE AMENDING THE 2025 BUDGET OF CASH REVENUE AND CASH DISBURSEMENTS FOR THE OPERATING, CAPITAL AND TDD FUNDS OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, PROVIDING FOR EXPENDITURE REVISIONS IN ACCORDANCE WITH SAID BUDGET AND MAKING RE-APPROPRIATIONS THEREOF.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5037, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5037, title only.

Discussion:

Alderman Frank Fleming thanked City Finance Officer Denise Keller for her work in putting together the memo so the Board could see the full picture.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5037, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5037, title only.

A roll call vote was taken for passage and approval of Bill 5037 with the following results:

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

Nay: None

Bill No. 5037 was approved and became Ordinance No. 25-27.



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CONSENT ITEMS

Administration – 2026 Ballwin Life Magazine Bid Award

Staff's recommendation is to go with Messenger Print again for the 2026 printing of Ballwin Life Magazine at a cost of \$22,992 for the year. We have worked with Messenger Print for the past several years.

Discussion:

City Administrator Eric Serman noted these bids do not include the mailing costs.

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 read a statement regarding the incident at Sky Zone in the Old Towne Plaza. He thanked Chief Bergfeld and the rest of the Ballwin Police Department for getting everything under control. He also noted that Sky Zone has changed hours and added security. He also noted he and City Administrator Eric Serman went to nearby businesses to tell them the City is handling the issue.

He also invited everyone to the MML February conference.

Mayor Stallmann also noted the Feed the Masses food drive is continuing through the end of the month.

Mayor Stallmann noted there is a vacancy on the Parks & Recreation Citizen Advisory Committee in Ward 2. He nominated Lori Kelling to that position. A motion was made to accept the nomination was made by Frank Fleming and seconded by Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann also noted there is nothing on the agenda for the second meeting in November, and asked the Board to cancel that meeting. Alderman David Siegel made a motion to cancel the meeting, 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 Serman noted the replacement monument sign has been put in place and the City is just waiting on Ameren to install the new electric meter that serves the sign and part of Vlasik Park. He asked the Board to take a look at the sign and see if they like it as the City is looking to add two more, one at the Pointe and one at the Golf Course.

City Administrator Serman also noted that longtime employee John Hoffman is retiring at the end of the year. He has been with the City for 46 years. He noted his retirement party will be held on December 30th at the Golf Course.



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CITY ATTORNEY'S REPORT

None.

ALDERMANIC COMMENTS

Alderman Tequila Gray asked about the lighting at the Old Towne Plaza and noted some of the lights are not operating and asked who would be the point of contact for that.

City Administrator Eric Sterman noted the entire center is owned by one person with the exception of Lowe's. He noted he has been in contact with the owner and they are working on fixing it.

Alderman David Siegel asked about the leaf vacuums and whether the City has all of them that have been ordered.

Public Works Director Jim Link noted two of the leaf vacuums are out and there is a wiring issue on the new vacuum that has been ordered. He hopes all of the vacuums will be operable soon.

Alderman Michael Finley asked about trash pickup for condos, and noted he was asked by a resident in the Cascades neighborhood why their trash is picked up by a different provider for the City.

City Administrator Sterman noted the City has a contract with Republic Services for only single family housing pickup at the request of the trash provider. Republic Services bids multi-family developments on a case by case basis, because every condo and apartment development is different in regards to where their trash is placed, how it's picked up, and where the receptacles are, making it difficult to offer one base price.

Alderman Michael Finley noted the resident was extremely happy with the street repair that has taken place in their neighborhood.

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 7:24 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK