



BOARD OF ALDERMEN
Meeting Minutes

AUGUST 10, 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 Mayor Stallmann at 7:00 p.m.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Lori A. Kelling
Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Bob Jones

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the July 13, 2026 Board of Aldermen meeting were submitted for approval. Alderman Michael Finley made a motion to amend the minutes, changing his comments on page for to note that free use of the City's facilities is "not an unreasonable perk". Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

A motion to approve as amended was made by Alderman Michael Finley and seconded by Alderman Frank Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.



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CITIZEN COMMENTS

Judy Neary of 155 Lucerne Place Drive spoke to the Board about e-bikes and asked if the Board was taking seniors into consideration. She noted she rides an e-tricycle on the sidewalks because she can go slower. She also asked about using the meeting rooms at the Police Department. City Administrator Eric Sterman noted there was a longstanding Board policy that the rooms are used for HOA meetings. Judy noted The Pointe charges for use of the meeting rooms. City Administrator Sterman noted it is Board policy.

Lori Stringer of 347 Oakleigh Woods Drive thanked the Board for the Public Works Committee Meeting on stormwater. She noted there are several ways to fix stormwater issues that don't involve construction, like rainscaping and other native plantings and bio basins upstream.

Alderman David Siegel noted he is in support of rainscaping and other ways to divert water.

Mike Scott of 643 Kehrs Mill Road, spoke to the Board about potential confusion from parents regarding understanding bill 5058, the E-bike restrictions.

Alderman Tequila Gray assured him this needed to be written this way in order for it to be legal. It will be communicated to parents and schools in an easy to understand way by communications staff.

OLD BUSINESS

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.

City Attorney Bob Jones noted this ordinance is on the agenda for visibility only. A vote will be taken at the first September meeting and the changes are available for public viewing.

Bill 5058 - AN ORDINANCE REPEALING CHAPTER 15, ARTICLE XI AND SECTION 15-5; AND ENACTING A NEW CHAPTER 15, ARTICLE XI, PERTAINING TO REGULATION OF BICYCLES, ELECTRIC BICYCLES, AND CERTAIN MOTORIZED AND NONMOTORIZED VEHICLES.

A motion was made by Alderman Frank Fleming to take Bill 5058 from the table and resume discussion. Alderman Michael Finley seconded that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Discussion:

Alderman Frank Fleming noted the changes made by City Attorney Kyle Cronin from the previous version, allowing more e-bikes and other vehicle types to have access to City roadways and sidewalks.



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Police Chief John Bergfeld noted PIO Shannon Jones and Communications & Marketing Specialist Megan Freeman will make a major educational push to the public regarding this bill. He noted the goal is to prevent accidents, not write tickets. He also noted he is seeing more helmets being used on these vehicles and the safety does appear to be improving but more work still needs to be done.

He noted officers will be educating the public during any potential stops, and if need be, talking with mom and dad about any issues.

Alderman David Siegel noted he wanted to make sure officers were in the schools educating kids and parents.

Alderman Michael Finley agreed, noting there is a potential for presentations from SRO's on this topic. He also noted it seems like kids have caught on to the safety of this, keeping the smaller vehicles on the sidewalks and the faster items in the streets.

Alderman Lori Kelling noted this ordinance is also to protect the City as well with the potential for legal action if someone was hit.

City Attorney Bob Jones noted that any violation would be subject to prosecution in municipal court.

Mayor Mark Stallmann noted he likes how this legislation was written and noted the PD will use discretion on ticketing and social media will be used to educate the public.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to amend Bill 5058 from its previous version and replace it with the version on the agenda tonight. A voice vote was taken with unanimous affirmative result and the motion passed.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5058, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5058, title only.

A roll call vote was taken for passage and approval of Bill 5058 with the following results:

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

Nay: None

Bill No. 5058 was approved and became Ordinance No. 26-14.

LEGISLATION

Bill 5059 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 AND FPR-2 TO CITY OF BALLWIN R-2A FOR THE ARBOR CREST SUBDIVISION.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5059, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5059, title only.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5059, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5059, title only.

A roll call vote was taken for passage and approval of Bill 5059 with the following results:

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

Nay: None

Bill No. 5059 was approved and became Ordinance No. 26-15.

Bill 5060 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-3 TO CITY OF BALLWIN R-3 FOR THE ARBOR TRAILS SUBDIVISION.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5060, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5060, title only.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5060, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5060, title only.

A roll call vote was taken for passage and approval of Bill 5060 with the following results:

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

Nay: None

Bill No. 5060 was approved and became Ordinance No. 26-16.

Bill 5061 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY NON-URBAN AND R-4 TO CITY OF BALLWIN R-3 FOR OAK BROOK ELEMENTARY SCHOOL.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a first reading of Bill 5061, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5061, title only.



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A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a second reading of Bill 5061, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5061, title only.

A roll call vote was taken for passage and approval of Bill 5061 with the following results:

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

Nay: None

Bill No. 5061 was approved and became Ordinance No. 26-17.

Resolution – Utility Tax Audit

A RESOLUTION OF THE BOARD OF ALDERMEN DESIGNATING AZAVAR AUDIT SOLUTIONS, INC. AS THE AUTHORIZED AGENT OF THE BOARD OF ALDERMEN TO INVESTIGATE AND AUDIT COMPLIANCE WITH THE CITY’S GAS UTILITY LICENSE TAX UNDER BALLWIN CODE §§ 14-231 TO 14-235

Discussion:

City Administrator Eric Sterman noted the City has contracted with an outside firm on contingency to audit utility taxes the City has been receiving to make sure the City is receiving what it is supposed to receive. Spire requires the Board of Aldermen to pass a resolution allowing a third party company to look at their numbers.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming to approve the resolution. A voice vote was taken with unanimous affirmative result and the motion passed.

CONSENT ITEMS

Public Works – Essen Court Street Adoption

Staff recommends Staff we accept Essen Estates/ Essen Ct. for maintenance.

Discussion:

Alderman David Siegel asked if the Public Works Department had taken a look at the streets to see what shape they’re in. Public Works Director Jim Link noted they had, and they are in decent shape.

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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MAYOR'S REPORT

Mayor Mark Stallmann noted that the next meeting on September 14th will be held at the Ballwin Golf Course. The Strategic Planning session will be held at 6 p.m. with a 5:30 dinner beforehand. The regular Board of Aldermen meeting will be held at 7 p.m., also at the Golf Course.

He also welcomed everyone to Ballwin Days this weekend. City Administrator Sterman noted there is only one night of fireworks this weekend, Saturday night, due to the expense.

Mayor Stallmann noted the Opening Ceremony is at 6:15 p.m. on Friday night. He noted the Ballwin Resident of the Year will be honored at that time.

He also noted on Thursday, September 24th, the Ballwin Golf Course will host the St. Louis County Municipal League meeting.

He also asked about the indoor pool construction. Parks & Recreation Director Chris Conway noted the indoor pool has been closed since July 27th. They are currently waiting for the plaster company to come in and then the kids indoor play structure will be installed. He hoped to have the indoor pool open by the time North Pointe closes.

Mayor Stallmann also noted the lifeguard staff had rescued four toddlers from the pool at North Pointe, he passed on his thank you to the lifeguards and staff for their professionalism.

CITY ADMINISTRATOR'S REPORT

City Administrator Sterman noted the Golf Course bathrooms are under renovation and will hopefully reopen by September 14th. He noted the City had received an annexation petition from Arbors at Bridle Path that City staff is still working through and will hopefully have an Annexation Plan of Intent possibly at the next meeting in September. He noted that Public Works Director Jim Link also plans on submitting a grant application to the federal government for replacement of Smith Bridge, which is anticipated to cost around \$1.5 million. The City's portion could potentially be \$200,000-\$300,000 of that. Should the grant be awarded, the issue will be back before the Board for funding approval. He noted it is most likely a 3 year timeline before completion.

CITY ATTORNEY'S REPORT

None.

ALDERMANIC COMMENTS

Alderman Michael Finley asked about the rainwater issue and other solutions, and asked if he was correct in understanding that Barker Court was set up as an experiment for pervious pavement. Public Works Director Jim Link noted it did work, water does permeate through the asphalt.

City Administrator Sterman noted the lot at the Police Department has pervious pavement, it does need to be regularly cleaned, vacuumed or swept so it doesn't lose its effectiveness.



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Alderman David Siegel also noted pervious pavement is also three to four times the cost of regular pavement so it's not an option for everyone.

City Administrator Sterman noted the City used it at the Police Department to satisfy MSD requirements for that lot.

Alderman Finley also noted the Ballwin American Legion Post 611 won the boys freshman baseball team state tournament and was looking to honor them at potentially Ballwin Days or a future Board meeting.

Alderman Lori Kelling noted she received a phone call from a resident about a tree that fell across their driveway. She noted the Public Works crew was incredibly fast and helpful with removing it, and the homeowner wanted to pass on their thanks to Public Works Director Link & staff.

Alderman Mark Weaver asked about the Wildwood subdivision sidewalks, and Public Works Director Link noted they were slated to be finished by the end of next week. Claymont is still a couple weeks out from finishing. The Public Works building is also still in the process of being finished and staff is still moving things around.

City Administrator Sterman noted the plan was to wait for the right time to do a public open house.

Alderman Siegel made a motion to allow staff to draft an RFQ to find a stormwater master plan engineering firm with a 30 day return time. Alderman Jim Lehmkuhl seconded the motion. Alderman Frank Fleming asked if 30 days would be enough. City Administrator Sterman noted he needed a few days to get the RFQ together, but 30 days should be ok. He noted he expected at least two to four firms to respond. A voice vote was taken with unanimous affirmative result and the motion passed.

CLOSED SESSION

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session to discuss personnel matters and employee group negotiations under Section 610.021 (3) and (9).

A roll call vote was taken on the move to closed session with the following results:

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

Nay: None

The meeting moved to closed session at 8:17 p.m.



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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 9:11 p.m.

ATTEST: MARK R. STALLMANN, MAYOR

MEGAN FREEMAN, CITY CLERK