



**BOARD OF ALDERMEN
Meeting Minutes**

APRIL 13, 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

Absent

- Mayor Mark R. Stallmann
- Alderman Michael Finley
- Alderman Janet Rodriguez Judd
- Alderman Pamela Haug
- Alderman Tequila Gray
- Alderman Frank Fleming
- Alderman Mark Weaver
- 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 March 23, 2026 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.

CITIZEN COMMENTS

Lily Tritt and Annie Murray of Girl Scout Troop 168 spoke to the Board of Aldermen about planting a pollinator garden in Vlasis Park.

Krystal Coxon, 428 Breezewood Drive, spoke to the Board of Aldermen in support of the pollinator garden, noting the Ballwin Grows Native group will help the troop get a grant through Wild Ones Native to help pay for it and they'll lead a workshop class for landscape design.



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LEGISLATION

Bill 5054 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO PANAYIOTIS STAVRIANOS FOR PANA COFFEE AND DESSERT BAR FOR THE OPERATION OF A COFFEE SHOP WITH OUTDOOR SEATING.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5054, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5054, title only.

Discussion:

Alderman Mark Weaver asked if the Planning & Zoning Commission had approved the SUE.

Mayor Mark Stallmann noted it passed the commission.

Alderman Janet Judd asked if there would be signage facing Kehrs Mill Road. The applicant noted there would be on both sides and he has a sign permit in the works.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5054, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5054 , title only.

A roll call vote was taken for passage and approval of Bill 5054 with the following results:

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

Nay: None

Bill No. 5054 was approved and became Ordinance No. 26-11.

Bill 5055 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JORGE GUTIERREZ TEXIS FOR LUPITA’S RESTAURANT FOR THE OPERATION OF A RESTAURANT WITH ALCOHOLIC BEVERAGE SALES.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5055, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5055, title only.

Discussion:

Alderman David Siegel noted there was a positive recommendation from the Planning & Zoning Commission.

Alderman Janet Judd asked the petitioner why they were choosing the same name as an already existing Mexican restaurant in Ballwin.



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The petitioner replied that they are going to change the name of the restaurant so there was no confusion. City Attorney Kyle Cronin noted the SUE would be tied to the applicant, not the restaurant name, so it would not need to come back before the Board.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5055, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5055, title only.

A roll call vote was taken for passage and approval of Bill 5055 with the following results:

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

Nay: None

Bill No. 5055 was approved and became Ordinance No. 26-12.

CONSENT ITEMS

Administration – Salvation Army SUE Transfer

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 26-03.

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.

Parks – Message Center Bid Award

Award low base bid to Dale Sign Service for \$78,149. The LED signs are covered under a 5 year warranty that is included with the base bid. Installation is weather permitting and should begin after LED boards arrive (5 to 15 days after permits are secured)

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.

Police – 2026 Vehicle Purchase

The staff recommends purchasing six white Dodge Durangos from Bommarito Dodge for \$264,270.00

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.



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MAYOR'S REPORT

Mayor Mark Stallmann congratulated the winners of the past election. He noted there are four Aldermanic Committees currently and the Board Parks & Recreation committee duplicates the Citizens Parks & Recreation Advisory Committee. He recommended the Board sunset the Aldermanic committee and add a Communications/Economic Development Committee. It would need to be done by ordinance.

Alderman Michael Finley noted it was a well thought out idea and that there is Aldermanic representation on the Citizen Parks & Recreation Committee as well.

Alderman Michael Finley made a motion to have staff draft legislation to create an Aldermanic Communications/Economic Development Committee and sunset the Parks & Recreation Aldermanic Committee. Alderman David Siegel seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann also noted the current provisional judge is leaving the position, and Judge Nye has recommended John Frisella to replace Nicole Chiravollatti. He noted a resume and information will be sent out. Mayor Stallmann also noted he and Alderman Gray and Alderman Lehmkuhl met to talk about the Citizen of the Year program, and noted there will be one announced at the Ballwin Days opening ceremony.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Sterman noted the Public Works and Parks maintenance facility renovations are largely done. He also noted the City is waiting on some elements of the project to be completed before moving everyone to the new facilities.

Alderman David Siegel asked if there would be an Open House for the public.

City Administrator Sterman noted there would probably be sometime in summer or late summer as there is still some sitework left to be completed.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – City Website Bid Award

Staff recommends going with CivicPlus for the City's new website, at a cost not to exceed \$40,080.75 for the first year, and a recurring annual cost of \$11,191 a year. This is under the budgeted amount of \$75,000.

Discussion:



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Marketing & Communications Specialist/City Clerk Megan Freeman noted there were 47 bids for the City’s new website. The most economical and best fitting website provider is CivicPlus, which is what is being recommended that the Board go with.

Alderman David Siegel asked if there would be a module to track service requests from the public.

City Administrator Eric Sterman noted that would be a function of MyGov, the permitting portal the City just adopted at the end of 2025.

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.

ALDERMANIC COMMENTS

Mayor Mark Stallmann asked how quickly the message center board will be up.

Parks & Recreation Director Chris Conway noted the signs will be installed in the summer.

Alderman Tequila Gray asked about the Marketing & Communications position that is open for Parks & Recreation.

Parks & Recreation Director Conway noted there were interviews this past week and they would be making an offer sometime soon.

Alderman Gray gave an update to the Board about the meetings she has had with MODOT, noting a representative assigned the City a project number and gave plans for short term, mid term and long term. She noted some of the options were adding flashing lights at Manchester & Old Ballwin, raising the height of the beacons, increasing the duration, etc. She also noted MODOT is planning on refreshing the sidewalk street striping in October. She also noted the project is slated for the 2029-2030 calendar year.

City Administrator Sterman noted there is a plan to activate a red light, which should be much more visible. He also noted the City is appreciative of MODOT adding this into their project schedule.

Alderman David Siegel asked about the possibility of removing that crosswalk.

City Administrator Sterman noted MODOT thought about that but ultimately came to the conclusion that the crosswalk is needed.

Alderman Frank Fleming asked about the possibility of seeing the MODOT report done on that crosswalk.

Alderman Gray noted she was told MODOT will not make the report public but they will create a website.

Alderman Fleming asked if it was possible for the businesses nearby to adjust their street lights to create more lighting.

City Administrator Sterman noted there are plans to do more to the Manchester corridor.

Alderman Michael Finley asked if the Girl Scouts could potentially add pollinator gardens to the landscaping for the new message centers.



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City Administrator Sterman noted that could be a possibility, they will also be adding signage to the pollinator garden the Girl Scouts are working on.

Alderman Michael Finley noted the Wendy's has gone out of business and asked where the City was at with economic development.

City Administrator Sterman noted the City does not own that property, but City Planner Lynn Sprick does reach out to businesses and let them know of available spots if there's one that may be of interest.

Alderman Finley also asked about e-bikes and asked for a refresher on City laws.

City Attorney Kyle Cronin noted Cities can adopt ordinances regarding e-bike laws.

Police Chief John Bergfeld noted bicycles need to be in the street and all traffic laws need to be obeyed.

Alderman Finley also asked regarding advertising a Manchester program for prostate screening this fall. City Administrator Sterman noted the City would be happy to help Manchester advertise.

Alderman Janet Judd noted she was asked about the possibility of having golf carts on sidewalks, parking on court nights at City Hall impacting Seven Trails residents and also asked about the former City Hall lot.

Mayor Stallmann noted there were no active proposals for the former City Hall lot.

City Administrator Sterman noted court nights tend to get extremely busy, but the City can't predict who will turn up to what court dates. He noted the chairs are completely full frequently and the City has added signage telling people about the alternative lots. He noted the City is also having officers outside on court night to help with parking.

Alderman Mark Weaver asked about the April 23rd E-Recycling event. Parks & Recreation Director Chris Conway noted the first two items are free and any item beyond that has to be paid.

Alderman Weaver also asked about the Wildwood sidewalk that was approved in the budget.

City Administrator Sterman noted that would be completed this year, the City was still waiting on the results of the slab bid.

Alderman Weaver also asked about street parking on Iron Lantern.

Chief Bergfeld noted officers had been up there several times because of complaints. He also noted it is legal to street park there and the home is in compliance.

Alderman Frank Fleming noted he would like to schedule a Finance & Administration meeting on Monday, May 11th at 6 p.m. He also noted that the topic of e-bikes and golf carts was likely not going to go away and it has become a topic in a lot of neighborhoods. He asked if the City could post something on social media regarding what's legal and illegal in the City.

Alderman Finley noted there was a Public Health & Safety Aldermanic Committee meeting in 2023 regarding golf carts. He also noted it may be possible to have a future meeting regarding golf carts and the separate topic of e-bikes.

Alderman Gray congratulated everyone that won the election and congratulated Lori Kelling and noted she was looking forward to working with her in Ward 2.



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Alderman Pam Haug also gave her congratulations and thanked citizens for electing her and thanked staff for their hard work. She also noted it was an honor to be Alderman.

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 8:02 p.m.

_____ MARK R. STALLMANN, MAYOR

ATTEST:

_____ MEGAN FREEMAN, CITY CLERK