



**BOARD OF ALDERMEN  
Meeting Minutes**

JUNE 10, 2024

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 Pogue at 7:00 p.m.

**ROLL CALL**

Present

Mayor Tim Pogue

Alderman Michael Finley

Alderman Mark Stallmann

Alderman Frank Fleming

Alderman Mark Weaver

Alderman David Siegel

City Administrator Eric Sterman

City Attorney Robert Jones

Absent

Alderman Mike Utt

Alderman Pamela Haug

Alderman Ross Bullington

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the May 13, 2024 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 May 13, 2024 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.

**CITIZEN COMMENTS**

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None.



**LEGISLATION**

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**Bill 4191- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO MAKO KELLMAN ON BEHALF OF ANVIL REAL ESTATE & DEVELOPMENT, LLC, FOR OPERATION OF A RESTAURANT WITH A DRIVE-THROUGH.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 4191, title only. A voice vote was taken with unanimous affirmative result, the motion passed and Bill 4191 was read for the first time, title only.

*Discussion:*

Mayor Tim Pogue noted the bill was presented at the Planning & Zoning meeting on June 3 and received a 4-4 split vote. He noted there were concerns from the Commission, and that the petitioner has submitted new plans that address the concerns over parking on site and a larger lot. Mayor Pogue recommended holding the bill over and letting staff review it to make sure it meets all the requirements of the Manchester Road Overlay District and all of City ordinances. Alderman David Siegel questioned whether it was a significant enough change to send it back to Planning and Zoning. City Attorney Bob Jones noted it does not need to go back before P & Z, but the Board of Alderman can refer it back to the Commission if they would like.

Aaron Harris, 4733 Spencer Street, Torrance, CA spoke before the Board as Vice President Development, Real Estate and Construction for Dutch Bros. He apologized for the developer’s actions at the Planning & Zoning Commission meeting and apologized on behalf of Dutch Bros. He noted he wants the first store in the St. Louis area to be in Ballwin.

The bill did not receive a second reading and will be held over until the next Board of Aldermen meeting.

**Bill 4192 - AN ORDINANCE REMOVING LIMITED PARKING RESTRICTIONS ON CERTAIN STREETS IN THE CITY OF BALLWIN**

A motion was made by Alderman Mark Stallmann and seconded by Alderman Michael Finley for a first reading of Bill 4192, title only. A voice vote was taken with unanimous affirmative result, the motion passed and Bill 4192 was read for the first time, title only.

*Discussion:*

Alderman Mark Stallmann noted this bill removes parking restrictions in the Clayton subdivision since Marquette High School has since added parking. He also noted the Police Department does not have any issues with the bill.



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A motion was made by Alderman Mark Stallmann and seconded by Alderman Frank Fleming for a second reading of Bill 4192, title only. A voice vote was taken with unanimous affirmative result, the motion passed and Bill 4192 was read for the second time, title only.

A roll call vote was taken for passage and approval of Bill 4192 with the following results:

Aye: Aldermen Finley, Stallmann, Fleming, Weaver, Siegel

Nay: None

Bill No. 4192 was approved and became Ordinance No. 24-07.

**Bill 4193 - AN ORDINANCE ADOPTING AN ANNEXATION MAP FOR THE CITY OF BALLWIN.**

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a first reading of Bill 4193, title only. A voice vote was taken with unanimous affirmative result, the motion passed and Bill 4193 was read for the first time, title only.

*Discussion:*

City Administrator Eric Sterman noted this cycle's map is the same as last cycle's city map, with two exceptions which included removing the newly annexed subdivisions (Charleston Oaks & Cascades), and part of the Southwest portion of the map which abuts Wildwood.

A motion was made by Alderman Michael Finley and seconded by Alderman David Siegel for a second reading of Bill 4193, title only. A voice vote was taken with unanimous affirmative result, the motion passed and Bill 4193 was read for the second time, title only.

A roll call vote was taken for passage and approval of Bill 4193 with the following results:

Aye: Aldermen Finley, Stallmann, Fleming, Weaver, Siegel

Nay: None

Bill No. 4193 was approved and became Ordinance No. 24-08.

**CONSENT ITEMS**

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**Administration - Medical Insurance Renewal**

*Staff recommend approval of this item setting new rates for the year starting July 1st for employees.  
Rates will increase 12.5% due to an increase in medical claims.*



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*Discussion:*

City Administrator Eric Serman noted the renewal was discussed in the Board of Aldermen Finance & Administration Committee meeting prior to this meeting. He noted the increase the City received from SLAIT was the highest given out because claims exceeded the premiums.

A motion was made by Alderman Frank Fleming and seconded by Alderman David Siegel 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 Frank Fleming and seconded by Alderman David Siegel 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 Serman noted there have been requests from Aldermen to hold a strategic meeting to discuss planning directives to include in the annual budget. He asked if it might make sense to meet in August the same night as the Board of Aldermen meeting. The Board of Aldermen agreed to meet that same night. City Administrator Serman noted the Parks & Recreation Citizen Advisory Committee will meet Monday, June 24th. He also noted the City had to close the leisure pool on Sunday due to emergency repairs, the Vlasik Park tennis court repairs are wrapping up and there is no date yet for pickleball conversion at Holloway Park. Alderman Mark Stallmann questioned when the former Police station would be torn down. Public Works Director Jim Link noted they are waiting on a utility tap to be destroyed and it will most likely be done in July.

**CITY ATTORNEY'S REPORT**

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None.

**ALDERMANIC COMMENTS**

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Alderman Michael Finley asked when the rutting at Seven Trails and Ries Road will be addressed. Public Works Director Jim Link noted the overlay is planned to be done this year, but the Seven Trails side may be next year.



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Alderman Michael Finley noted he had a resident in Ward 1 who had a dead and rotting deer on their property and questioned whether something could be done regarding public health & safety. City Administrator Sterman noted City staff is not authorized to go on private property to deal with things that happen on private property. It would be similar to a tree falling on someone’s property, it is up to the property owner to deal with.

Alderman Frank Fleming noted the Finance & Administration Committee met before the meeting. He also thanked Dutch Bros for coming tonight.

Alderman Mark Weaver noted he has received some complaints from constituents regarding the construction from Missouri American Water on Claymont. He asked if there was ever a sign on Claymont regarding turning on Baxter and blocking the intersection. City Administrator Sterman noted that is the County’s property, but the City will ask the county. Alderman Weaver noted he also received complaints about the blacktopping. Public Works Director Jim Link noted the construction is not complete and that road will be fixed for a final time before the project is over.

**CLOSED SESSION**

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A motion was made by Alderman Mark Stallmann and seconded by Alderman Michael Finley to move to closed session pursuant to Section 610.022 RSMo. under Sections 610.021 RSMo. (1) and (3).

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

Aye: Aldermen Finley, Stallmann, Fleming, Weaver, Siegel

Nay: None

The meeting moved to closed session at 7:28 p.m.

**ADJOURNMENT**

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When the Board returned to chambers, a motion to reconvene was made by Alderman Frank Fleming. The motion was seconded by Alderman Mark Stallmann and passed by a unanimous voice vote at 8:50 p.m.

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 8:51 p.m.

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TIM POGUE, MAYOR

ATTEST:

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MEGAN FREEMAN, CITY CLERK