



BOARD OF ALDERMEN
Meeting Minutes

April 14, 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 Pogue at 7:00 p.m.

ROLL CALL

Present

Mayor Tim Pogue
Alderman Mike Utt
Alderman Michael Finley
Alderman Pamela Haug
Alderman Mark Stallmann
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Robert Jones

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the March 24, 2025 Board of Aldermen meeting were submitted for approval.

Mayor Tim Pogue held the meeting minutes over for approval at the next meeting after Alderman Michael Finley noticed a missing end time.

CITIZEN COMMENTS

Olivia Pieknik, 385 Walnut Point Ct. spoke to the Board of Aldermen to thank Mayor Tim Pogue for his 21 years of service to the City and his support for the Ballwin Little Free Library. She also thanked Mayor Pogue for his kindness in the past several years.



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Ashley Armstrong-Donnini of 14766 Manchester Road spoke to the Board of Aldermen regarding the potential merger of the Ballwin dispatch with West Central Dispatch Center. She is a General Manager at Bones French Quarter and noted staff has an amazing relationship with the current dispatch center.

Janice Viazanko of 809 Westwood Drive spoke to the Board of Aldermen in support of current 911 operations. Mark Waeltermann of 356 Watford Drive spoke regarding the concerns over the potential dispatch merger. He feels like the City needs to pay money to get a good service and is concerned about what could potentially go away if the dispatch center merges with WCDC.

LEGISLATION

Bill 5017- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO FUAD KHALIL FOR MIZAN PIZZA, FOR OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.

A motion was made by Alderman Mark Stallmann and seconded by Alderman Frank Fleming for a first reading of Bill 5017, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Stallmann read Bill 5017, title only.

Discussion:

Mayor Tim Pogue noted there was a positive recommendation from the Planning & Zoning Commission. The petitioner spoke before the Board and noted this will be a halal pizza place open seven days a week from 11 a.m. - 11 p.m. They will hold their grand opening on April 26th.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5017, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5017, title only.

Mayor Tim Pogue read the conditions for a Special Use Exception.

A roll call vote was taken for passage and approval of Bill 5017 with the following results:

Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

Bill No. 5017 was approved and became Ordinance No. 25-07.



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Bill 5018- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO MIDWEST PETROLEUM COMPANY FOR FRONT YARD PARKING AND OPERATION OF A FUEL FILLING STATION WITH CONVENIENCE STORE AT 15302 MANCHESTER ROAD.

A motion was made by Alderman Mark Stallmann and seconded by Alderman Frank Fleming for a first reading of Bill 5018, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Stallmann read Bill 5018, title only.

Discussion:

Mayor Tim Pogue noted there was a positive recommendation from the Planning & Zoning Commission on this bill.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a second reading of Bill 5018, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5018, title only.

Mayor Tim Pogue read the conditions for a Special Use Exception.

A roll call vote was taken for passage and approval of Bill 5018 with the following results:

Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

Bill No. 5018 was approved and became Ordinance No. 25-08

Bill 5019- AN ORDINANCE APPROVING A ZONING CHANGE FROM COUNTY R-2 AND BALLWIN R-2 SINGLE FAMILY TO R-2 A FOR CLAYMONT, CLAYMONT COVE, CLAYMONT PLACE, CLAYMONT COURT, CLAYMONT ELEMENTARY AND ST. MARK PRESBYTERIAN CHURCH.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5019, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5019, title only.

Discussion:

Mayor Tim Pogue noted City Attorney Bob Jones presented this ordinance at the Claymont HOA meeting recently and there was also a positive recommendation from the Planning & Zoning Commission. Alderman Frank Fleming noted he and Alderman Mark Weaver were there and there were very few questions and only small clarifications that needed to be made to residents.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a second reading of Bill 5019, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5019, title only.

A roll call vote was taken for passage and approval of Bill 5019 with the following results:
Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Siegel, Lehmkuhl
Nay: None

Bill No. 5019 was approved and became Ordinance No. 25-09.

CONSENT ITEMS

Administration – Geotechnical Services for Parks Maintenance & Public Works Facility

Staff recommends awarding the contract for geotechnical services for the new police station to SCI Engineering for \$27,838.

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 – Surplus Vehicle Disposal

Staff recommends auctioning or selling City equipment and Vehicles listed above through an Auction service.

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 Tim Pogue made a recommendation to reappoint Grant Alexander to the Planning & Zoning Commission. Alderman Michael Finley made a motion to approve and Alderman David Siegel seconded that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue made a recommendation to appoint Bret Schubert as an alternate to the Board of Adjustment. Alderman Mike Utt made a motion to approve with Alderman Michael Finley seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue made a recommendation to appoint Jonathan Harvey to the Planning & Zoning Commission to fill the vacancy on the Planning & Zoning Commission in Ward 2 with Derek Beiter leaving. Alderman Mark



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Stallmann made a motion to approve with Alderman Pam Haug seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman reported to the Board the work on the wood privacy fence across from the Pointe will begin soon. The emergency purchase came in at a total of \$35,800. The City will also send out letters to homeowners that the upkeep of the fence will be the homeowners responsibility.

City Administrator Serman also reported the purchase order on the two ton truck for Public Works had increased \$3,500 because of tariffs, making the price \$144,490. Mayor Tim Pogue asked City Attorney Bob Jones to look into whether there was language in the contract for purchase that included keeping the price at what was already agreed upon.

City Administrator Serman also noted the City is working with the insurance company to replace the monument sign at the corner of Seven Trails Drive and Manchester Road. The City is working with a sign company and our insurance company to get it replaced at a cost of around \$140,000. The insurance company is seeking restitution from the driver that crashed into the sign. The Board wanted to see the LED sign above the Seven Trails logo, and City Administrator Serman noted the Seven Trails logo would need to stay on the sign since the sign is on their property.

City Administrator Serman noted there is a ribbon cutting for the Vlasik Park playground on Saturday, April 26th at 10 a.m.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – Construction Contract for Parks Maintenance & Public Works Facility

Staff recommends approving the contract with Bex Construction to provide construction services to the City for development of a renovated City of Ballwin Parks Maintenance and Public Works facility.

Discussion:

City Administrator Eric Serman noted there were five bids received and Bex Construction was the lowest bidder and within budget. He also noted there are two bid alternates that staff would like added on, including the fence addition and the mezzanine add-ons. He also noted a backup generator can be added at a later time.

Alderman David Siegel asked whether the firm was able to build mock walls with the materials being used.

Project Manager Joe Switzer noted mockups can be done but could potentially cost \$30,000 - \$150,000, but he can request samples. Alderman Siegel asked to be notified when those samples come in.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Mark Stallmann to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

Parks & Recreation – Vlasia Park Site Furnishings

Staff recommends approving the purchase of 4 tables, 5 benches and 3 trash receptacles from Fry & Associates utilizing the Greenbush Cooperative Purchasing Program.

Discussion:

Parks & Recreation Director Chris Conway noted the bid for this project to wrap up the Vlasia Park playground project came in at \$29,000, which was over the budget. He noted the Parks & Recreation Citizen Advisory Committee wanted the furnishings to match other City parks.

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

Alderman Michael Finley congratulated all the winners of the election the past week and wanted to congratulate Alderman-elect Tequila Gray as well. He also noted the bathrooms in the Ballwin Golf Course & Event Center could use some work. City Administrator Eric Sterman noted bids were sought for bathroom work and came in too high, but they will get completed at some point. Parks & Recreation Director Chris Conway noted staff did paint the bathrooms which helped a little.

Alderman Mark Stallmann thanked Olivia Pieknik for her kind words about Mayor Tim Pogue. He also noted he has been invited to give the remarks at the Memorial Day Service in Vlasia Park on Monday, May 26th. He also asked City Administrator Sterman about getting a more substantial fence around the former police station. City Administrator Sterman noted that will be incumbent upon the contractor to provide that as the project gets underway as some of that will be used for staging for construction, with it eventually being returned back to the park. Alderman David Siegel left the meeting at 7:54 p.m.

Alderman Stallmann also thanked Mayor Pogue for his leadership and congratulated all of the winners of the election.

Alderman Frank Fleming noted that it is Mayor Pogue's last full meeting and thanked him for his years of service to the City.

Alderman David Siegel returned to the meeting at 7:55 p.m.



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CLOSED SESSION

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session pursuant to Section 610.022 RSMo., the Board may vote to move to closed session to discuss legal and personnel matters under Section 610.021 (1), (2) and (3). A roll call vote was taken on the move to closed session with the following results:

Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

The meeting moved to closed session at 7:56 p.m.

ADJOURNMENT

When the Mayor and Board returned to the chambers, a motion was made by Alderman Frank Fleming to reconvene in open session. The motion was seconded by Alderman Mike Utt and passed by a unanimous voice vote at 8:35 p.m. Then, Alderman Frank Fleming made a motion to adjourn. The motion was seconded by Alderman Michael Finley and passed by a unanimous voice vote and the meeting adjourned at 8:36 p.m.

TIM POGUE, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK