



BOARD OF ALDERMEN
Meeting Minutes
JANUARY 12, 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 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

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the December 8, 2025 Board of Aldermen meeting were submitted for approval. Alderman Michael Finley made a motion to amend page 6 of the minutes, adding in that he and Alderman Janet Judd encouraged residents to review the budget online. 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 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

Molly Ries, of 16814 Kehrsbrooke Ct., Chesterfield, spoke to the Board of Alderman about the proposal to place a sidewalk along Clarkson Road in Ballwin. She noted the sidewalk is an opportunity for a safe walkway for Marquette High Schoolers and other residents along Clarkson. She encouraged the Board to consider the sidewalk proposal.

PRESENTATIONS

New Parks & Recreation Superintendents Rob Jones and Adam Peper were introduced to the Board.

New Police Sergeant Charles Ferrell was introduced to the Board.

LEGISLATION

Bill 5044- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO KYLE MATTHIAS FOR NATURAL HISTORY BREWING COLLECTIVE FOR THE OPERATION OF A MICROBREWERY AND TAPROOM.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5044, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5044, title only.

Discussion:

Mayor Mark Stallmann noted the vote from the Planning & Zoning Commission was unanimous. He also noted the facility is not a restaurant and does not serve food, but if they choose to, they would need to come back to the Commission & Board for approval.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5044, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5044, title only.

Mayor Mark Stallmann read the SUE conditions.

A roll call vote was taken for passage and approval of Bill 5044 with the following results:

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

Nay: None



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Bill No. 5044 was approved and became Ordinance No. 26-01.

Bill 5045 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO PAUL KUSHNIR FOR PAYMORE FOR THE OPERATION OF AN ELECTRONICS RESALE STORE

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5045, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5045, title only.

Discussion:

Mayor Mark Stallmann noted this was approved by the Planning & Zoning Commission. The store predominantly resell electronics and offer electronic recycling.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5045, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5045, title only.

Mayor Mark Stallmann read the SUE conditions.

A roll call vote was taken for passage and approval of Bill 5045 with the following results:

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

Nay: None

Bill No. 5045 was approved and became Ordinance No. 26-02.

Bill 5046- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO CENTRAL PLAZA MZL LLC FOR SALVATION ARMY FOR THE OPERATION OF A RESALE STORE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5046, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5046, title only.

Discussion:

Alderman Tequila Gray noted she had concerns about the traffic of cars and pedestrians to and from the store. Jesse Links, with the Salvation Army, noted they finished their traffic flow pattern today and noted there would be lots of signage around the shopping center and donations would be taken in the back. He noted there could potentially be a sign and a crosswalk from the entrance of the store to help with pedestrian safety.



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Alderman David Siegel asked if the traffic flow issue was discussed.

City Administrator Eric Sterman noted it was a condition of approval from the Planning & Zoning Commission that the traffic map would be submitted and approved by staff.

Alderman Siegel asked if there would be an issue with Dollar Tree deliveries. Anthony Moon with CRE noted there would be signage placed for deliveries and areas would be clearly marked.

Mayor Stallmann noted Planning & Zoning approved the proposal and added the traffic flow conditions, added in that deliveries would be through the rear of the store only inside with no outside storage and there would be no outside displays of merchandise.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5046, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5046, title only.

A roll call vote was taken for passage and approval of Bill 5046 with the following results:

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

Nay: None

Bill No. 5046 was approved and became Ordinance No. 26-03.

Bill 5047- AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “ARBOR TRAILS SUBDIVISION AND OAK BROOK ELEMENTARY SCHOOL.”

A motion was made by Alderman Michael Finley and seconded by Alderman Janet Judd for a first reading of Bill 5047, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Finley read Bill 5047, title only.

Discussion:

Mayor Mark Stallmann noted the St. Louis County Boundary Commission approved the annexation and the neighborhoods will be annexed on April 1st.

Alderman Tequila Gray asked what wards the neighborhoods will go in.

City Administrator Eric Sterman noted they both are contiguous to Ward 1, the numbers are still being looked at to see if a redistricting would be triggered but he did not believe it would. He noted he will be bringing forward a Staff Report for approval from the Board for Ward placement for the two new neighborhoods.

A motion was made by Alderman Michael Finley and seconded by Alderman Janet Judd for a second reading of Bill 5047, title only.



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A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5047, title only.

A roll call vote was taken for passage and approval of Bill 5047 with the following results:

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

Nay: None

Bill No. 5047 was approved and became Ordinance No. 26-04.

Bill 5048- AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “ARBOR CREST SUBDIVISION.”

A motion was made by Alderman Michael Finley and seconded by Alderman Janet Judd for a first reading of Bill 5048, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Finley read Bill 5048, title only.

Discussion:

Alderman Frank Fleming noted he would like to see staff take a fresh look at how we onboard new citizens to potentially enhance the experience for people.

A motion was made by Alderman Michael Finley and seconded by Alderman Janet Judd for a second reading of Bill 5048, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Finley read Bill 5048, title only.

A roll call vote was taken for passage and approval of Bill 5048 with the following results:

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

Nay: None

Bill No. 5048 was approved and became Ordinance No. 26-05.



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CONSENT ITEMS

Administration – Check Signatories

Staff recommends that the Board approve the authorized signers for all City accounts as presented in the memo.

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.

Administration – 6 month Cash Financials

Staff recommends that the Board approve the semi-annual statement of revenues and expenditures.

Discussion:

Alderman Frank Fleming asked staff to fix the statement regarding the transfer of revenue expenditures. He wanted to make sure people are aware that it is a one-time expense.

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.

Administration – Sewer Lateral Bid Award

Staff recommends the Board accept the bid from the current program contractor, A & A Sewer.

Discussion:

Alderman Tequila Gray asked if this contractor was who the City used for people who apply for the program or if it's who the City uses for City projects.

Building Commissioner Seth Pecoraro noted it is for those who apply for the program and that it is a single source contractor.

Alderman Frank Fleming noted this contractor has done this for the City for a number of years with no problems. He also noted it was a benefit to have a contractor who has done this with the City for so long.

City Administrator Eric Sterman noted the contractor is locked into unit pricing and Building Commissioner Pecoraro approves applicants and works with homeowners.

Building Commissioner Pecoraro noted it's a pretty quick process for approval and work completion.

Alderman Mark Weaver noted he had it done before he was an alderman and the process was simple.

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 & Recreation – Strength Training Equipment Bid Award



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Staff recommends the Board approve the budgeted purchase of the equipment off the Sourcewell Contract through Advanced Exercise for \$30,457.38.

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 & Recreation – Pointe Painting Bid Award

Staff recommends the Board approve contract with low bidder Joseph Ward Painting Company for \$18,142. The City last contracted with them in 2024 to paint the exterior of The Pointe and staff was pleased with the result of the project.

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 & Recreation – North Pointe Slide Refinishing Bid Award

Staff recommends the Board approve the budgeted purchase off the Sourcewell Contract through Rain Drop & Safe Slides for \$74,989.20.

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

Clarkson Road Sidewalk Project

Mayor Mark Stallmann noted the City of Clarkson Valley approached the City of Ballwin to help put in a sidewalk along Clarkson from Kehrs Mill south to the Lion's Choice in Ellisville. He noted the sidewalk affects approximately 12 properties in Ballwin. He noted the City of Clarkson Valley is hoping to get a grant from the federal government through the East-West Gateway Council of Governments and MODOT. He noted this was not budgeted in the 2026 budget but Clarkson Valley is anticipating it costing Ballwin around \$100,000.

Alderman Tequila Gray noted she and Mayor Stallmann walked the neighborhood and spoke to residents. She noted while it is a good idea and that it would make things safer, there are a lot of other projects regarding safety in Ballwin that have been discussed previously that may be a better use of the money.

Alderman Michael Finley asked if the trees and brush next to Schnucks would need to be cleared. Mayor Stallmann noted there would be a tremendous amount of sitework that would need to be done.

Alderman Gray noted this project would also ruin several people's yards.



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Mayor Stallmann noted there is a MODOT right of way on properties and most of the work would be done in backyards with the exception of 2-4 houses. He also noted he has never had anyone ask him for a sidewalk here before. Alderman Gray agreed, and noted she has had several emails regarding safety on Manchester.

Alderman Pam Haug asked if Clarkson Valley gave any indication of what would happen if the City of Ballwin does not move forward on the project.

Mayor Stallmann noted an engineering firm has estimated around \$1.9 million for the project, noting it would not be possible without grants.

Alderman Finley noted the project would be worth considering at a high level, and while it may not affect a lot of Ballwin properties, there probably are a number of Ballwin residents who would utilize the sidewalk.

Mayor Stallmann noted all the Board is looking at tonight is if they want to authorize City staff to begin entering into an agreement with Clarkson Valley. The Clarkson Valley Board approved moving forward with the project already.

Alderman Frank Fleming asked how intergovernmental agreements work and whether the City could negotiate who pays for what.

City Administrator Eric Sterman noted the City uses them frequently. He also noted he believes the project will require a significant amount of work with a lot of variables as the full design process is not known yet. He noted there are several things that ideally be spelled out in an agreement including site acquisition, overruns, who pays for what. He also noted he believes the majority of costs would be in 2028, but there has not been a specific timeline laid out yet. He noted the project would most likely be two to three years out.

Alderman Fleming asked if Ballwin can say the City is putting in \$100,000, everything over that is the responsibility of Clarkson Valley.

City Administrator Sterman noted the City would need to spell everything out in the agreement and the City can do whatever Clarkson Valley agrees to.

Alderman Fleming noted it took several years to get the sidewalk done on Wildwood Parkway that's in the 2026 budget, and there's a lot of sidewalk projects that need to be done in Ballwin and he would have a hard time explaining to residents how a project with Clarkson Valley jumped up the list.

Alderman Janet Judd noted she anticipates significant eminent domain issues and wondered how it would affect the City's standing with other grants.

City Administrator Sterman noted the City does not anticipate having grant applications this year. The City of Ellisville was asked to participate in this project but declined because they have another grant application this year. Ballwin is anticipating applying for another grant next year.

Alderman Mark Weaver asked if it was possible to move the sidewalk to the other side of Clarkson Road where it is all in Clarkson Valley. Mayor Stallmann noted that side is worse topographically.

Alderman David Siegel asked what the total linear footage would be and how much would be in each City. City Administrator Sterman noted it is around 50/50.



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Alderman Siegel asked if MODOT has been spoken to and if they'd be willing to give up part of their roadway to put in a sidewalk.

City Administrator Sterman noted he did not know if the project includes anticipated right of way but noted \$2 million is a lot for a sidewalk and there could potentially be a lot of overages for the project.

Alderman Fleming asked what the share of the project cost would be.

City Administrator noted if all the grants were approved, the federal government would be paying for 80%, MODOT cost share would be half of the remaining cost, and the other half of the remaining cost would be split 50/50 between Clarkson Valley and Ballwin.

Alderman Fleming noted walkable communities are great but noted the City's cost could get expensive. He asked if the City could limit it to a certain amount in 2028.

Mayor Stallmann noted all the Board is looking at is an agreement to have staff negotiate an intergovernmental agreement.

Alderman Finley asked if there were easements in place or if eminent domain would be required.

City Administrator Sterman noted potentially both would. He noted a majority of times it's nominal but the City does not do sidewalk projects like this and typically there is a chance for eminent domain litigation and the risk does exist.

Mayor Stallmann noted most homeowners are aware of MODOT easements on their property but he imagines most homeowners will not be happy.

City Administrator Sterman noted there are a lot of questions that still need answering.

Alderman Fleming noted Clarkson Valley needs to apply for the grant by February 6th. He noted he would want to set a limit of \$100,000 for the City's contribution.

City Administrator Sterman noted the City can make a not to exceed limit and make that part of the motion.

Mayor Stallmann noted he would like to see the total cost of the City's contribution and that the City will work with Clarkson Valley and engineering and supervision needs to be done by the City of Ballwin.

City Administrator Sterman noted a third party firm would provide supervision and then the Public Works Department would check on them as well.

Alderman Siegel noted there are a lot of unknowns and they need answers from the Mayor of Clarkson Valley.

Alderman Haug noted she understands the concerns but there is a February 6th deadline for grant applications. She wondered if there was a way for the City to draft an agreement with the City's concern. She noted she did not like the fact that this issue is going ahead of other streets but she likes that it addresses safety concerns.

Alderman Siegel noted there could be a lot of sidewalks in other wards contracted out for this cost and that's where he's hesitating.

Alderman Fleming noted he wants to see if the City can put a cap on the amount contributed, especially if it's not done until 2028.



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Alderman Michael Finley asked if there could be a Public Health & Safety Committee meeting regarding this issue.

Alderman Gray asked how often the City can apply for an East-West Gateway Council of Governments grant. City Administrator Sterman noted it's one time a year and approval typically takes months.

Alderman Gray asked if the City could apply for another in 2027. City Administrator Sterman noted he would need to confirm but believes it would be a possibility. He noted the application is scored and there's a matrix used. He noted since it's multiple jurisdictions applying together, it's less likely to impact grant applications in a different year.

Alderman Gray noted she's working to get stuff done on Manchester Road because of safety issues. She noted she does not want all that work to be for nothing because the Clarkson Road project was taking place. She noted the sidewalk is important, but other projects may have higher priority.

Alderman Finley noted there will be a Public Health & Safety Committee meeting to discuss the sidewalk sometime before the next Board of Aldermen meeting.

Alderman Michael Finley made a motion to authorize City Staff to begin drafting an intergovernmental agreement regarding the sidewalk along Clarkson Road to a certain dollar amount and noted the agreement would state the City has some control over other entities.

Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Mark Stallmann thanked everyone for attending the 75th Anniversary party and noted there were more than 300 people in attendance.

He also noted Parks & Recreation Director Chris Conway is talking to the Historical Commission about a Ballwin History Corner at the Pointe.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Sterman noted there is a section of code, 16-55, regarding duties of the court administrator that needs the language updated. He asked the Board to make a motion to draft an ordinance to clean up that section of code. Alderman Frank Fleming made a motion and Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

City Administrator Sterman also noted the construction on the Public Works facility is continuing. Substantial completion is a little behind and a final walkthrough is scheduled for sometime within the next few weeks. He noted the City is still working on final numbers but he anticipates being under budget.

CITY ATTORNEY'S REPORT

None.



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STAFF REPORTS

Parks & Recreation – Pointe and Indoor Pool Improvements Bid Awards

Staff recommends the Board approves all contracts stated in the Staff Report at a cost of \$603,905.

Discussion:

Parks & Recreation Director Chris Conway there are a lot of smaller projects within this report that make up larger projects. He noted the request for proposals for these projects generated fewer than three proposals but came in under budget.

Mayor Mark Stallmann asked if these projects would help with the temperature of the pool.

Director Conway noted it is the hope of some of these contracts.

Alderman Mark Weaver asked if there was a projected completion date for the projects.

Director Conway noted some will be done within the next couple of weeks, others the City is looking at completing in August in coordination with Des Peres so the City can swap facilities as they complete their project as well. He noted the City wants to avoid multiple closures and a lengthy closure as well. He's hoping for completion on all projects by September.

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.

Parks & Recreation – Fitness Flooring Bid Award

Staff recommends approving Omina Partners proposal for Advanced Exercise to perform the proposed work for \$85,322.11.

Discussion:

Alderman David Siegel asked what color the floor would be.

Parks & Recreation Director Chris Conway noted it would be light gray with gray specks.

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.

ALDERMANIC COMMENTS

Alderman Michael Finley asked Alderman Tequila Gray if there were any updates on the MODOT project on Manchester Road.

Alderman Gray noted there is not yet. She noted there was a site survey team that took suggestions and is in the process of writing up a report. MODOT is supposed to go over their findings and present the City with an agreement. She noted she's waiting for MODOT to be ready to present to the City. She also noted although it is



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a MODOT owned road, there is a MODOT cost sharing program that the City could be a part of to get the repairs done within a certain timeframe.

CLOSED SESSION

A motion was made by Alderman Michael Finley and seconded by Alderman David Siegel to move to closed session to discuss contract negotiation matters under Section 610.021 (12).

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

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

Nay: None

The meeting moved to closed session at 8:38 p.m.

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 9:08 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK