



**BOARD OF ALDERMEN
Meeting Minutes**

MAY 11, 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 Kyle Cronin

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the April 27, 2026 Board of Aldermen meeting were submitted for approval.

Alderman Finley made a motion to make two (2) corrections to the minutes.

Aldermen Fleming seconded the motion.

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



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CITIZEN COMMENTS

Alderman Finley introduced Manchester Alderman John Dodge who gave a presentation on prostate cancer.

Stephen Rekas of 549 Rolling Glen Ln spoke in opposition of the attached garage his neighbor is proposing to construct at 537 Rolling Glen Ln.

Mayor Stallmann asked about the code requirements.

City Administrator Sterman discussed the code.

City Planner Sprick further discussed the code.

Alderman Gray asked if there is a way to require the property owner to take responsibility for drainage related to the project.

City Planner Sprick said it is a civil matter.

PRESENTATIONS

Ward 1 Alderman Janet Rodriguez Judd was sworn in by Mayor Stallmann.

New Parks & Recreation Marketing & Communications Coordinator Erica Lindsay was introduced by Parks Director Conway.

A proclamation was made declaring May 29th, 2026 as Paula Reeds Day in the City of Ballwin in honor of her retirement on June 1.

Alderman Fleming motioned to give IT Director Reeds a lifetime recreation pass as noted in the City's Policy Manual.

Alderman Finley seconded the motion and it was approved unanimously.

A proclamation was presented to Marie Clark with the Ballwin Historical Commission declaring the City of Ballwin as a Purple Heart City.

Victoria Dailey from Sikich presented the 2025 audit report.



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Alderman Fleming asked about the City’s proposed reserve policy and what are other Cities policy.

Ms. Dailey said that she thinks the GFOA (government finance officers association) recommends at least three (3) months minimum operating expenses.

CONSENT ITEMS

Public Works – Skid Steer Purchase

Staff recommends we purchase 2 skid steers with: Viking planers, water tanks, 1 smooth, 1 toothed bucket, 1 dirt bucket and pallet forks from Luby Equipment LLC/Case Construction using the Missouri State Bid contract number IBF605CO22002058 for a total cost of \$199,900.00, and sell two of our lowest performing current skid steers.

Discussion: Alderman Siegel asked why the City’s skid steers are being sold.

Public Works Director Link explained that they have approached the end of their life.

Alderman Weaver asked if the new equipment will be stored indoors with the completion of the new facility.

Public Works Director Link answered yes.

A motion to approve the consent item was made by Alderman Siegel and seconded by Alderman Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.

Public Works – Salt Purchase

We recommend awarding the contract for 1146 tons of salt for late 2026 delivery and an additional 500 tons for early 2027 delivery to the City of Chesterfield Co-op/Compass Minerals based on the unit prices in Table 1.

Discussion: Alderman Fleming asked about fuel costs affecting the price of salt and is it what was expected.

Public Works Director Link answered that it was expected and his preference is to have excess salt if within budget.

A motion was made by Alderman Fleming and seconded by Alderman Finley to accept staff’s recommendation.



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A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Stallmann asked for a motion to appoint Alderman Weaver as the Aldermanic Representative to the Planning & Zoning Commission.

A motion was made by Alderman Fleming and seconded by Alderman Finley to accept the Mayor's appointment.

A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann asked for a motion to appoint Alderman Lehmkuhl as the Aldermanic Representative to the Parks & Recreation Committee.

A motion was made by Alderman Fleming and seconded by Alderman Finley to accept the Mayor's appointment.

A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann complimented Parks Director Conway on the Family Bingo Event held at the City Banquet Center.

Mayor Stallmann reminded everyone that May 27 is the first concert of the Summer Concert Series.

Mayor Stallmann discussed the Citizen of the Year program.

Mayor Stallmann stated that the Board will begin the summer schedule and meet only on the second Monday of the month through August.

Mayor Stallmann stated that he has been invited by the Historical Committee to speak at the annual Memorial Day Ceremony. The purple heart proclamation will be read at the Ceremony.

CITY ADMINISTRATOR'S REPORT



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City Administrator Sterman reported that a previously approved bid for an aquatic play unit, totalling \$306,000 has been revised after the City’s ADA inclusion coordinator found some things that required revision. An additional \$8,125 will be spent on the unit. Some of that money will be covered by the grant.

City Administrator Sterman reported that the hot tub at the indoor pool requires two (2) new pumps, totalling \$12,088.

City Administrator Sterman reported that a new marketing and events coordinator has been hired to the Golf Course.

CITY ATTORNEY’S REPORT

City Attorney Cronin had nothing to report.

STAFF REPORTS

Parks & Recreation – Golf Course Bathroom Renovation Bid Award

In an effort to keep the project moving forward, staff is seeking authority to award to one of the two low bidders, Wolf Building and/or Custom Alternative, for an amount not to exceed \$115,000. This will allow staff the flexibility to negotiate a viable option closer to our budgeted amount.

Parks Director Conway presented the staff report.

Alderman Siegel stated he was disappointed that this project had not been discussed at a Parks & Recreation Committee meeting. The Board is being asked to vote on a project that has not yet been designed.

Alderman Judd stated that the Board should rely on Staff and the professionals they recommend to complete the project.

Alderman Finley asked if Alderman Siegel would like to see a rendering.

Alderman Siegel said he would like to have had public input.

Alderman Gray would like to see a materials list.

City Administrator Sterman stated that materials have not been chosen, the bid is an allowance for the project.



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Alderman Gray stated that an employee of the recommended bidder's company is on the Planning & Zoning Commission.

City Attorney Cronin stated that he does not consider it a conflict of interest.

Mayor Stallmann stated that the company will receive the same scrutiny and oversight as with any other company and project.

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

ALDERMANIC COMMENTS

Alderman Fleming stated there is business to be addressed from the earlier Finance & Administration Committee Meeting. First, how to begin the process to adopt a new set of building codes.

City Administrator Sterman asked if the Board would be comfortable with an ordinance, to be presented at the next Board Meeting. There is a Missouri State Statute that requires a 90 day period before new codes are adopted. He suggested that the 90 day period occur between the first and second reading of the Bill.

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

Alderman Fleming stated the second piece of business to be considered is the fund balance reserve policy.

A motion was made by Alderman Fleming and seconded by Alderman Finley to set the fund balance reserve policy at 35%. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming reminded everyone that Olivia Pieknik has made a request to donate books to the little libraries in Ballwin.

Alderman Finley stated he was remiss in not following up with Parks Director Conway about the gentleman that made comment at a Board Meeting about his membership to the City's recreation facilities.

Alderman Finley asked about the succession plan for IT Director Reeds' position.



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City Administrator Sterman stated that the Assistant IT Director Jeff Kuehnle has been promoted to the position of Director and a new employee will be hired.

Alderman Judd thanked everyone for the flowers that the City sent to her father’s funeral.

Alderman Siegel asked for an update on the money being made available from MSD (Metropolitan Sewer District).

City Administrator Sterman stated that he and Public Works Director Link met with a firm called HR Green about plans they have completed for other Cities.

Alderman Siegel asked if HR Green could attend the July or August Board of Aldermen Public Works Committee Meeting.

ADJOURNMENT

A motion was made by Alderman Fleming and seconded by Alderman Siegel to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:23 p.m.

ATTEST: MARK R. STALLMANN, MAYOR

LYNN SPRICK, CITY PLANNER