



BOARD OF ALDERMEN
Meeting Minutes

JULY 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

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Lori A. Kelling
Alderman Tequila Gray
Alderman Frank Fleming

Absent

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 June 8, 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

Olivia Pieknik of 385 Walnut Point Court, complimented the City on the events celebrating America 250. She noted she got emotional seeing all the flags placed around the City, noting she arrived in America 46 years ago in a refugee camp from Vietnam a few years after the fall of Saigon. She thanked the City for their celebrations.

Lori Stringer of 347 Oakleigh Woods Drive, asked the City about MSD stormwater grants in light of the July 4th storm. She noted her neighborhood does have an MSD ticket number but was wondering who the HOA



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should speak with at MSD regarding getting something done about the creek nearby. She also brought information to the Board regarding rainscaping to help with excess water.

Stephen Rekas of 549 Rolling Glen Lane, spoke to the Board in opposition of his neighbor's garage at 539 Rolling Glen Lane. He noted the garage is large and is ready to be built.

OLD BUSINESS

Bill 5057 - AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

Mayor Mark Stallmann noted this bill was on the agenda just for informational purposes. He noted that there is a Google form on the City's website for the public to comment on the new code changes. The bill will be on the agenda for approval in September after the 90 day waiting period has passed.

Alderman Michael Finley asked if there had been any responses.

City Administrator Eric Serman noted there have been a few responses, but not a significant amount.

LEGISLATION

Bill 5058- AN ORDINANCE REPEALING CHAPTER 15, ARTICLE XI AND SECTION 15-5; AND ENACTING A NEW CHAPTER 15, ARTICLE XI, PERTAINING TO REGULATION OF BICYCLES, ELECTRIC BICYCLES, AND CERTAIN MOTORIZED AND NONMOTORIZED VEHICLES.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5058, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Frank Fleming read Bill Michael Finley, title only.

Discussion:

Alderman Frank Fleming thanked City Attorney Kyle Cronin for his effort to create this bill. He asked whether this proposed ordinance was in line with other cities nearby.

City Attorney Cronin noted Manchester has not adopted anything with these new types of vehicles, but he believes Ellisville has and this bill is in keeping with theirs and others nearby.

City Administrator Eric Serman noted he has spoken with other cities and many are in the process of discussing it right now.



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Alderman Michael Finley noted City Attorney Cronin will take the feedback and rework the bill. He noted he was seeing a challenge in safety and allowing kids to have fun and wanted to make sure there was a balance. Alderman Finley asked what the radar detection the Police Department had was like.

Chief John Bergfeld noted it would depend on the size of the vehicle. It's hard to pick up a small person on a small vehicle on the radar, so police would have to use an educated guess as to how fast the electric vehicles were travelling.

City Attorney Cronin noted there will still be in place a duty for anyone operating a vehicle to operate it with care in appropriate conditions, which would be up to the officer to determine.

Alderman Finley noted there should be a sentence or clause added that anytime the word "bicycle" is in the ordinance, it also applies to tricycles and unicycles as well.

Alderman Lori Kelling noted her biggest concern is safety, but she is fine with scooters in the street as long as helmets are used. She noted she wants to make sure there's guidance from the Police Department as to how this bill is written.

City Attorney Cronin noted it may be prudent to limit the electric vehicles to lower speed roadways and exclude roadways that aren't appropriate.

Alderman Michael Finley agreed, noting it may be good to limit it to roadways 25 miles per hour or less.

Alderman Frank Fleming asked for confirmation as to what types of vehicles are allowed on roadways and sidewalks located in a commercial district, also asking about bicycles.

City Attorney Cronin noted the City already has an ordinance in place prohibiting anyone 15 and older from riding bicycles on the sidewalk. He noted it is up to the Board to decide whether to keep that in place.

Alderman Tequila Gray noted her biggest concern is age and speed. She also noted there are a lot of people who don't have access to cars and need bikes to get to where they need to go.

Mayor Mark Stallmann asked the Board to send comments to the City Attorney and the City Administrator, and noted the Board is not ready to vote on this issue yet.

Alderman Finley noted he's willing to have more checkmarks of allowing items in public roadways than prohibiting.

Alderman Kelling noted she wanted to make sure the Chief of Police was involved in the discussions.

Alderman Kelling made a motion to table Bill 5058. Alderman Janet Rodriguez Judd seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Resolution - A RESOLUTION AUTHORIZING THE CITY OF BALLWIN TO APPLY FOR A MUNICIPAL PARKS GRANT TO HELP PAY FOR A NEW PLAYGROUND AT THE POINTE

Discussion:

Alderman Frank Fleming asked what the chances of receiving the grant were. Parks & Recreation Director Chris Conway noted chances were good but not guaranteed.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for approval. A voice vote was taken with unanimous affirmative result and the motion passed.

Resolution - A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BALLWIN AND ST. LOUIS COUNTY REGARDING THE COST OF DETENTION OF MUNICIPAL PRISONERS.

Discussion:

Police Chief John Bergfeld noted the cost per day for holding prisoners in St. Louis County was previously \$70, and was increased to \$75. He noted the City of Ballwin does not house that many prisoners in St. Louis County, typically only when they're sentenced on municipal charges.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for approval. A voice vote was taken with unanimous affirmative result and the motion passed.

CONSENT ITEMS

Administration – Employee Recreation Facility Use Update

Staff recommends approval of the updated Recreational Facility Use Policy.

Discussion:

Alderman Tequila Gray noted she received a comment from a resident who was not in support of this item, saying it was bad optics with so many people struggling to afford this that employees and elected officials should not get it for free.

Alderman Michael Finley noted he respects that position from a resident, Boards & Commissions are on a volunteer basis, and that the Board's salary is only \$5,400, so he believes it is more than reasonable to consider this as a perk.

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

Administration – Craft Beer Festival Liquor License

Staff recommends approval of the liquor license for the Craft Beer Festival on September 12, 2026.

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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Administration – Six Month Cash Financials

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

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 Mark Stallmann noted he was hoping to have a strategic planning meeting at 6 p.m. before the first Board meeting in September at the Golf Course.

He also noted Ballwin has agreed to host the Municipal League of Metro St. Louis's September Membership Meeting on September 24th at the Ballwin Golf Course.

Mayor Stallmann gave a shoutout to the Parks Department for their fast work blocking off a sinkhole that appeared over the weekend.

He also thanked the Parks Department for the 30th anniversary celebration for The Pointe at Ballwin Commons. He noted during a meeting of the Lafayette Area Mayor's Association that several cities are looking at The Pointe for how to do renovations right.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted the City is looking into hiring a firm to do a utility tax audit. He noted a utility tax is paid for by commercial and residential addresses, but the City does not receive a breakdown of where/how much per property. He noted the audit would help the City make sure it's getting the correct amount of utility tax funds. He noted there will be a resolution at the next Board meeting.

Alderman Frank Fleming asked how this would be paid for.

City Administrator Serman noted the firm would keep a percentage of any money recovered as a result of the audit.

CITY ATTORNEY'S REPORT

City Attorney Kyle Cronin noted the Governor has signed several pieces of legislation with an August 1st implementation date. He noted his firm is looking at the impacts of these bills and will potentially be back at later meetings with legislation to ensure the City's Code of Ordinances is in line with state code.



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STAFF REPORTS

Public Works – Tree Removal Bid Award

Staff recommends awarding the unit price contract to Ray's Tree Service not to exceed \$77,995.00 and to accept alternate bid #1 and #2.

Discussion:

Public Works Director Jim Link noted there were 120 trees removed last year as a result of last year's bid. He noted there are the same amount of trees to remove this year, but the City received five bidders. The lowest bidder is Ray's Tree Service, at \$77,995. Ray's will take out 120 of the 131 dead trees that are still remaining in the City. He noted he believes Public Works staff will be able to get to the remaining 11 dead trees by the end of the year.

Alderman David Siegel asked if after this round of trees was removed if staff would be able to provide residents with a time frame on addressing their requests.

Public Works Director Link noted he believed that would be able to happen.

Alderman Tequila Gray asked what was done with the wood from the trees and whether that wood would be made available to the public.

Public Works Director Link noted it will, and the City has been doing that for several years by taking it to The Pointe for residents to take, both in chips and firewood form.

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 David Siegel called a Public Works Committee meeting to be held on August 10th at 6 p.m. to discuss MSD's stormwater grants.

City Administrator Eric Sterman noted the City has spoken to some engineering firms about stormwater master plans and will bring forth that information at the meeting.

Alderman Michael Finley asked if City Attorney Kyle Cronin had enough information from the Board to make revisions to the e-bikes bill.

City Attorney Cronin noted he did and will meet with City staff to discuss any questions.

Alderman Finley also thanked staff for their flag decorations around the City. He also discussed the flooding on July 4th and wondered what else can be done to mitigate it. He asked about the MSD grants and whether MSD had responded to any cities that had applied yet.



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City Administrator Serman noted the pot of money from MSD is on a grant basis, it's up to the City to decide to seek MSD's permission to spend that money with their approval. The funding the City is getting is a drop in the bucket compared to the portion that MSD is getting.

Alderman Finley asked if MSD could possibly recommend against a project the City has chosen to spend the grant money on.

City Administrator Serman noted it is certainly possible, but MSD is most likely to not weigh in in terms of where a stormwater project should be done, they're mostly looking at whether or not a project is an appropriate use of the grant money.

Alderman Finley also asked about Maple Lane, noting the street has a very sharp decline near Manchester Road that the underside of cars is scraping against the road.

Public Works Director Jim Link noted that is MODOT's right of way up to 60 feet back from Manchester and MODOT is planning on redoing that street.

Alderman Frank Fleming asked if the City knew the exact amount of MSD funding yet and whether there were time frames for applying for the funding.

City Administrator Serman noted it's around \$300,000, and there are no time frames, the City can save up the money as it will roll over to the next year. He noted it is not a "use it or lose it" type of funding stream. He noted he will get the latest projection on the MSD funds before the next meeting.

Alderman Tequila Gray asked if the grant can be applied for yearly.

City Administrator Serman noted the money is allocated annually but can be built up into a pot, it is up to the City.

CLOSED SESSION

Pursuant to Section 610.022 RSMo., the Board may vote to move to closed session to discuss personnel matters and employee group negotiations under Section 610.021 (3) and (9).

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session.

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

Aye: Aldermen Judd, Finley, Gray, Kelling, Fleming, Siegel, Lehmkuhl

Nay: None

The meeting moved to closed session at 8:07 p.m.



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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 8:58 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK