



BOARD OF ALDERMEN
Meeting Minutes

AUGUST 11, 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 Stallmann at 7:00 p.m.

ROLL CALL

Present

Absent

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd via videoconference
Alderman Pamela Haug
Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Serman
City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

The minutes from the July 14, 2025 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 July 14, 2025 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.

The minutes from the July 14, 2025 Public Health & Safety Committee Meeting were submitted for approval. A motion to add Alderman Michael Finley as chair person of the committee was made by Alderman Michael Finley and seconded by Alderman Frank Fleming. 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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The minutes from the July 8, 2025 Board of Alderman Special Meeting and Strategic Planning Session 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

Carrie Doll, of 250 Dennison Drive, spoke to the Board of Aldermen in favor of the City buying back the former Government Center property.

PRESENTATIONS

Finance Officer Denise Keller presented the results from the 2025 Budget Survey that was posted online.

LEGISLATION

Bill 5026 - AN ORDINANCE AMENDING CHAPTER 7, ARTICLE VIII, SECTION 7-224 AND APPENDIX A, ARTICLE XVI, SECTION 9, PERTAINING TO FENCE REGULATIONS.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5026, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5026, title only.

Discussion:

Mayor Mark Stallmann noted the Planning & Zoning Commission recommended approval of the ordinance. Alderman David Siegel asked City staff to explain the process and outline the changes made to fence regulations within the bill.

City Planner Lynn Sprick noted there have been several corner fence approvals before the Board of Aldermen over the last few months. This bill was a result of the Board asking City staff to make changes to the fence code to allow staff to approve corner and double frontage lots, rather than require applicants to come before the Board.

Alderman David Siegel noted his concerns over staff approving the fence permits and homeowners being denied a fence permit, noting their only avenue to approval at that point would be going before the Board of Adjustment. He noted he was concerned about leaving it up to staff and their recommendations.

City Administrator Eric Sterman noted if a homeowner does have a hardship, they can present that to the Board of Adjustment, but also noted City staff approve fence permits regularly and does not see an issue with approving fence permits for corner lots.

Mayor Mark Stallmann noted this was presented to Planning & Zoning at the direction of the Board of Aldermen to streamline the process.



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Aldermen Michael Finley noted he doesn't want to see the Board micromanage people's property and believes staff has done a great job handling fence permits so far.

Alderman Frank Fleming noted the Board of Aldermen hasn't told people no so far on any corner lot fence applications. He also noted he didn't think the Board needed to revisit something that didn't need to be revisited.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5026, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5026, title only.

A roll call vote was taken for passage and approval of Bill 5026 with the following results:

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

Nay: None.

Bill No. 5026 was approved and became Ordinance No. 25-16.

Bill 5027 - AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVI TO ADD A NEW SECTION 32 PERTAINING TO THE SCREENING ROOF-MOUNTED EQUIPMENT AND FLAT ROOFING ON COMMERCIAL DEVELOPMENTS.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5027, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5027, title only.

Discussion:

City Administrator Eric Sterman noted this is not a current requirement, but came about during a recent application where the Planning and Zoning commission wanted to require a renovated building to put the HVAC on the roof but code did not allow them to do so. The Planning & Zoning Commission asked the Board to consider requiring roof-mounted equipment for new development and renovations, and with proper screening. It will not be applied retroactively.

Alderman Michael Finley asked how much the screening would potentially cost, and City Administrator Sterman noted he did not know a price but knew it was a common decorative feature.

Mayor Mark Stallmann noted the bill was reviewed by Planning & Zoning and unanimously approved.

Alderman Frank Fleming noted the bill is not dissimilar to other ordinances we currently have.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5027, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5027, title only.

A roll call vote was taken for passage and approval of Bill 5027 with the following results:

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

Nay: None

Bill No. 5027 was approved and became Ordinance No. 25-17.

Bill 5028- 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”, AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a first reading of Bill 5028, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5028, title only.

Discussion:

Mayor Mark Stallmann noted this was an annexation request by the neighborhood.

Public Works Director Jim Link noted the streets are all in decent condition.

City Administrator Eric Sterman noted the annexation timeline will most likely be around six months or so, depending on the St. Louis County Boundary Commission.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a second reading of Bill 5028, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5028, title only.

A roll call vote was taken for passage and approval of Bill 5028 with the following results:

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

Nay: None

Bill No. 5028 was approved and became Ordinance No. 25-18.



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CONSENT ITEMS

Administration – Craft Beer Festival Liquor License

Staff recommends approval of the liquor license for the September 6th Craft Beer Festival in Vlasik Park.

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 commended Parks & Recreation staff on the wonderful programs over the past several weeks. He noted there is a free concert at New Ballwin Park on Wednesday at 7 p.m.

He also noted there is an MML conference from September 14-17 in St. Charles that the Board is invited to. Mayor Stallmann also thanked Ms. Doll for her comments on the former Government Center property and noted the City is looking into all options.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted the Craft Beer Festival is September 6th. He also noted Ballwin Days is this weekend, starting Thursday, August 14th to Sunday August, 17th. He gave kudos to all City employees who work it. He also noted carnival employees are parking in the lot next to the old Schoolhouse.

City Administrator Serman also noted there will be Budget Work Sessions before the second September Board meeting and the first October Board meeting.

He also noted there is a ribbon cutting for St. Louis County's portion of New Ballwin Road at 1 p.m. on Tuesday, August 12th.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – 225 Baltray Court Fence, 404 Applestone Drive Fence, 487 Brightspur Lane Fence

Staff recommends approval of the fence with the property owner's agreement to the requirements laid out in the staff report.

City Administrator Eric Serman noted these staff reports are now no longer necessary to approve by the Board with the approval of Bill 5026.

ALDERMANIC COMMENTS



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Alderman David Siegel noted he was at the Pointe Saturday morning and everything looks nice after the deep clean and the painting of the railings looks nice. He did have a question regarding the corn cob and whether any renovations were planned on that. City Administrator Eric Sterman noted there is not a budget set for that project but everything is on the table for next year.

Alderman Tequila Gray noted she spoke with the Safer Streets for Kirkwood and St. Louis County regarding the intersection of Manchester Road and New Ballwin Road. She wanted them to present to MODOT and the Board at a future meeting.

Alderman Michael Finley noted it was most likely a subject for the Public Health & Safety Committee. Mayor Mark Stallmann asked about the second meeting in October. City Administrator Eric Sterman noted he wanted to leave the second meeting for potential spillover from the budget session the first meeting in October and suggested the first meeting in November. He also noted MODOT is currently conducting a study on that area and giving them until November means they might be able to provide more information.

Alderman Michael Finley set the Public Health and Safety Committee Meeting for November 10th at 6 p.m. He also noted in response to Ms. Doll, the City would need to bring MODOT into the picture if they wanted to discuss putting a tunnel under Manchester Road to connect Lowe's and the former Government Center property. He also noted the City looked into the potential of putting an amphitheater in that area, but noted there is not nearly enough parking. He also noted the paving on Ries Road looks good.

Alderman Finley also made a motion to cancel the City's mosquito funding for 2026. He brought up the City's Public Health & Safety Committee meetings previously regarding mosquito control, noting everyone who spoke was against mosquito fogging.

Alderman Pam Haug noted multiple people have reached out to her saying they'd like the City to cancel mosquito fogging.

Alderman Jim Lehmkuhl also noted he learned a lot at the last Public Health & Safety Committee meeting regarding mosquito fogging.

Alderman Frank Fleming noted the City has tried getting rid of mosquito fogging before and the public was not happy with it. But he noted the recent survey results regarding fogging was closer than he anticipated. He noted if the City does get rid of mosquito fogging, there needs to be a robust education campaign about why the City has gotten rid of mosquito fogging.

Alderman Jim Lehmkuhl noted he also wanted to make sure the City also educates the public about how to get rid of mosquitos in their yards.

City Administrator Eric Sterman noted there would be no change to this year's mosquito fogging program, which ends September 12th. He also noted it would be best to start publicizing the mosquito changes after the budget becomes official.

Alderman Michael Finley made a motion that the Board of Aldermen instructs City staff mosquito fogging done by the City of Ballwin and that staff engage in a robust education campaign regarding mosquito control.



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Alderman Tequila Gray clarified that Alderman Finley's motion meant that the City was taking away the option for mosquito fogging in 2026.

City Administrator Sterman noted with the motion made tonight, it would mean the mosquito fogging would not happen. But if the Board were to change their mind after the budget is approved, City staff could launch the program quickly.

Alderman Pam Haug noted the motion meant the City would still continue to use the County's program if there are enough mosquitos found in their traps.

Alderman Haug seconded Alderman Michael Finley's motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CLOSED SESSION

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session to discuss legal and personnel matters under Section 610.021 (1) and (3).

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 8:08 p.m.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman David Siegel to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 9:17 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK