



**BOARD OF ALDERMEN  
Meeting Minutes**

OCTOBER 14, 2024

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

Absent

- 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

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the September 23, 2024 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 September 23, 2024 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 September 23, 2024 Board of Aldermen Budget Workshop 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.



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**CITIZEN COMMENTS**

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Tracy Henke, of 15939 Wetherburn Road, spoke to the Board about the significant impact the ongoing Metro Sewer District sewer project has had on her neighborhood. She notes there are several large trees that will be removed and not replaced. She asked what the City of Ballwin could do about the project.

Catherine Lindenschmidt, of 15975 Downall Green Drive, also spoke to the Board about the MSD sewer project. She notes the project will impact property values throughout the area.

Robert Meyers, of 15987 Downall Green Drive, also spoke to the Board about the MSD sewer project. He noted the easement has a construction allowance of 10-15 feet that allows work to be done right up to some people's front doors.

City Attorney Bob Jones noted he looked through MSD's project and the easement does allow for a 10-15 construction buffer. He notes the project is being done to code and there is not much the City can do about it.

**LEGISLATION**

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**Bill 5002 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO DAVID SANCHEZ FOR MI LUPITA, FOR OPERATION OF A RESTAURANT WITH OUTSIDE SEATING, SALE OF ALCOHOLIC BEVERAGES AND FRONT YARD PARKING.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Mark Stallmann for a first reading of Bill 5002, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5002, title only.

*Discussion:*

Mayor Tim Pogue noted the Planning & Zoning Commission approved the SUE. The petitioner noted they plan to open sometime in January, pending approval.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5002, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5002, title only.

Mayor Tim Pogue read the Standard Conditions for approval of Special Use Exceptions. A roll call vote was taken for passage and approval of Bill 5002 with the following results:  
Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Siegel, Lehmkuhl  
Bill No. 5002 was approved and became Ordinance No. 24-18.



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**Resolution** - A RESOLUTION SUPPORTING AN APPLICATION TO THE LAND AND WATER CONSERVATION FUND FOR A GRANT TO RENOVATE GREENFIELD COMMONS PLAYGROUND AT THE POINTE.

A motion was made by Alderman Mark Stallmann and seconded by Alderman David Siegel for approval of the resolution.

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

**CONSENT ITEMS**

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**Administration – Geotechnical Bid Award for Public Works Facility Renovations**

*Staff recommends awarding the contract for geotechnical services for the public works renovations to SCI Engineering.*

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

**Public Works – Temporary Labor for Leaf Collection**

*Staff recommends awarding the contract for temporary labor for leaf collection to Westside Personnel.*

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

**MAYOR'S REPORT**

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None.

**CITY ADMINISTRATOR'S REPORT**

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City Administrator Eric Sterman noted construction of the Vlasis Park playground is progressing nicely. The City is still planning on completion in mid-November with a ribbon cutting to follow.

Public Works Director Jim Link noted the department is planning on completing sidewalks from the Government Center to the tennis court parking lot next week.

City Administrator Sterman noted the former Police Station has been torn down and cleanup work will continue. The spot is slated to return to green space.



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City Administrator Sterman also noted there has been shielding placed on one of the lights on the pickleball court that had been shining in a neighbor's house.

He also noted there has been a sidewalk installation petition on Wildwood Parkway. There has also been an annexation petition submitted by the Arbor Trails Subdivision. That petition is early and the window for annexation petitions opens in April.

Alderman Frank Fleming asked what the score would be for Wildwood Parkway on the state's scoring system for potential sidewalks.

City Administrator Sterman noted the score could potentially be higher than the Kennelworth sidewalk petition. He also noted the petition for the Claymont sidewalk received previously will most likely be filled next year.

**CITY ATTORNEY'S REPORT**

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None.

**STAFF REPORTS**

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**Public Works – Leaf Collection by Contractor**

*Staff recommends awarding the contract for collecting leaves in Meadowbrook Country Club and the Claymont subdivisions to West County Landscaping.*

Public Works Director Jim Link noted the department is still dealing with staffing issues, but there have been three recent hires in the last few weeks. He noted he reached out to 8-9 contractors and the bids came back over budget.

Alderman Mike Utt asked what the comparison was to last year in terms of pricing. Public Works Director Link noted it was about \$1.60 more a cubic yard this year.

Alderman David Siegel asked when the third vacuum truck would be ready. Public Works Director Link noted it should be here soon.

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

**Public Works – Ries Road Bid Award**

*Staff recommends accepting the bid from Raineri Construction for resurfacing of Ries Road.*

Public Works Director Jim Link noted the original funding formula was supposed be 80/20, with the state paying 80 percent of the project and the City of Ballwin paying 20 percent. The bids came back higher than expected, but the City requested more funding to make up the difference through the East-West Gateway Council of Governments and received \$205,385. That would make the funding formula 60/40.



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Alderman David Siegel asked if curbs and gutters were included in the project scope. Public Works Director Link noted there are some, but the majority of the project includes road resurfacing and lights.

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

**ALDERMANIC COMMENTS**

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Alderman Pam Haug noted the Parks & Recreation Citizen Advisory Committee had the idea for trail system markers that show how the parks connect, similar to Ellisville’s.

City Administrator Eric Sterman noted the City is still working out the details regarding the project but there is some money included in the 2025 budget.

Alderman Mark Stallmann noted there will be a Parks & Recreation Aldermanic Committee meeting before the Board of Alderman meeting on the 28th.

**ADJOURNMENT**

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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 7:42 p.m.

\_\_\_\_\_ TIM POGUE, MAYOR

ATTEST:

\_\_\_\_\_ MEGAN FREEMAN, CITY CLERK