



BOARD OF ALDERMEN
Meeting Minutes

JUNE 9, 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

Mayor Mark R. Stallmann

Alderman Michael Finley

Alderman Tequila Gray

Alderman Frank Fleming

Alderman Mark Weaver via teleconference

Alderman David Siegel

Alderman Jim Lehmkuhl

City Administrator Eric Sterman

City Attorney Robert Jones

Absent

Alderman Pamela Haug

The Pledge of Allegiance was recited.

MINUTES

The minutes from the May 12, 2025 Board of Aldermen meeting were submitted for approval. Alderman Michael Finley corrected the minutes to note he was absent due to a family member in the ICU. Alderman Jim Lehmkuhl made a motion to amend the minutes that was seconded by Alderman David Siegel. 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

Lori Stringer of 347 Oakleigh Woods Drive invited the Board of Aldermen to the June Ballwin Grows Native event on June 11th and 14th in Ferris Park.

Mike Scott of 643 Kehrs Mill Road spoke to the Board of Aldermen about transparency and the number of closed session meetings.

Megan Brown of 501 Kingridge Drive spoke to the Board of Aldermen about Oak Tree Farms common ground reforestation.

Megan Kokesh of 115 Lock Drive spoke to the Board of Aldermen about her application to fill the vacant Ward 1 seat.

PRESENTATIONS

The Board of Aldermen recognized former Ward 1 Alderman Mike Utt as he moves out of the City of Ballwin.

Sikich presented the 2024 Financial Audit. City Finance Officer Denise Keller noted there is currently a surplus of funds the City has uncommitted to projects right now. The Board also asked about the balance of the opioid fund and what it is used for and City Administrator Eric Sterman noted it is used for drug takeback, officer training and DARE.

LEGISLATION

Bill 5023 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO SAREM-ALDEN OTHMAN FOR MOCHA POINT COFFEE, FOR OPERATION OF A RESTAURANT WITH OUTSIDE SEATING AND FRONT YARD PARKING.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5023, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5023, title only.

Discussion:

Alderman David Siegel noted the Planning & Zoning Commission wanted to add upper sidewalk outdoor seating.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5023, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5023, title only.



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A roll call vote was taken for passage and approval of Bill 5023 with the following results:

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

Nay: None

Bill No. 5023 was approved and became Ordinance No. 25-13.

Bill 5024 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO RAJAKUMARI KANDULA FOR SPICE MANTRA BALLWIN, FOR OPERATION OF A RESTAURANT WITH SALE OF ALCOHOLIC BEVERAGES AND FRONT YARD PARKING.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5024, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5024, title only.

Discussion:

Alderman David Siegel noted the Planning & Zoning Commission recommended approval of the SUE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5024, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5024, title only.

A roll call vote was taken for passage and approval of Bill 5024 with the following results:

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

Nay: None

Bill No. 5024 was approved and became Ordinance No. 25-14.

Bill 5025 - AN ORDINANCE APPROVING A ZONING CHANGE FROM COUNTY R-2 SINGLE FAMILY TO BALLWIN R-2A FOR OAK TREE FARM, OAK TREE FARM ADDITION, PARC FORREST AND THE PROPERTY AT 705 HENRY AVENUE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5025, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5025, title only.



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Discussion:

City Attorney Bob Jones noted there were no issues at a Planning & Zoning Commission meeting regarding this zoning change. City Administrator Eric Sterman noted there is one more rezoning that will need to be approved to make all neighborhoods compliant with City code.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5025, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5025, title only.

A roll call vote was taken for passage and approval of Bill 5025 with the following results:

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

Nay: None

Bill No. 5025 was approved and became Ordinance No. 25-15.

CONSENT ITEMS

Administration – Liquor License Renewals

Staff recommends Board approval for annual renewal of liquor licenses requested by Ballwin businesses and restaurants, expiring June 30, 2026.

Discussion:

Chief John Bergfeld noted there was no reason not to approve all of the liquor licenses.

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 – Subway SUE Transfer

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 1998.

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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Public Works – Salt Bid 2025

Staff recommends awarding the contract for 1320 tons of salt for late 2025 delivery and an additional 500 tons for early 2026 delivery to the City of Chesterfield Co-op/Compass Minerals.

Discussion:

Public Works Director Jim Link noted the City is obligated to keep and purchase certain amounts to remain in the Co-Op.

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.

MAYOR'S REPORT

Mayor Mark Stallmann discussed his and City Administrator Eric Sterman's attendance at the ICSC Conference to promote the City of Ballwin to businesses.

Mayor Stallmann gave a shout out to the West County Chamber of Commerce for their dine out for tornado relief next week. Mia Sorella and the Wolf Cafe are participating.

The Strategic Planning meeting will be held on July 8th at the Ballwin Golf Course.

Mayor Stallmann noted the City always has an open application for any citizen interested in joining a Commission and Board.

Mayor Stallmann nominated Tim Pogue to the open Ward 1 Planning & Zoning Commission position vacated by Grant Alexander. Alderman Michael Finley noted the position is voluntary and non-binding. He noted that Pogue was the best candidate who had submitted an application and it's not unusual for former Mayors to join other Commissions and Boards.

Alderman Michael Finley made a motion to approve Tim Pogue's nomination for the Ward 1 position on the Planning & Zoning Commission. Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Sterman noted vehicle and property insurance has increased across the country, and so has the City's. SLAIT, the City's medical insurance provider, is now becoming a self-insured trust for vehicle insurance, which the City would like to join. That takes effect July 1st and the City would like to join the vehicle insurance trust.

City Administrator Sterman also noted the sign has been approved from insurance for replacement at the corner of Seven Trails and Manchester. Electricity should soon be restored.



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City Administrator Sterman noted the Oak Brook Elementary and Arbor Trails subdivision annexation petition has expired. Their application is valid but the petition must be updated before the City can take any action.

City Administrator Sterman noted Public Works crews are helping other cities in St. Louis County with tornado cleanup from the May tornado.

City Administrator Sterman noted construction has started on the Public Works facility. In previous construction projects, the Board of Alderman has granted Change Order approval to the City Administrator, and City Administrator Sterman would like change order approval and then to report back to the Board. The Board agreed.

City Administrator Sterman noted the Missouri Municipal League Conference is happening in St. Charles from September 14-17 and the City has a budget for any elected officials who wanted to attend.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – 597 Highland Ridge Drive Front Yard Fence

Staff recommends Board approval with the property owner's agreement to the terms laid out by the City.

Discussion:

City Planner Lynn Sprick noted the City has no issues with the fence, which would have a five foot setback.

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.

City Administrator Eric Sterman noted staff was coming up with an ordinance to allow staff to approve front yard corner lot fences without having to come to the Board with each individual front yard fence application.

Public Works– Tree Removal Bid

Staff recommends awarding the unit price contract to Gamma Tree Experts.

Discussion:

Public Works Director Jim Link noted there was \$75,000 put into the 2025 budget to help take care of tree removals in the City. There are 63 addresses with a total of 120 trees that need to be removed. There are 213 total work orders for priority one, dead and dying trees, 227 priority two tree work orders and then 38 priority three tree work orders. Staff is recommending awarding the contract to Gamma Tree Experts not to exceed \$113,780. Public Works Director Jim Link noted these are all residential trees.



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Alderman David Siegel asked about priority one trees throughout the City and the Parks. Parks Director Chris Conway noted park staff is in charge of removing those. Alderman Siegel suggested taking all of the priority one trees down this year and removing the stumps next year. Public Works Director Link noted his crew will take care of the remaining priority one tree work orders. Alderman Siegel noted he did not like to see the City contract out many different jobs while the City is creating a new public works facility. Alderman Tequila Gray questioned what programs would suffer with this contract going over budget. Public Works Director Jim Link noted this will not put us over budget in that budget section so no programs should be impacted. Alderman Siegel noted he was hoping to get more trees done by doing stump grinding next year. Alderman Frank Fleming noted he would like to do everything all at once as it is now. Mayor Stallmann noted he agrees with Alderman Fleming and has received many calls from residents about trees. He also noted maybe the Board would like to use some of the budget surplus to take care of more trees. Alderman Siegel noted he would like to also focus on sidewalks and other public works issues as well. Public Works Director Link noted tree removal would start within a week and more than a hundred trees are added to the list every year. Public Works Director Link noted the City's bucket truck needs replacing at a cost of around \$350,000 if the City wants to prioritize more trees being removed in house. City Administrator Sterman noted Public Works crews always do tree work in house but sometimes there will be work that has to be supplemented by contractors because the City has never been able to staff a second tree crew. Alderman David Siegel noted he would like to see all of the priority one trees removed this year without compromising any other public works projects like sidewalks. Parks & Recreation Director Chris Conway noted the City has a cost share program for residents wanting to plant trees.

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.

ALDERMANIC COMMENTS

Alderman Michael Finley thanked everyone for condolences regarding the loss of his mother and reminded everyone to enjoy every day with your loved ones. He also congratulated the Parkway South boys baseball team who finished 3rd at state. Alderman Finley also set a Public Health & Safety meeting on July 14th at 6 p.m. and noted he wanted someone from St. Louis County Vector Control to be there. He also asked about limits for cars parked on the street, and Chief John Bergfeld noted vehicles must be moved in a 24 hour period. Alderman Finley also noted he wanted the City to redo all of the City's message boards signage and potentially pay for all of the signs out of the infrastructure fund. City Administrator Sterman said that was a possibility.

Alderman David Siegel noted he is planning on holding a Public Works Committee meeting in August before budget time. He also asked about thermoplastic markers for crosswalks, and Public Works noted they will start in July. He noted he wanted to do the crosswalks as soon as possible.



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Mayor Stallmann also noted there is a Ballwin Days meeting on June 18th at 5:45 at the Wolf Cafe.

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 8:49 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK