



**BOARD OF ALDERMEN**  
**Meeting Minutes**

OCTOBER 13, 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 Janet Rodriguez Judd  
Alderman Pamela Haug  
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 September 22, 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 September 22, 2025 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.

**CITIZEN COMMENTS**

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Haseeb Jangaria of 462 Westglen Village Drive, spoke to the Board regarding opening a small takeaway restaurant at 910 Kehrs Mill. He noted he was told by his landlord that it was ready to open, and was asking for permission from the City to open without an SUE. City Administrator Eric Sterman noted this business location



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previously had a restaurant but the previous SUE has since expired. City Attorney Kyle Cronin noted the Board does not have authority to approve outside of the SUE process, and that the restaurant will need to go through the SUE process before the Planning & Zoning Commission and then ultimately the Board of Aldermen.

### LEGISLATION

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**Bill 5033 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO SHIBAM MO INC FOR SHIBAM COFFEE FOR THE OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5033, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5033, title only.

#### *Discussion:*

Mayor Mark Stallmann noted the Planning & Zoning Commission approved the SUE a week ago and did not have any questions or concerns.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5033, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5033, title only.

A roll call vote was taken for passage and approval of Bill 5033 with the following results:

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

Nay: None

Bill No. 5033 was approved and became Ordinance No. 25-23.

### CONSENT ITEMS

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#### **Administration – Spice Mantra Liquor License**

*Staff recommends Board approval for Spice Mantra's liquor license.*

#### *Discussion:*

Alderman David Siegel asked Police Chief John Bergfeld if there had been any issues that have come up or calls since the restaurant opened. Police Chief Bergfeld noted there has not been any.

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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**MAYOR'S REPORT**

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Mayor Mark Stallmann noted he looked into video gambling machines that have been popping up in the news. City staff found there were several throughout the City.

Attorney Kyle Cronin noted he was asked by the Mayor to look into what can be done to prohibit them, noting these types of video gambling machines are not regulated by the Missouri Gaming Commission, since the company argues the results are preset in a computer, therefore they are not a game of chance. Attorney Cronin noted the City could regulate them by tying them to the liquor licenses, under a condition that you can't have them if you have a liquor license in Ballwin.

Mayor Stallmann noted he would rather the City act now instead of act after the state has regulated them, since there's no guarantee the state will take action on the machines.

Alderman Tequila Gray asked whether the City has gotten any police calls from facilities that have them. Police Chief John Bergfeld noted there has not been any. She asked why the City would want to prohibit them altogether instead of placing restrictions on them.

Mayor Stallmann noted other cities have had problems with these machines with teens using them and he was concerned that would become an issue in Ballwin.

Alderman David Siegel noted he was not aware of these machines and asked about potential tax revenue.

City Attorney Cronin noted that because they are not treated as a gambling device by the state, they are not eligible for the City to tax and it is more profitable for the companies that own the machines.

Alderman Gray asked if the City could add requirements for these machines that are tied to liquor licenses, like requiring someone to check ID's and other measures.

Alderman Frank Fleming noted he was reading up on this and questioned what the state says about them.

City Administrator Eric Sterman noted cities are asking the state to weigh in on this and the state has not taken a position on it. He noted the state may clarify the issue in the future, but in the absence of state guidance the City is allowed to take measures on them.

Alderman Fleming wondered if it was best to act first or wait until the state does.

City Administrator Sterman noted tying those video gambling machines to liquor licenses are the measures the City can take right now.

Alderman Fleming asked what would happen if a store opened that primarily had these video gambling machines and did not need a liquor license.

City Administrator Sterman noted there may be a way the City can regulate businesses with that primary use, but it would be under a different law rather than tied to a liquor license.

Alderman Fleming asked if there was any opportunity to match any of the other laws the City currently has.

City Administrator Sterman asked for guidance on how to draft this. The Board noted they wanted to see limitations, rules and regulations.



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Alderman Frank Fleming made a motion to direct staff to draft legislation to regulate video gambling machines. Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann noted there was a great Coffee with a Cop held at the Starbucks inside the Ballwin Target and thanked the Police Department for the event.

Mayor Stallmann also noted that he and City Administrator Sterman attended the Lafayette Area Mayors Organization and there were cities that commented on how Ballwin's parks are an example for the region. He also noted there were lots of positive comments about the Police, Parks and Public Works Departments at the Oakwood Farms fall party and noted there will be a Halloween Hullabaloo at the Pointe on Friday, October 24th.

### CITY ADMINISTRATOR'S REPORT

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City Administrator Eric Sterman noted the City is currently a party to a Public Works Mutual Aid Agreement with St. Louis County and other cities within the county that compels other cities to help during natural disasters or other times of aid. That agreement is up for renewal, and he asked the Board for permission to draft an ordinance to renew the agreement at the next Board Meeting.

Alderman Frank Fleming made a motion to renew the agreement. Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

### CITY ATTORNEY'S REPORT

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None.

### STAFF REPORTS

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#### Administration – Proposed Revisions to Street Tree Trimming Ordinance

*Staff recommends Board consider the draft amended street tree ordinance and determine if it should be placed on a future agenda for a vote.*

City Administrator Eric Sterman noted this was based on discussions on what to do with tree trimming. The proposed ordinance takes out language in current code prohibiting residents to trim the trees in the right of way, but does not require residents to do so.

Alderman Michael Finley asked if the language was to allow residents to trim the trees as long as they get approval. City Attorney Kyle Cronin noted there was no approval needed as long as the trimming was for permitted purposes.

City Administrator Sterman noted there would be a permit required for removal, trimming would be allowed without a permit as long as the resident follows standards and practices.



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Alderman Frank Fleming noted this language gets back to the original intention of why the Board wanted to change the tree trimming ordinance. He also asked staff to double check and make sure this did not interfere with any Tree City requirements.

City Administrator Serman noted this bill will be brought up before the Board for a vote at the next Board Meeting.

Alderman Janet Judd asked whether the updated ordinance language would be put on the City's website for residents. City Administrator Serman noted it would.

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

**Parks & Recreation – Proposed Revisions to Park Fees**

*Staff recommends legislation be drafted to enact the proposed recreational fee changes as outlined in the attached tables effective January 1, 2026.*

Parks & Recreation Director Chris Conway noted these revisions are to address rising operational costs and restructure the Pointe membership tiers to simplify them for staff and members.

City Administrator Serman noted there was a resident who had reached out to some Aldermen regarding the changes for Residents versus Non-Residents. He noted residents will still have a 35 to 40 percent discount and this was not the goal of changing the fee structure.

Alderman David Siegel asked if training sessions were included in the pricing changes. Parks & Recreation Director Conway noted they are not, those fees had been changed recently.

Alderman Michael Finley asked if there was any monetary gain with the new schedule of fees. Parks & Recreation Director Chris Conway noted he was not sure, as that was not the goal with the new fees, it was to address cost increases and the complicated structure of the Pointe membership tiers.

Alderman Michael Finley noted whenever fee increases come up, it always breaks his heart to see this dollar amount creeping up. He asked what the hit to the budget would be for not implementing the increase for residents on Pointe daily admission and whether or not the City could just eat the dollar increase instead of passing it on.

Alderman David Siegel noted that for these prices, the City still offers more amenities than places like Crunch Fitness.

City Administrator Serman noted the City's facilities are still funded by taxpayers, these user fees just help limit the amount of subsidy needed. He also noted the City is not making a profit off of this fee increase, noting that a big element of this is to streamline the rates.

Alderman Tequila Gray asked if instead of adding that dollar increase to residents, if the Board could decide to change that in the future instead of making it more expensive for everyone.

Parks & Recreation Director Conway noted the City is still reliant on Non-Resident rates for funding.



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Mayor Mark Stallmann noted the Parks & Recreation Citizen Advisory Committee reviewed this, with Alderman Pam Haug noting the Committee approved this and was in favor of the changes.

Parks & Recreation Director Conway noted these changes will be grandfathered in, the City will notify monthly members of the change and yearly members will change at their next renewal.

City Administrator Sterman noted the Board can see the draft of the bill for the next meeting and can decide to make changes before approval.

Mayor Mark Stallmann noted he doesn't want the Board to pass on the cost increases just to Non-Residents, because fees from non-residents are essential to the financial viability of these programs.

Alderman Pam Haug made a motion to draft legislation to change Parks fees and Pointe Membership rates.

Alderman Frank Fleming seconded the motion. A voice vote was taken with a majority affirmative result and the motion passed, with Alderman Michael Finley voting no.

**ALDERMANIC COMMENTS**

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Alderman Tequila Gray noted she was asked by a constituent on East Skyline Drive about receiving a ticket for parking on her grass as the driveway was being sealed since she could not park on the street. City Administrator Sterman noted that any streets that prohibit street parking would be codified.

Police Chief John Bergfeld noted there is an ordinance prohibiting parking on the grass, and he would look into the issue.

**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 8:08 p.m.

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MARK R. STALLMANN, MAYOR

ATTEST:

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MEGAN FREEMAN, CITY CLERK