

## **AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
  - [a.](#) Minutes of the April 13, 2026 Board of Aldermen Meeting
- 5. Adjourn**
- 6. Call to Order**
- 7. Presentations**
  - a. Recognition of Outgoing Alderman
  - b. Swearing in of Elected Officials
- 8. Roll Call**
- 9. Citizen Comments**
- 10. Legislation**
  - [a.](#) Bill 5056 – Board Aldermanic Committees
- 11. Mayor’s Report**
- 12. City Administrator’s Report**
- 13. City Attorney’s Report**
- 14. Staff Reports**
  - [a.](#) Police – Drone Bid Award
  - [b.](#) Public Works – Slab Bid Award
- 15. Aldermanic Comments**
- 16. Adjourn**

**NOTE:** Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

**CLOSED SESSION:** Pursuant to Section 610.022 RSMo., The Board of Aldermen could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss legal matters, personnel/employee matters, and/or real estate, as provided under Sections 610.021(1) RSMo., 610.021(2) RSMo., 610.021(3) RSMo.

**ADA NOTICE:** Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**BOARD OF ALDERMEN  
Meeting Minutes**

APRIL 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

Absent

- 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

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the March 23, 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**

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Lily Tritt and Annie Murray of Girl Scout Troop 168 spoke to the Board of Aldermen about planting a pollinator garden in Vlasis Park.

Krystal Coxon, 428 Breezewood Drive, spoke to the Board of Aldermen in support of the pollinator garden, noting the Ballwin Grows Native group will help the troop get a grant through Wild Ones Native to help pay for it and they'll lead a workshop class for landscape design.



**BOARD OF ALDERMEN  
Meeting Minutes**

APRIL 13, 2026

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**LEGISLATION**

**Bill 5054 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO PANAYIOTIS STAVRIANOS FOR PANA COFFEE AND DESSERT BAR FOR THE OPERATION OF A COFFEE SHOP WITH OUTDOOR SEATING.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5054, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5054, title only.

*Discussion:*

Alderman Mark Weaver asked if the Planning & Zoning Commission had approved the SUE.

Mayor Mark Stallmann noted it passed the commission.

Alderman Janet Judd asked if there would be signage facing Kehrs Mill Road. The applicant noted there would be on both sides and he has a sign permit in the works.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5054, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5054 , title only.

A roll call vote was taken for passage and approval of Bill 5054 with the following results:

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

Nay: None

Bill No. 5054 was approved and became Ordinance No. 26-11.

**Bill 5055 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JORGE GUTIERREZ TEXIS FOR LUPITA’S RESTAURANT FOR THE OPERATION OF A RESTAURANT WITH ALCOHOLIC BEVERAGE SALES.**

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5055, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5055, title only.

*Discussion:*

Alderman David Siegel noted there was a positive recommendation from the Planning & Zoning Commission.

Alderman Janet Judd asked the petitioner why they were choosing the same name as an already existing Mexican restaurant in Ballwin.



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The petitioner replied that they are going to change the name of the restaurant so there was no confusion. City Attorney Kyle Cronin noted the SUE would be tied to the applicant, not the restaurant name, so it would not need to come back before the Board.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5055, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5055, title only.

A roll call vote was taken for passage and approval of Bill 5055 with the following results:

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

Nay: None

Bill No. 5055 was approved and became Ordinance No. 26-12.

## **CONSENT ITEMS**

### **Administration – Salvation Army 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 26-03.*

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.

### **Parks – Message Center Bid Award**

*Award low base bid to Dale Sign Service for \$78,149. The LED signs are covered under a 5 year warranty that is included with the base bid. Installation is weather permitting and should begin after LED boards arrive (5 to 15 days after permits are secured)*

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.

### **Police – 2026 Vehicle Purchase**

*The staff recommends purchasing six white Dodge Durangos from Bommarito Dodge for \$264,270.00*

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.



## BOARD OF ALDERMEN Meeting Minutes

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### MAYOR'S REPORT

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Mayor Mark Stallmann congratulated the winners of the past election. He noted there are four Aldermanic Committees currently and the Board Parks & Recreation committee duplicates the Citizens Parks & Recreation Advisory Committee. He recommended the Board sunset the Aldermanic committee and add a Communications/Economic Development Committee. It would need to be done by ordinance.

Alderman Michael Finley noted it was a well thought out idea and that there is Aldermanic representation on the Citizen Parks & Recreation Committee as well.

Alderman Michael Finley made a motion to have staff draft legislation to create an Aldermanic Communications/Economic Development Committee and sunset the Parks & Recreation Aldermanic Committee. Alderman David Siegel seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann also noted the current provisional judge is leaving the position, and Judge Nye has recommended John Frisella to replace Nicole Chiravollatti. He noted a resume and information will be sent out. Mayor Stallmann also noted he and Alderman Gray and Alderman Lehmkuhl met to talk about the Citizen of the Year program, and noted there will be one announced at the Ballwin Days opening ceremony.

### CITY ADMINISTRATOR'S REPORT

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City Administrator Eric Sterman noted the Public Works and Parks maintenance facility renovations are largely done. He also noted the City is waiting on some elements of the project to be completed before moving everyone to the new facilities.

Alderman David Siegel asked if there would be an Open House for the public.

City Administrator Sterman noted there would probably be sometime in summer or late summer as there is still some sitework left to be completed.

### CITY ATTORNEY'S REPORT

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None.

### STAFF REPORTS

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#### Administration – City Website Bid Award

*Staff recommends going with CivicPlus for the City's new website, at a cost not to exceed \$40,080.75 for the first year, and a recurring annual cost of \$11,191 a year. This is under the budgeted amount of \$75,000.*

*Discussion:*



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Marketing & Communications Specialist/City Clerk Megan Freeman noted there were 47 bids for the City's new website. The most economical and best fitting website provider is CivicPlus, which is what is being recommended that the Board go with.

Alderman David Siegel asked if there would be a module to track service requests from the public.

City Administrator Eric Sterman noted that would be a function of MyGov, the permitting portal the City just adopted at the end of 2025.

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**

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Mayor Mark Stallmann asked how quickly the message center board will be up.

Parks & Recreation Director Chris Conway noted the signs will be installed in the summer.

Alderman Tequila Gray asked about the Marketing & Communications position that is open for Parks & Recreation.

Parks & Recreation Director Conway noted there were interviews this past week and they would be making an offer sometime soon.

Alderman Gray gave an update to the Board about the meetings she has had with MODOT, noting a representative assigned the City a project number and gave plans for short term, mid term and long term. She noted some of the options were adding flashing lights at Manchester & Old Ballwin, raising the height of the beacons, increasing the duration, etc. She also noted MODOT is planning on refreshing the sidewalk street striping in October. She also noted the project is slated for the 2029-2030 calendar year.

City Administrator Sterman noted there is a plan to activate a red light, which should be much more visible. He also noted the City is appreciative of MODOT adding this into their project schedule.

Alderman David Siegel asked about the possibility of removing that crosswalk.

City Administrator Sterman noted MODOT thought about that but ultimately came to the conclusion that the crosswalk is needed.

Alderman Frank Fleming asked about the possibility of seeing the MODOT report done on that crosswalk.

Alderman Gray noted she was told MODOT will not make the report public but they will create a website.

Alderman Fleming asked if it was possible for the businesses nearby to adjust their street lights to create more lighting.

City Administrator Sterman noted there are plans to do more to the Manchester corridor.

Alderman Michael Finley asked if the Girl Scouts could potentially add pollinator gardens to the landscaping for the new message centers.



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City Administrator Serman noted that could be a possibility, they will also be adding signage to the pollinator garden the Girl Scouts are working on.

Alderman Michael Finley noted the Wendy's has gone out of business and asked where the City was at with economic development.

City Administrator Serman noted the City does not own that property, but City Planner Lynn Sprick does reach out to businesses and let them know of available spots if there's one that may be of interest.

Alderman Finley also asked about e-bikes and asked for a refresher on City laws.

City Attorney Kyle Cronin noted Cities can adopt ordinances regarding e-bike laws.

Police Chief John Bergfeld noted bicycles need to be in the street and all traffic laws need to be obeyed.

Alderman Finley also asked regarding advertising a Manchester program for prostate screening this fall. City Administrator Serman noted the City would be happy to help Manchester advertise.

Alderman Janet Judd noted she was asked about the possibility of having golf carts on sidewalks, parking on court nights at City Hall impacting Seven Trails residents and also asked about the former City Hall lot.

Mayor Stallmann noted there were no active proposals for the former City Hall lot.

City Administrator Serman noted court nights tend to get extremely busy, but the City can't predict who will turn up to what court dates. He noted the chairs are completely full frequently and the City has added signage telling people about the alternative lots. He noted the City is also having officers outside on court night to help with parking.

Alderman Mark Weaver asked about the April 23rd E-Recycling event. Parks & Recreation Director Chris Conway noted the first two items are free and any item beyond that has to be paid.

Alderman Weaver also asked about the Wildwood sidewalk that was approved in the budget.

City Administrator Serman noted that would be completed this year, the City was still waiting on the results of the slab bid.

Alderman Weaver also asked about street parking on Iron Lantern.

Chief Bergfeld noted officers had been up there several times because of complaints. He also noted it is legal to street park there and the home is in compliance.

Alderman Frank Fleming noted he would like to schedule a Finance & Administration meeting on Monday, May 11th at 6 p.m. He also noted that the topic of e-bikes and golf carts was likely not going to go away and it has become a topic in a lot of neighborhoods. He asked if the City could post something on social media regarding what's legal and illegal in the City.

Alderman Finley noted there was a Public Health & Safety Aldermanic Committee meeting in 2023 regarding golf carts. He also noted it may be possible to have a future meeting regarding golf carts and the separate topic of e-bikes.

Alderman Gray congratulated everyone that won the election and congratulated Lori Kelling and noted she was looking forward to working with her in Ward 2.



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Alderman Pam Haug also gave her congratulations and thanked citizens for electing her and thanked staff for their hard work. She also noted it was an honor to be Alderman.

**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 8:02 p.m.

\_\_\_\_\_ MARK R. STALLMANN, MAYOR

ATTEST:

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



Bill No. 5056

Ordinance No. \_\_\_\_\_

INTRODUCED BY  
ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE AMENDING SECTION 2-125 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI, PERTAINING TO STANDING COMMITTEES OF THE BOARD OF ALDERMEN.

**WHEREAS**, the Mayor and Board of Aldermen find that there is a need for a new standing committee of the Board of Aldermen to address the increasing importance of communications and economic development matters and opportunities within the City of Ballwin; and

**WHEREAS**, at the same time, the Mayor and Board of Aldermen find that there is no longer a necessity for a standing committee of the Board of Aldermen relating to parks and recreation matters, as there also exists the Parks & Recreation Citizen Advisory Committee to oversee and address those topics.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1:** Chapter 2, Article III, Division 3, Section 2-125 is hereby amended to read as follows (additions are **bold and underlined**, deletions are ~~struck through~~):

**CHAPTER 2 – ADMINISTRATION**

**ARTICLE III – OFFICERS, OFFICIALS, AND EMPLOYEES**

**DIVISION 3 – BOARD OF ALDERMEN**

**SECTION 2-125 - Standing Committees**

- a) In order that the business of the board of aldermen may be expeditiously transacted, the following standing committees are established for the board of aldermen:
  - 1) Financial and administration;
  - 2) **Economic development and communications** ~~Parks and recreation~~;
  - 3) Public health and safety; and
  - 4) Public works.
- b) The mayor, without any concurrence or approval of the board of aldermen, shall appoint one alderman from each ward to serve on each aldermanic committee; provided, however, that no alderman shall serve on more than two committees at the



Bill No. 5056

Ordinance No. \_\_\_\_\_

same time. The mayor shall also appoint a chairman for each aldermanic committee, who shall be chosen from among the members of that committee.

- c) Each alderman, and his successor, appointed to serve as chairman or as a member of an aldermanic committee shall serve on such committee at the discretion of the mayor.

**Section 2:** This ordinance shall be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this 27th day of April, 2026.

\_\_\_\_\_  
*MARK R. STALLMANN, MAYOR*

APPROVED this 27th day of April, 2026.

\_\_\_\_\_  
*MARK R. STALLMANN, MAYOR*

ATTEST: \_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



## Staff Report

**RE:** Police Drone Bid Award

**Department/Program:** Police Department

**Explanation:**

Our current drone is foreign-made and does not have a thermal imaging camera to allow us to see people in the dark. Thermal imaging is imperative for us to operate the drone during darkness in order to locate subjects in wooded areas.

The United States government is currently enacting rules and regulations that will prohibit public safety agencies from operating foreign made drones.

Due to federal regulations, and manufacturer restrictions, governing public safety drone systems, there are a limited number of authorized vendors that meet the required specifications and compliance standards for law enforcement use. As a result, we were only able to obtain two qualified quotes rather than the standard three quotes typically required for purchases. Both quotes were obtained from reputable vendors, Axon and Brinc, that meet the necessary regulatory requirements for public safety operations.

The Axon Air - Skydio X10 proposal has a total cost of \$72, 369.00 with payments broken up over a five (5) year period. The first year the payment would be \$15,000.00 and the subsequent four years the payments would be \$14,342.25.

The Brinc proposal has a total cost of \$ 114, 996.00 with five (5) yearly payments of \$22,999.20.

We budgeted \$15,000 this year for a new drone. This drone will provide significant operational benefits to the Ballwin Police Department and the community we serve. The drone will enhance officer safety by allowing aerial assessment of potentially dangerous situations, assist in search and rescue operations, support accident and crime scene documentation, aid in locating missing persons, and improve overall situational awareness during emergency incidents. We are recommending the Axon Air - Skydio X10 drone. The selected platform, the Skydio X10, is specifically designed for public safety operations and includes obstacle avoidance technology, high-resolution imaging, thermal imaging for low-light or nighttime operations, and AI-assisted tracking that allows the drone to follow subjects or vehicles while avoiding obstacles.

**Recommendation:**

We recommend the Board of Aldermen approve the purchase of the Axon/ Skydio X10 drone. The Ballwin Police Department currently utilizes Axon for its TASER devices and body-worn camera systems, and continuing with the same vendor allows for better integration, streamlined training, simplified procurement, and more efficient long-term support and maintenance.

**Submitted By:** John Bergfeld, Chief of Police

**Date:** April 21, 2026



# Staff Report

**Subject:** Sidewalk, Curb and Concrete Slab Replacement Bid Award

**Department/Program:** Public Works/Pavement/Streets

**Explanation:** The 2026 budget provides \$2,028,193.00 for the replacement of concrete street slabs, sidewalks and curbs and gutter. Wildwood Parkway sidewalks are a part of this bid.

Requests for bid notices were sent to several contractors and advertised in the St. Louis Business Journal, ePlan, and on the City’s website. Bid specifications are on file at the Public Works Department.

The table below summarizes the bids received on April 17<sup>th</sup>, 2026.

Vendor	Total Bid
M&H Concrete Pavement	(Meramec) \$2,685,554.04
M&H Concrete Pavement	(State D Stone) \$2,747,984.46
<b>BUDGET</b>	<b>\$2,028,193.00</b>

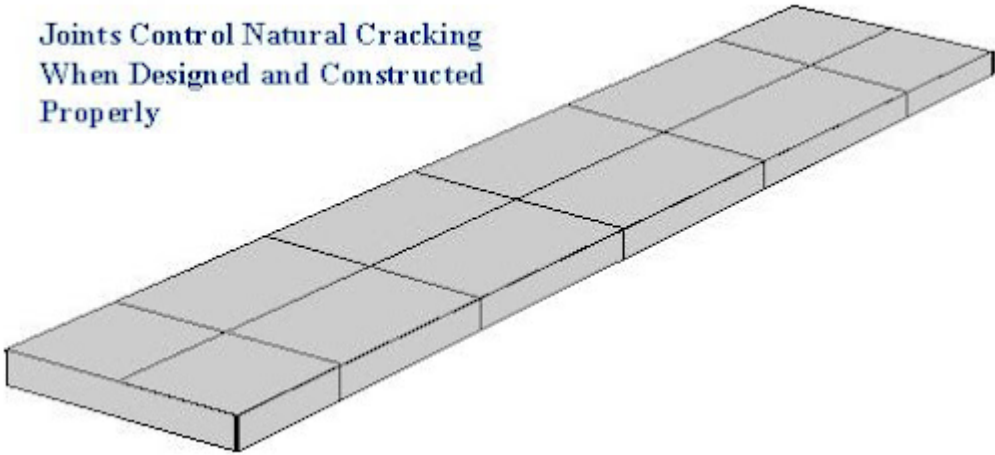
This year we bid both Meramec and State D stone (limestone) for mix designs. The Meramec mix design is 6 inches thick and the State D stone design is 7 inches thick. There are 2 cities that utilize 8 inches thick which are Des Peres and Bridgton.

6” Meramec Mix Design	7” State D stone Mix Design
Sunset Hills	Ladue
Des Peres (8”)	Chesterfield
Clayton	Webster Groves
Kirkwood	St. Charles
Olivette	Bridgeton (8”)
	St. Louis County (6”)

Staff met with a CCSL/IRMCA Concrete Consultant to discuss mix designs in mid march since Ballwin has utilized the Meramec mix design for more than 40 years. In addition, staff spoke with other area cities to determine why they use the various mixes and depths that they use.

St. Louis County is the only area agency that uses the 6” State D stone mix. Staff spoke with other cities that use the same mix, but thicker - 7” vs 6”. The reason for the pavement thickness difference has to do with the natural cracking when designed or constructed. Typical spacing is double the thickness of the concrete in which the maximum spacing is typically 15 feet or less. Mix designs like Meramec sand and gravel can go beyond the typical thickness up to 15 feet spacing due to it being a harder aggregate.

**Joints Control Natural Cracking  
When Designed and Constructed  
Properly**



By using the 7” State D stone mix, similar to other area cities, it would cost more than using our traditional Meramec stone mix. Therefore, we are recommending staying with the mix we currently use.

Staff reached out to other concrete vendors to determine why they didn’t bid. Some mentioned having a full schedule already, whereas others cited rising fuel costs and manpower shortages.

M&H Concrete Pavement has zero OSHA violations and no prevailing wage violations within the past five years. They have successfully completed similar work for other cities in the area and have done this work for Ballwin in the past. We last used them in 2021 and 2023.

**Recommendation:** We recommend awarding this unit price contract to the only bidder, M&H Concrete Pavement, not to exceed \$2,028,193.00. As we have done in the past we will adjust the number of slabs replaced to utilize the budgeted amount.

**Submitted By:** Jim Link  
**Date:** April 20<sup>th</sup>, 2026