

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the November 10, 2025 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Presentations**
 - [a.](#) Proclamation – John Hoffman Day
 - [b.](#) Public Hearing - 2026 Budget
- 7. Legislation**
 - [a.](#) Resolution – St. Louis County Recycling Grant 2026
 - [b.](#) Bill 5038 – SUE for Al Manakeesh Restaurant at 15250 Manchester Road
 - [c.](#) Bill 5039 – SUE for HR Darbar Restaurant at 910 Kehrs Mill Road, Suite 109
 - [d.](#) Bill 5040 – Text Amendment for Used Merchandise Sales
 - [e.](#) Bill 5041 – Zoning Change for Properties off Henry Avenue
 - [f.](#) Bill 5042 – 2026 Operating Budget
 - [g.](#) Bill 5043 – 2026 Capital Budget
- 8. Consent Items**
 - [a.](#) Administration – Liquor License for Maria Nails & Spa
 - [b.](#) Administration – Liquor License for VFW
 - [c.](#) Administration – SUE Transfer 15581 Manchester Road
- 9. Mayor’s Report**
- 10. City Administrator’s Report**
- 11. City Attorney’s Report**
- 12. Staff Reports**
 - [a.](#) Administration – Payroll Services
- 13. Aldermanic Comments**
- 14. 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

NOVEMBER 10, 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

Absent

Alderman Pamela Haug

Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver via videoconference
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 October 27, 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 October 27, 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.



BOARD OF ALDERMEN
Meeting Minutes

NOVEMBER 10, 2025

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

CITIZEN COMMENTS

Connie Eakins of 134 Vlasis Drive, spoke to the Board regarding the video gaming machines. She works at the On the Run gas station and notes her store was measured for them recently. She is against adding them into the store, and she believes it will attract loitering and risky behavior.

Vicky Czapla of 108 Birchwood Drive, spoke to the Board and gave a shout out to Public Works Director Jim Link for his help dealing with an issue within her subdivision. She also thanked the Board for their service and complimented City staff.

LEGISLATION

Bill 5037- AN ORDINANCE AMENDING THE 2025 BUDGET OF CASH REVENUE AND CASH DISBURSEMENTS FOR THE OPERATING, CAPITAL AND TDD FUNDS OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, PROVIDING FOR EXPENDITURE REVISIONS IN ACCORDANCE WITH SAID BUDGET AND MAKING RE-APPROPRIATIONS THEREOF.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5037, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5037, title only.

Discussion:

Alderman Frank Fleming thanked City Finance Officer Denise Keller for her work in putting together the memo so the Board could see the full picture.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5037, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5037, title only.

A roll call vote was taken for passage and approval of Bill 5037 with the following results:

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

Nay: None

Bill No. 5037 was approved and became Ordinance No. 25-27.



BOARD OF ALDERMEN
Meeting Minutes

NOVEMBER 10, 2025

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

CONSENT ITEMS

Administration – 2026 Ballwin Life Magazine Bid Award

Staff's recommendation is to go with Messenger Print again for the 2026 printing of Ballwin Life Magazine at a cost of \$22,992 for the year. We have worked with Messenger Print for the past several years.

Discussion:

City Administrator Eric Serman noted these bids do not include the mailing costs.

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 read a statement regarding the incident at Sky Zone in the Old Towne Plaza. He thanked Chief Bergfeld and the rest of the Ballwin Police Department for getting everything under control. He also noted that Sky Zone has changed hours and added security. He also noted he and City Administrator Eric Serman went to nearby businesses to tell them the City is handling the issue.

He also invited everyone to the MML February conference.

Mayor Stallmann also noted the Feed the Masses food drive is continuing through the end of the month.

Mayor Stallmann noted there is a vacancy on the Parks & Recreation Citizen Advisory Committee in Ward 2. He nominated Lori Kelling to that position. A motion was made to accept the nomination was made by Frank Fleming and seconded by Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann also noted there is nothing on the agenda for the second meeting in November, and asked the Board to cancel that meeting. Alderman David Siegel made a motion to cancel the meeting, with Alderman Michael Finley seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted the replacement monument sign has been put in place and the City is just waiting on Ameren to install the new electric meter that serves the sign and part of Vlasik Park. He asked the Board to take a look at the sign and see if they like it as the City is looking to add two more, one at the Pointe and one at the Golf Course.

City Administrator Serman also noted that longtime employee John Hoffman is retiring at the end of the year. He has been with the City for 46 years. He noted his retirement party will be held on December 30th at the Golf Course.



BOARD OF ALDERMEN
Meeting Minutes

NOVEMBER 10, 2025

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

CITY ATTORNEY'S REPORT

None.

ALDERMANIC COMMENTS

Alderman Tequila Gray asked about the lighting at the Old Towne Plaza and noted some of the lights are not operating and asked who would be the point of contact for that.

City Administrator Eric Sterman noted the entire center is owned by one person with the exception of Lowe's. He noted he has been in contact with the owner and they are working on fixing it.

Alderman David Siegel asked about the leaf vacuums and whether the City has all of them that have been ordered.

Public Works Director Jim Link noted two of the leaf vacuums are out and there is a wiring issue on the new vacuum that has been ordered. He hopes all of the vacuums will be operable soon.

Alderman Michael Finley asked about trash pickup for condos, and noted he was asked by a resident in the Cascades neighborhood why their trash is picked up by a different provider for the City.

City Administrator Sterman noted the City has a contract with Republic Services for only single family housing pickup at the request of the trash provider. Republic Services bids multi-family developments on a case by case basis, because every condo and apartment development is different in regards to where their trash is placed, how it's picked up, and where the receptacles are, making it difficult to offer one base price.

Alderman Michael Finley noted the resident was extremely happy with the street repair that has taken place in their neighborhood.

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 7:24 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK

CITY OF BALLWIN, MISSOURI



PROCLAMATION

John Hoffman Day

***WHEREAS**, the City of Ballwin proudly recognizes and celebrates the outstanding service and dedication of John Hoffman, who has honorably served the Department of Parks and Recreation for an exceptional 46 years; and*

***WHEREAS**, John Hoffman began his distinguished career as a Golf Shop Attendant, and through steady commitment and exceptional leadership, rose to roles including Golf Club Manager, Facilities and Grounds Superintendent, and most recently, Assistant Director of the Department of Parks and Recreation; and*

***WHEREAS**, throughout his tenure, John made substantial contributions to the design, development, construction, and maintenance of the City's recreational facilities, including The Pointe at Ballwin Commons, North Pointe Aquatic Center, and the Ballwin Golf Course, ensuring the highest standards of quality, accessibility, and enjoyment for all residents; and*

***WHEREAS**, John's responsibilities also extended to the renovation and care of all public buildings within the City, maintaining these spaces as clean, welcoming, and functional environments for community use; and*

***WHEREAS**, his distinguished service, visionary leadership, and unwavering dedication have left an enduring legacy that will benefit the residents of Ballwin for generations to come;*

***NOW, THEREFORE**, in recognition of this significant accomplishment, I, Mark R. Stallmann, Mayor of the City of Ballwin, do hereby proclaim December 31st, 2025 as "**JOHN HOFFMAN DAY**" in the City of Ballwin in recognition of his 46 years of committed public service, and extend to him our heartfelt congratulations and best wishes on his well-deserved retirement.*

***BE IT FURTHER PROCLAIMED**, that John Hoffman will be sincerely missed, and his contributions will forever be remembered with admiration and respect.*

***IN WITNESS HEREOF**, I hereunto set my hand and cause to be affixed the Great Seal of the City of Ballwin, Missouri this 8th day of December, 2025.*

Mark R. Stallmann
Mayor

ATTEST:

Eric Serman
City Administrator

Resolution

City of Ballwin, Missouri

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

A RESOLUTION OF THE BALLWIN BOARD OF ALDERMEN ENDORSING SAINT LOUIS COUNTY’S GRANT PROGRAM FOR THE CITY’S WASTE REDUCTION EFFORTS

WHEREAS, the City of Ballwin is desirous of expanding the level of participation that the citizenry currently utilizes with regards to recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of Ballwin has submitted an application for this grant program to provide free recycling events (shredding, e-recycling & paint) to local residents at a cost up to \$25,000 ; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The Board of Aldermen of the City of Ballwin supports the application to the 2026 Waste Reduction Grant and commits to provide data pertinent to the grant project to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the Director of Parks and Recreation to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this 8th day of December, 2025

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
CITY CLERK



Bill No. 5038

Ordinance No. _____

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JALAL MOTAN FOR AL MANAKEESH RESTAURANT FOR THE OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.

WHEREAS, a petition has been received from Jalal Motan for Al Manakeesh Restaurant, requesting the use of certain property at 15250 Manchester Road for operation of a restaurant with front yard parking; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 1, 2025, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for.

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

Section 1: A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Jalal Motan for Al Manakeesh Restaurant, to use the premises in the



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City of Ballwin, Missouri, known as 15250 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with front yard parking in the C-1 Commercial District, as is made and provided for in Article IX of Appendix A.

Section 2: The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.

Section 3: The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4: This Ordinance shall take effect and be in full force from and after its passage and approval pursuant to law.

PASSED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

Bill No. 5038

Ordinance No. _____

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off-site delivery.

4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curb service permitted.

5. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

6. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

7. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

8. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

9. The permittee and their approved assignees or successors, if any, shall preserve,

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Ordinance No. _____

maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

10. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

11. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

12. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

13. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

14. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.



Bill No. 5039

Ordinance No. _____

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO HASEEB JANJARIA AND SHAIK RAIZWAN FOR HR DARBAR RESTAURANT FOR THE OPERATION OF A RESTAURANT.

WHEREAS, a petition has been received from Haseeb Janjaria and Shaik Raizwan for HR Darbar Restaurant, requesting the use of certain property at 910 Kehrs Mill Road, Suite 109, for operation of a restaurant; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 1, 2025, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for.

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

Section 1: A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Haseeb Janjaria and Shaik Raizwan for HR Darbar Restaurant, to



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use the premises in the City of Ballwin, Missouri, known as 910 Kehrs Mill Road, Suite 109, Ballwin, Missouri 63011 for operation of a restaurant in the C-1 Commercial District, as is made and provided for in Article IX of Appendix A.

Section 2: The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.

Section 3: The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4: This Ordinance shall take effect and be in full force from and after its passage and approval pursuant to law.

PASSED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

Bill No. 5039

Ordinance No. _____

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off-site delivery.

4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curb service permitted.

5. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

6. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

7. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

8. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

9. The permittee and their approved assignees or successors, if any, shall preserve,

Bill No. 5039

Ordinance No. _____

maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

10. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

11. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

12. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

13. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

14. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.



Bill No. 5040

Ordinance No. _____

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

AN ORDINANCE AMENDING APPENDIX A, ARTICLE XIV, SECTION 1, PERTAINING TO SPECIAL USE EXCEPTIONS FOR STORES IN THE C-1 DISTRICT WHICH SELL USED MERCHANDISE.

WHEREAS, a petition has been received from Central Plaza MZL LLC, requesting a text amendment to the City of Ballwin’s Zoning Ordinance pertaining to Special Use Exceptions for stores which sell used merchandise not in conjunction with the sale of new merchandise; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 1, 2025, upon said petition; and

WHEREAS, Ballwin City Staff submitted a report to the Planning and Zoning Commission regarding said petition which recommended the adoption of revised language for the text amendment from that which was submitted by petitioner, so that the text amendment relates instead to Special Use Exceptions for any store in the C-1 District in which the sale of used merchandise exceeds 25% of the store’s gross floor area and/or 25% of its gross receipts, regardless of whether new merchandise is also sold; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval of the text amendment petition, with revisions as recommended by Ballwin City Staff, to the Board of Aldermen.

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

Section 1: Appendix A, Article XIV, Section 1 of the Municipal Code of the City of Ballwin, Missouri is hereby amended add a new subsection (39), which shall read as follows:



Bill No. 5040

Ordinance No. _____

APPENDIX A – ZONING ORDINANCE

ARTICLE XIV – SPECIAL USE EXCEPTION REGULATIONS

SECTION 1 – GENERALLY.

(39) Any store in the C-1 District in which the sale of used merchandise exceeds 25% of the store’s gross floor area and/or 25% of its gross receipts, regardless of whether new merchandise is also sold.

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 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5041

Ordinance No. _____

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 TO CITY OF BALLWIN R-2A FOR HENRY OAKS, BARCELONA, RAMSEY PLACE, MUIRVIEW, WOODSMILL PLATS 1-4, NEW CAMELOT PLATS 1-2, CLAYWOOD PLATS 1-3, AS WELL AS THE PROPERTIES LOCATED AT 700 HENRY AVE. (HENRY ELEMENTARY SCHOOL), 758 HENRY AVE., AND 906 BITTERFIELD DR.

WHEREAS, a petition was received from the City of Ballwin for a zoning change from St. Louis County R-2 to City of Ballwin R-2A for Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4, New Camelot Plats 1-2, Claywood Plats 1-3, as well as the properties located at 700 Henry Ave. (Henry Elementary School), 758 Henry Ave., and 906 Bitterfield Dr.; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 1, 2025, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval of the re-zoning requests in accordance with the petition received to the Board of Aldermen.

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

Section 1: A zoning change from St. Louis County R-2 to City of Ballwin R-2A is hereby granted for Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4, New Camelot Plats 1-2, Claywood Plats 1-3, as well as the properties located at 700 Henry Ave. (Henry Elementary School), 758 Henry Ave., and 906 Bitterfield Dr.

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.



Bill No. 5041
Ordinance No. _____

PASSED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5042

Ordinance No. _____

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

AN ORDINANCE APPROVING AND ADOPTING AN OPERATIONS BUDGET OF ANTICIPATED CASH REVENUE AND CASH DISBURSEMENTS FOR THE GENERAL REVENUE FUND OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, PROVIDING FOR EXPENDITURES IN ACCORDANCE WITH SAID BUDGET AND MAKING APPROPRIATIONS THEREOF.

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

Section 1. The budget of anticipated cash revenue and cash disbursements, as submitted by the City Administrator and Financial Officer of the City of Ballwin, for the fiscal year commencing January 1, 2026, and ending December 31, 2026, which operating budget is attached hereto and made a part hereof, is hereby approved and adopted as the **Operations Budget** of the City of Ballwin for the twelve (12) month period January 1, 2026, through December 31, 2026.

Section 2. The expenditures set out in the **Operations Budget** attached hereto and made a part of this ordinance are authorized for the period January 1, 2026, through December 31, 2026, subject to the certification by the heads of the various departments of the City and the City Administrator, and subject also to the general supervisory control of the Board of Aldermen of the City of Ballwin.

Section 3. All other ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5043
Ordinance No. _____

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

AN ORDINANCE APPROVING AND ADOPTING A BUDGET OF ANTICIPATED CASH REVENUE AND CASH DISBURSEMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, PROVIDING FOR EXPENDITURES IN ACCORDANCE WITH SAID BUDGET AND MAKING APPROPRIATIONS THEREOF.

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

Section 1. The budget of anticipated cash revenue and cash disbursements, as submitted by the City Administrator and Financial Officer of the City of Ballwin, for the fiscal year commencing January 1, 2026, and ending December 31, 2026, which capital budget is attached hereto and made a part hereof, is hereby approved and adopted as the **Capital Budget** of the City of Ballwin for the twelve (12) month period January 1, 2026, through December 31, 2026.

Section 2. The expenditures set out in the **Capital Budget** attached hereto and made a part of this ordinance are authorized for the period January 1, 2026, through December 31, 2026, subject to the certification by the heads of the various departments of the City and the City Administrator, and subject also to the general supervisory control of the Board of Aldermen of the City of Ballwin.

Section 3. All other ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of December, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Consent Item

RE: Maria Nails & Spa Liquor License

Department/Program: Administration

Explanation:

Maria Nails & Spa is seeking a liquor license for malt liquor or light wine Monday-Saturday and a full liquor license on Sunday to offer complimentary wine to customers.

Recommendation: Staff recommends Board approval for Maria Nails & Spa liquor license.

Submitted By: Megan Freeman

Date: December 8, 2025



Consent Item

RE: Liquor License for Ballwin VFW

Department/Program: Administration

Explanation:

The Ballwin VFW Post 6274 at 115 Mimosa Lane is seeking a Full Liquor License seven days a week under a new name.

Recommendation: Staff recommends Board approval for Ballwin VFW's liquor license.

Submitted By: Megan Freeman

Date: December 8, 2025



Consent Item

RE: 15581 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is requesting the transfer of the Special Use Exception granted to Ahmed Alwahib in February 2024 for the operation of the restaurant known as Dinar, which includes front yard parking at 15581 Manchester Road. The ongoing operations would continue to comply with all regulations outlined in the Special Use Exception and the governing Ordinance, with no changes proposed at this time. The transfer request is pursuant to Ordinance 24-02, signed on February 12, 2024. The proposed restaurant operations would remain generally the same. The business will be required to meet all current building and fire code requirements for Commercial Occupancy and will complete the occupancy permit process following approval of the Special Use Exception transfer by the Board of Aldermen.

Recommendation:

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 24-04.

Submitted By: Lynn Sprick

Date: December 8, 2025



SPECIAL USE EXCEPTION TRANSFER PETITION

CITY OF BALLWIN }
 COUNTY OF ST. LOUIS }
 STATE OF MISSOURI }

FEE: \$250.00

PAID: CHECK # 1003

NUMBER: 11/10/25 DS

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Special Use Exception: _____

Restaurant (mediterranean cuisine-dine in and carryout)

Original Special Use Exception Ordinance Number: 24.02

Date of original Ordinance: 12. Feb. 2024

Now comes (*print name of Petitioner*) Original Fatayer inc.
 and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.

A. State Legal Interest: Tenant under retail lease agreement dated 11/1/2025 with criterion G&FRetail, LLC (landlord)

B. Documentation of Legal Interest must accompany this petition.

- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.

III. That the street address of said property is: 15581 manchester rd, ballwin mo 63011

IV. That the area (acres or square feet) of said property is: approximately 1400 square feet

V. That the zoning classification of said property is: c-1 commercial

VI. That the present use of said property is: restaurant (dinar mediterranean resaturant

VII. That the intended use of said property is: Restaurant(original fatayer-mediterranean bakery&grill, same general use as prior tenant)

- VIII. That he, she, it, they has (have) obtained permission from the holder of the Special Use Exception to request its transfer into the name of the petitioner, and that the holder of the Special Use Exception waives all claim or rights upon transfer.

WHEREFORE, the holder(s) of a special Use Exception, granted according to Ordinance(s) No. 24.02, do hereby relinquish all rights and claim to said Special Use Exception(s).

HOLDER: DINAR LLC

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): AHMED ALMEDEE

ADDRESS: 15581 MANCHESTER RD

CITY/STATE/ZIP: BALLWIN MO 63011

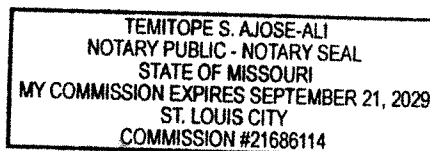
TELEPHONE NO. 314-749-9433

Subscribed and sworn before me this 6 day of Nov, 2025.

[Signature] Temtope S A Jose Ali
Notary Public

My Commission Expires

Sep 21 2029



WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) _____ be transferred to the Petitioner.

PETITIONER: ORIGINAL FATAYER INC

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): Nidal Abdel Baset

ADDRESS: 1466 KEARS MILL RD

CITY/STATE/ZIP: CHESTERFIELD MO 63005

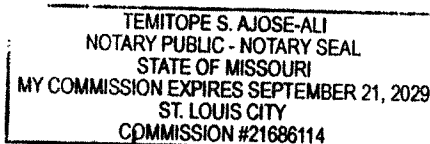
TELEPHONE NO. 314-420-9432

Subscribed and sworn before me this 5 day of Nov, 2025.

[Signature] Temtope S A Jose Ali
Notary Public

My Commission Expires

Sep 21 2029



[Signature]
11/5/2025

Bill No. 4186Ordinance No. 24-02

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, WEAVER, SIEGEL, BULLINGTON

 AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO AHMED ALWAHIB, FOR OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.

WHEREAS, a petition has been received from Ahmed Alwahib, requesting the use of certain property at 15581 Manchester Road for operation of a restaurant with front yard parking; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 5, 2024, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for:

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

Section 1. A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ahmed Alwahib, to use the premises in the City of Ballwin, Missouri, known as 15581 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with front yard parking in a C-1 commercial district, as is made and provided for in Article IX of Appendix A.

Section 2. The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.

Bill No. 4186Ordinance No. 24-02

Section 3. The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 12 day of February, 2024.

TIM POGUE, MAYOR

APPROVED this 12 day of February, 2024.

TIM POGUE, MAYOR

ATTEST:

ERIC STERMAN, CITY ADMINISTRATOR

Bill No. 4186

Ordinance No. _____

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off-site delivery.

4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curb service permitted.

5. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

6. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

7. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

8. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

9. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

Bill No. 4186

Ordinance No. _____

10. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

11. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

12. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

13. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

14. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.

15. No outdoor entertainment shall be allowed.

Original Fatayer Inc. 36-Month Business Plan

Prepared for Criterion G&F; Retail, LLC
Prepared by: **Nidal Abdelbaset**
Phone: 314-420-9432 | Email: empirebstl@gmail.com

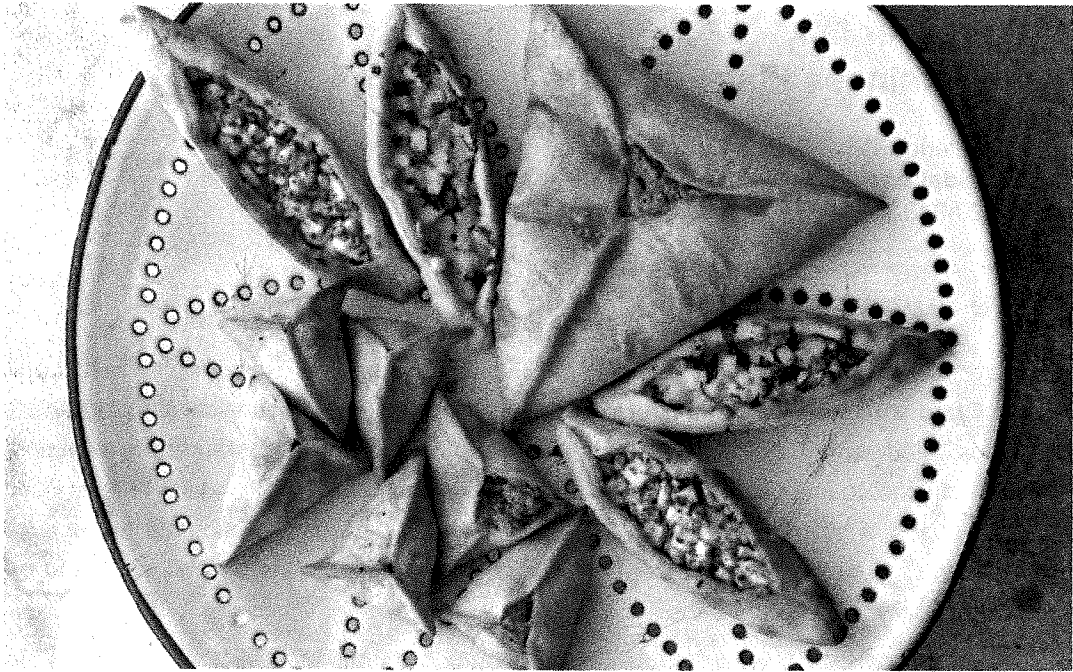
Executive Summary

Original Fatayer Inc. will take over the existing Dinar Mediterranean Restaurant in St. Louis, MO, transforming it into a high-traffic Levantine concept specializing in traditional and modern *fatayer* — savory pastries filled with meat, cheese, spinach, and za’atar. The restaurant will maintain the Mediterranean cuisine foundation while expanding into breakfast, lunch, and dinner services. With 1,400 sq. ft. of space, a strong management background, and proven operations from the success of Original Shawarma House, the new concept aims to build a strong community following and establish sustainable profitability within 36 months.

Concept & Brand Identity

Original Fatayer Inc. combines authenticity with modern presentation. The menu centers around freshly baked *fatayer* pastries paired with classic mezze dishes and grilled meats. Customers will enjoy a warm, Levantine-inspired atmosphere featuring an open kitchen that highlights the art of baking. The brand’s design draws from Middle Eastern culture, showcasing earthy tones, vibrant tiles, and community-style seating.





Renovation & Oven Addition

A key part of this transformation includes installing a commercial-grade stone oven designed for consistent high-volume baking. This upgrade enhances both quality and visual appeal, allowing customers to see their food being freshly baked. Estimated renovation and oven installation cost: **\$45,000.**

Operations Plan

The restaurant will operate 7 days a week with 7 employees, including bakers, chefs, and front-of-house staff. Each employee will earn an average of \$16/hour. Operations will emphasize efficiency, freshness, and customer satisfaction. Catering and online orders will supplement dine-in sales.

Marketing & Community Engagement

Marketing will focus on authentic digital storytelling and strong community engagement through social media, Google Business, and partnerships with local influencers. Visual branding will highlight Middle Eastern culture, food craftsmanship, and the communal dining experience.

Financial Forecast (36-Month Projection)

Year	Monthly Sales	Annual Sales	Food Cost (32%)	Labor	Rent + NNN	Net Profit (Est.)
Year 1	\$60,000	\$720,000	\$230,400	\$240,000	\$40,192	\$209,408

Year 2	\$65,000	\$780,000	\$249,600	\$250,000	\$40,192	\$240,208
Year 3	\$70,000	\$840,000	\$268,800	\$260,000	\$40,192	\$271,008

Conclusion

Original Fatayer Inc. brings a vibrant, authentic Levantine concept to St. Louis. With a proven operator in Nidal Abdelbaset and a clear operational and financial plan, the project is positioned for steady growth, profitability, and long-term success.



Staff Report

Subject: Payroll Services

Department/Program: Administration/Finance

Explanation:

Previously our New World ERP software had been used to prepare payroll in conjunction with a time clock system and separate scheduling software. An RFP process was conducted in 2023, and the lowest bidder was ADP services. The City outsourced payroll services in April, 2024.

While there were many reasons for outsourcing, the most significant ones were to provide access to services in a cloud-based environment and to improve efficiency by integrating as many components of the payroll process as possible.

While ADP functions adequately, we now have the benefit of hindsight and know better what we need. None of ADP's three scheduling products has had the necessary functionality required by our Aquatics staff, and they as well as the Police Department continue to use the original scheduling software, When2Work. Timesheets from one system must be compared manually with schedules in the other system between the two software products since the two do not integrate. Primarily because of this lack of integration, staff have been viewing demos all year with another payroll service, Paycom, who had also responded to the original RFP. This vendor's software has the functionality needed in the scheduling module, offers simpler clocking-in via kiosk, and improved access for multiple tiers of management to view employees' information and to approve time sheets and time off requests. The mobile app has all the same functionality for managers and employees as the website does. Both include an AI element to assist users in locating data or guiding them through processes.

While costs will fluctuate based on the number of employees, we anticipate annual costs of approximately \$75,000 with one-time implementation costs of \$7,653. This expense will be partially offset by savings achieved through cancellation of When2Work and cancellation of applicant tracking software, which will now be included with Paycom. This is a \$23,000 increase over ADP's current cost. It will additionally be offset in the future though by \$15,400 in savings when maintenance is discontinued on New Worlds HR/Payroll database.

Recommendation: Staff recommends engaging with Paycom for payroll services, to commence in 2026.

Submitted By: Denise Keller, Finance Officer

Date: December 3, 2025