



BOARD OF ALDERMAN REGULAR MEETING
333 HOLLOWAY ROAD, BALLWIN, MO 63011
MONDAY, SEPTEMBER 14, 2026 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - [a.](#) Minutes of the August 10, 2026 Board of Aldermen Meeting
 - [b.](#) Minutes of the August 10, 2026 Board of Aldermen Public Works Committee Meeting
5. **Citizen Comments**
6. **Old Business**
 - [a.](#) Bill 5057 – Adoption of 2024 International Building Codes
7. **Legislation**
 - [a.](#) Bill 5062 – 532 Kingridge Drive Lot Split
 - [b.](#) Bill 5063 – Arbors at Bridle Path Plan of Intent
8. **Consent Items**
 - [a.](#) Administration – SUE Extension Inca Maya
 - [b.](#) Administration – SUE Transfer Al Amani BBQ
9. **Mayor’s Report**
10. **City Administrator’s Report**
11. **City Attorney’s Report**
12. **Aldermanic Comments**
13. **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

AUGUST 10, 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

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Lori A. Kelling
Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Bob Jones

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the July 13, 2026 Board of Aldermen meeting were submitted for approval. Alderman Michael Finley made a motion to amend the minutes, changing his comments on page for to note that free use of the City's facilities is "not an unreasonable perk". Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

A motion to approve as amended was made by Alderman Michael Finley and seconded by Alderman Frank Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.

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CITIZEN COMMENTS

Judy Neary of 155 Lucerne Place Drive spoke to the Board about e-bikes and asked if the Board was taking seniors into consideration. She noted she rides an e-tricycle on the sidewalks because she can go slower. She also asked about using the meeting rooms at the Police Department. City Administrator Eric Sterman noted there was a longstanding Board policy that the rooms are used for HOA meetings. Judy noted The Pointe charges for use of the meeting rooms. City Administrator Sterman noted it is Board policy.

Lori Stringer of 347 Oakleigh Woods Drive thanked the Board for the Public Works Committee Meeting on stormwater. She noted there are several ways to fix stormwater issues that don't involve construction, like rainscaping and other native plantings and bio basins upstream.

Alderman David Siegel noted he is in support of rainscaping and other ways to divert water.

Mike Scott of 643 Kehrs Mill Road, spoke to the Board about potential confusion from parents regarding understanding bill 5058, the E-bike restrictions.

Alderman Tequila Gray assured him this needed to be written this way in order for it to be legal. It will be communicated to parents and schools in an easy to understand way by communications staff.

OLD BUSINESS

Bill 5057 - AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

City Attorney Bob Jones noted this ordinance is on the agenda for visibility only. A vote will be taken at the first September meeting and the changes are available for public viewing.

Bill 5058 - AN ORDINANCE REPEALING CHAPTER 15, ARTICLE XI AND SECTION 15-5; AND ENACTING A NEW CHAPTER 15, ARTICLE XI, PERTAINING TO REGULATION OF BICYCLES, ELECTRIC BICYCLES, AND CERTAIN MOTORIZED AND NONMOTORIZED VEHICLES.

A motion was made by Alderman Frank Fleming to take Bill 5058 from the table and resume discussion. Alderman Michael Finley seconded that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Discussion:

Alderman Frank Fleming noted the changes made by City Attorney Kyle Cronin from the previous version, allowing more e-bikes and other vehicle types to have access to City roadways and sidewalks.

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Police Chief John Bergfeld noted PIO Shannon Jones and Communications & Marketing Specialist Megan Freeman will make a major educational push to the public regarding this bill. He noted the goal is to prevent accidents, not write tickets. He also noted he is seeing more helmets being used on these vehicles and the safety does appear to be improving but more work still needs to be done.

He noted officers will be educating the public during any potential stops, and if need be, talking with mom and dad about any issues.

Alderman David Siegel noted he wanted to make sure officers were in the schools educating kids and parents.

Alderman Michael Finley agreed, noting there is a potential for presentations from SRO's on this topic. He also noted it seems like kids have caught on to the safety of this, keeping the smaller vehicles on the sidewalks and the faster items in the streets.

Alderman Lori Kelling noted this ordinance is also to protect the City as well with the potential for legal action if someone was hit.

City Attorney Bob Jones noted that any violation would be subject to prosecution in municipal court.

Mayor Mark Stallmann noted he likes how this legislation was written and noted the PD will use discretion on ticketing and social media will be used to educate the public.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to amend Bill 5058 from its previous version and replace it with the version on the agenda tonight. A voice vote was taken with unanimous affirmative result and the motion passed.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5058, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5058, title only.

A roll call vote was taken for passage and approval of Bill 5058 with the following results:

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

Nay: None

Bill No. 5058 was approved and became Ordinance No. 26-14.

LEGISLATION

Bill 5059 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 AND FPR-2 TO CITY OF BALLWIN R-2A FOR THE ARBOR CREST SUBDIVISION.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5059, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5059, title only.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5059, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5059, title only.

A roll call vote was taken for passage and approval of Bill 5059 with the following results:

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

Nay: None

Bill No. 5059 was approved and became Ordinance No. 26-15.

Bill 5060 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-3 TO CITY OF BALLWIN R-3 FOR THE ARBOR TRAILS SUBDIVISION.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5060, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5060, title only.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5060, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5060, title only.

A roll call vote was taken for passage and approval of Bill 5060 with the following results:

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

Nay: None

Bill No. 5060 was approved and became Ordinance No. 26-16.

Bill 5061 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY NON-URBAN AND R-4 TO CITY OF BALLWIN R-3 FOR OAK BROOK ELEMENTARY SCHOOL.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a first reading of Bill 5061, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5061, title only.



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A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a second reading of Bill 5061, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5061, title only.

A roll call vote was taken for passage and approval of Bill 5061 with the following results:

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

Nay: None

Bill No. 5061 was approved and became Ordinance No. 26-17.

Resolution – Utility Tax Audit

A RESOLUTION OF THE BOARD OF ALDERMEN DESIGNATING AZAVAR AUDIT SOLUTIONS, INC. AS THE AUTHORIZED AGENT OF THE BOARD OF ALDERMEN TO INVESTIGATE AND AUDIT COMPLIANCE WITH THE CITY’S GAS UTILITY LICENSE TAX UNDER BALLWIN CODE §§ 14-231 TO 14-235

Discussion:

City Administrator Eric Sterman noted the City has contracted with an outside firm on contingency to audit utility taxes the City has been receiving to make sure the City is receiving what it is supposed to receive. Spire requires the Board of Aldermen to pass a resolution allowing a third party company to look at their numbers.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming to approve the resolution. A voice vote was taken with unanimous affirmative result and the motion passed.

CONSENT ITEMS

Public Works – Essen Court Street Adoption

Staff recommends Staff we accept Essen Estates/ Essen Ct. for maintenance.

Discussion:

Alderman David Siegel asked if the Public Works Department had taken a look at the streets to see what shape they’re in. Public Works Director Jim Link noted they had, and they are in decent shape.

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



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MAYOR'S REPORT

Mayor Mark Stallmann noted that the next meeting on September 14th will be held at the Ballwin Golf Course. The Strategic Planning session will be held at 6 p.m. with a 5:30 dinner beforehand. The regular Board of Aldermen meeting will be held at 7 p.m., also at the Golf Course.

He also welcomed everyone to Ballwin Days this weekend. City Administrator Sterman noted there is only one night of fireworks this weekend, Saturday night, due to the expense.

Mayor Stallmann noted the Opening Ceremony is at 6:15 p.m. on Friday night. He noted the Ballwin Resident of the Year will be honored at that time.

He also noted on Thursday, September 24th, the Ballwin Golf Course will host the St. Louis County Municipal League meeting.

He also asked about the indoor pool construction. Parks & Recreation Director Chris Conway noted the indoor pool has been closed since July 27th. They are currently waiting for the plaster company to come in and then the kids indoor play structure will be installed. He hoped to have the indoor pool open by the time North Pointe closes.

Mayor Stallmann also noted the lifeguard staff had rescued four toddlers from the pool at North Pointe, he passed on his thank you to the lifeguards and staff for their professionalism.

CITY ADMINISTRATOR'S REPORT

City Administrator Sterman noted the Golf Course bathrooms are under renovation and will hopefully reopen by September 14th. He noted the City had received an annexation petition from Arbors at Bridle Path that City staff is still working through and will hopefully have an Annexation Plan of Intent possibly at the next meeting in September. He noted that Public Works Director Jim Link also plans on submitting a grant application to the federal government for replacement of Smith Bridge, which is anticipated to cost around \$1.5 million. The City's portion could potentially be \$200,000-\$300,000 of that. Should the grant be awarded, the issue will be back before the Board for funding approval. He noted it is most likely a 3 year timeline before completion.

CITY ATTORNEY'S REPORT

None.

ALDERMANIC COMMENTS

Alderman Michael Finley asked about the rainwater issue and other solutions, and asked if he was correct in understanding that Barker Court was set up as an experiment for pervious pavement. Public Works Director Jim Link noted it did work, water does permeate through the asphalt.

City Administrator Sterman noted the lot at the Police Department has pervious pavement, it does need to be regularly cleaned, vacuumed or swept so it doesn't lose its effectiveness.



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Alderman David Siegel also noted pervious pavement is also three to four times the cost of regular pavement so it's not an option for everyone.

City Administrator Sterman noted the City used it at the Police Department to satisfy MSD requirements for that lot.

Alderman Finley also noted the Ballwin American Legion Post 611 won the boys freshman baseball team state tournament and was looking to honor them at potentially Ballwin Days or a future Board meeting.

Alderman Lori Kelling noted she received a phone call from a resident about a tree that fell across their driveway. She noted the Public Works crew was incredibly fast and helpful with removing it, and the homeowner wanted to pass on their thanks to Public Works Director Link & staff.

Alderman Mark Weaver asked about the Wildwood subdivision sidewalks, and Public Works Director Link noted they were slated to be finished by the end of next week. Claymont is still a couple weeks out from finishing. The Public Works building is also still in the process of being finished and staff is still moving things around.

City Administrator Sterman noted the plan was to wait for the right time to do a public open house.

Alderman Siegel made a motion to allow staff to draft an RFQ to find a stormwater master plan engineering firm with a 30 day return time. Alderman Jim Lehmkuhl seconded the motion. Alderman Frank Fleming asked if 30 days would be enough. City Administrator Sterman noted he needed a few days to get the RFQ together, but 30 days should be ok. He noted he expected at least two to four firms to respond. A voice vote was taken with unanimous affirmative result and the motion passed.

CLOSED SESSION

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session to discuss personnel matters and employee group negotiations under Section 610.021 (3) and (9).

A roll call vote was taken on the move to closed session with the following results:

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

Nay: None

The meeting moved to closed session at 8:17 p.m.



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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 9:11 p.m.

ATTEST: MARK R. STALLMANN, MAYOR

MEGAN FREEMAN, CITY CLERK



COMMITTEE
Meeting Minutes

AUGUST 10, 2026

6:00 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 David Siegel at 6:00 p.m.

ROLL CALL

Committee Members Present

Chairman David Siegel
Alderman Janet Rodriguez Judd
Alderman Tequila Gray
Alderman Frank Fleming

Absent

Non-Committee Aldermen Present

Alderman Lori A. Kelling
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
Mayor Mark R. Stallmann

Alderman Michael Finley

Staff Present:

City Administrator Eric Serman
City Attorney Bob Jones
Public Works Director Jim Link

AGENDA

Alderman David Siegel noted tonight's presentation is just about education and information, there is nothing set in stone yet and the process is just beginning.

City Administrator Eric Serman noted HR Green has worked with many communities surrounding Ballwin on a Stormwater Master Plan.

Josiah Holst with HR Green gave a presentation on what a Stormwater Master Plan would look like. Alderman Siegel noted this was an ongoing process, and it may not ever be fully solved.



COMMITTEE
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Alderman Tequila Gray asked how long a process like this would take.

Josiah Holst noted it could potentially take around nine months or more, depending on the scope of work.

There were questions about what types of projects could be used for funding and whether there could be grants. Josiah Holst noted it could be a combination of a number of different ways to spend the Prop S money.

Josiah Holst noted MSD owns the sewer and stormwater system, so to do any construction related to stormwater issues would need to be approved by MSD.

City Administrator Sterman noted the next step in the process would be to go out to RFQ & RFP for a firm to create a Stormwater Master Plan for the City.

Alderman Siegel opened up the meeting for public comment.

Megan, of 593 Fieldstone Lane, asked if MSD owns the creeks and stormwater basins, or if they were owned by the HOA.

City Administrator Sterman noted the creeks are owned and maintained by MSD and any repairs would go through MSD.

Megan suggested choosing firms that had a relationship and access to stakeholders like MSD. She noted MSD had been out looking at the erosion in the neighborhood but never committed to doing anything about it.

Bill, of 973 Claytonwood Court, noted the swale in between the houses needs to be cleaned.

Gary, of 101 Falmouth Drive noted there was a 3-5 inch river that flows all the way through his property when it rains. He wondered what leverage the City and property owners have over MSD.

Tom, of Denbigh Terrace, noted their cul de sac has a foot of water when it rains and he's concerned about getting out when it storms.

Julie, of 473 Nottingham Drive, asked about leverage to make sure MSD does maintenance of lines. She noted there has been sewage backing up in her basement.

Tammy, of 316 St. Andrews, noted that her property and neighbors floods when it rains and she has had to replace her basement flooring several times, noting some of the issues appear to be with the slope of the parking lot at the golf course.

Bob, of 635 Nancy Court noted there is a backup behind Ferris Park of water when it rains.

Alderman David Siegel noted the City will put out a Google form to collect everyone's information.

The meeting adjourned at 6:59 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK



Bill No. 5057

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

WHEREAS, the City of Ballwin has adopted and is currently utilizing the 2015 versions of the International Building, Mechanical, Plumbing, Residential, Fuel Gas, and Property Maintenance Codes, and the 2014 National Electric Code, as the construction and technical codes of the City; and

WHEREAS, these versions of the codes are increasingly considered to be outdated, and the City's Building Commissioner has recommended that the City adopt the 2024 International Building, Mechanical, Plumbing, Residential, Fuel Gas, and Property Maintenance Codes, and the 2023 National Electric Code; and

WHEREAS, the Board of Aldermen finds that the adoption of these updated codes as the construction and technical codes of the City will maintain and enforce a high standard of construction and safety within the City and allow the City to remain in line with current industry and regulatory standards; and

WHEREAS, pursuant to Section 67.280 RSMo., a copy of each of the new codes to be adopted and the City's specific amendments thereto have been on file with the office of the City Clerk and been made available for public inspection for at least ninety days prior to the adoption of this ordinance, and a copy of each will thereafter remain available for public use, inspection, and examination.

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

Section 1: Chapter 7, Article III, Section 7-41 is hereby repealed, and in its place a new Section 7-41 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-41 – BUILDING CODE

Bill No. 5057

Ordinance No. _____

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Building Code, as published by the International Code Council, be and is hereby adopted as the building code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said building code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 109.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 113.1, 113.2, 113.3, and 113.4 – Delete.

Section 113 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Section 1612.3 – Insert: “City of Ballwin”.

Section 1612.3 – Insert: “February 4, 2015”.

Bill No. 5057

Ordinance No. _____

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 2: Chapter 7, Article III, Section 7-43 is hereby repealed, and in its place a new Section 7-43 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-43 – MECHANICAL CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Mechanical Code, as published by the International Code Council, be and is hereby adopted as the mechanical code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Ballwin, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions, and terms of said mechanical code are hereby referred to, adopted, and made a part hereof as if fully set out in this section with the additions, insertions, deletions and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and

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Ordinance No. _____

interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.1 – Delete.

Section 114.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 3: Chapter 7, Article III, Section 7-44 is hereby repealed, and in its place a new Section 7-44 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-44 – PLUMBING CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Plumbing Code, as published by the International Code Council, be and is hereby adopted as the plumbing code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Ballwin, and providing for the issuance of permits and each and all of the regulations, provisions, conditions, and fully set out in this section with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Bill No. 5057

Ordinance No. _____

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.1 – Delete.

Section 114.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Section 305.4.1 – Insert: “30 inches” in both locations.

Section 903.1 – Insert: “10 inches”.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 4: Chapter 7, Article III, Section 7-46 is hereby repealed, and in its place a new Section 7-46 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-46 – RESIDENTIAL CODE

Bill No. 5057

Ordinance No. _____

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Residential Code, as published by the International Code Council, be and is hereby adopted as the residential code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section R101.1 – Insert: “City of Ballwin”.

Sections R103.1, R103.2, and R103.3 – Delete.

Section R103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section R108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections R112.1, R112.2, R112.3, and R112.4 – Delete.

Section R112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section R114.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Table R301.2 Climatic and Geographic Design Criteria – Amend to insert the following table and footnotes:

Ground Snow Load ^o	Wind Speed (mph) ^d	Seismic Design Category ^f	Weathering ^a	Frost Line Depth ^b ;sup/sup;	Termite ^e	Winter Design Temp ⁿ	Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ ;sup/sup;	Mean Annual Temp ^j
18	107	C	Severe	30"	Moderate to Severe	6° F	Yes	2/4/2015	1,000 Days	54°F

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^a Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

^b Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

^c The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

^d The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

^f The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

^g The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

^h In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”

ⁱ The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

^j The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

ⁿ The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

^o The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

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Section R309.1 – Amend to read as follows: “Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes.”

Section R309.2 – Amend to read as follows: “One- and two-family dwellings automatic fire systems. A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.”

Section R317.5 – Amend to read as follows: “Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.”

Chapter 11 “[RE] Energy Efficiency” – Delete in its entirety.

Section M1503.6 – Amend to read as follows: “Makeup air required. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.”

Section P2801.7 – Amend to read as follows: “Water heater seismic bracing. In Seismic Design Categories D 0 , D 1 and D 2 , water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's

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recommendations.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 5: Chapter 7, Article III, Section 7-47 is hereby repealed, and in its place a new Section 7-47 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-47 – FUEL GAS CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Fuel Gas Code, as published by the International Code Council, be and is hereby adopted as the fuel gas code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and

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interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 114.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 6: Chapter 7, Article III, Section 7-48 is hereby repealed, and in its place a new Section 7-48 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-48 – ELECTRICAL CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2023 National Electrical Code, published by the National Fire Protection Association, be and is hereby adopted as the electrical code of the City of Ballwin, in the State of Missouri, for the control of electrical systems and components as therein provided and each and all of the regulations, provisions, penalties, conditions and terms of said electrical code are hereby referred to, adopted and made a part hereof, as if fully set out in this section as though fully restated.
- b) The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.
- c) Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.
- d) Appeals of orders, decisions, or determinations by the Building Commissioner relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.

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- e) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 7: Chapter 7, Article III, Section 7-49 is hereby repealed, and in its place a new Section 7-49 is adopted, which shall read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE III – ADOPTION OF CODES

SECTION 7-49 – PROPERTY MAINTENANCE CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Property Maintenance Code, as published by the International Code Council, be and is hereby adopted as the property maintenance code of the City of Ballwin, in the State of Missouri; for the control of existing structures, premises and exterior property as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Sections 106.1, 106.2, 106.3, and 106.4 – Delete.

Section 106 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 108.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is



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directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

Section 8: It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect..

Section 9: 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 June, 2026.

MARK R. STALLMANN, MAYOR

APPROVED this 8th day of June, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Staff Report

Subject: Updated Building Code Adoption

Department/Program: Administration/Inspections

Explanation:

Ballwin last updated the building code to the 2015 cycle back in 2018. While Ballwin and several other jurisdictions including St Louis County currently use the 2015 code, it is considered outdated as many throughout the state are updated every 6 years. The push for a statewide code has stalled for now and some of Ballwin's neighboring communities have begun updating their codes in lieu of this.

Recommendation:

After reviewing the 2021 and 2024 versions of the ICC building codes I recommend adoption of the 2024 ICC codes and the 2023 National Electric code. In the past Ballwin adopted the codes without amendment, and there were very few amendments to the last adopted code cycle. I recommend the same limited amendments to the residential code currently in place with a few possible considerations.

A building code was introduced in 2021 that allows for repurposing intermodal shipping containers for use as buildings or structures in both residential and commercial construction. If this is not desirable, an amendment would need to be looked at.

I am also including the current amendments in an addendum as well as some of the changes that have occurred during the latest code cycle revisions.

Submitted by: Seth Pecoraro, Building Commissioner

Date: 5/7/26



STAFF REPORT ADDENDUM

Current amendments:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1¾ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1¾ inches (35 mm) thick, or 20-minute fire-rated doors. Reason: A self-closing device on a garage door will be an unnecessary nuisance to homeowners. These devices may result in injuries to small children or the elderly, and contribute to the escaping of family pets. Additionally, for homeowners using wheelchairs or other mobility-assistance devices, entering or exiting through these doors may prove difficult because the self-closing function may not allow for the doors to stay open for the amount of time necessary.

R309.5 Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement. Reason: Compliance with Missouri State law

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes. Reason: Compliance with Missouri State law.

R313.2 One- and two-family dwellings automatic fire systems. A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units. Reason: Compliance with Missouri State law.

Delete *Chapter 11 Energy Efficiency* Reason: No safety benefit

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system. Reason: The provision for makeup air was increased to 600 cfm from 400 cfm. The original provision for makeup air would lower the threshold to the point that almost all kitchens would require a makeup air system. All of the provisions associated with installing such a system, including connections to the exhaust system, electrical interlocking, fan requirements, and a conditioner, would dramatically increase the cost of construction with little to no health or safety benefit for the homeowner.

P2801.8 Water heater seismic bracing. In Seismic Design Categories D 0 , D 1 and D 2 , water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. Reason: Typical construction in the St. Louis region finds water heaters in basements where there is usually not a wall to which the appliance can be secured.

P3002.1 Piping within buildings. Drain, waste and vent (DWV) piping in buildings shall be as indicated in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought-iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping. Use of pipe thinner than schedule 40 PVC or its equivalent in the sewer lateral is prohibited. Reason: Protect sewer laterals for homes in Ballwin and to bring in line with requirements of the current sewer lateral repair program.

(Ord. No. 06-27, §§ 1, 2, 5-8-06; Ord. No. 11-55, §§ 1, 2, 11-28-11; Ord. No. 12-16, §§ 1, 2, 4-9-12; Ord. No. 18-22, §§ 1, 2, 12-10-18)

There have been several changes since the 2015 code cycle. Many were limited to clearing up language. Some examples of the newer codes that expanded on the current residential code would be:

- requiring emergency electrical service disconnects located on the exterior of the home, and expansion of gfcı protection including 125v-250v basement receptacles.
- The prescriptive deck codes and tables have also been expanded to allow more deck design options without requiring an architect or engineer.
- One change I am glad to see is the code now requires another means of electrical grounding be put in place before replacing any existing metal pipe used for grounding with PEX or some other non metallic pipe. This has been a concern in the past as one part of the house could be repaired at the expense of making another unsafe. Now the code language corrects that.



Bill No. 5062

Ordinance No. _____

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

AN ORDINANCE APPROVING A LOT SPLIT PLAT FOR THE PROPERTY KNOWN AND NUMBERED AS 532 KINGRIDGE DRIVE IN THE CITY OF BALLWIN.

WHEREAS, a petition was received from Melissa Golightly on behalf of the Marilyn Evensen Revocable Living Trust to split the lot known and numbered as 532 Kingridge Drive in the City of Ballwin; 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 August 3, 2026, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval of the requested lot split and lot split plat in accordance with the petition received to the Board of Aldermen; and

WHEREAS, upon review and consideration of the Planning and Zoning Commission's report and recommendation, review of the City's Ordinance regarding lot splits contained in Section 25-38, and the submissions of the Petitioner, the Board of Aldermen finds and determines that said lot split meets the criteria and requirements contained in the City's Ordinance.

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

Section 1: The request for lot split and the accompanying lot split plat attached hereto submitted by Melissa Golightly on behalf of the Marilyn Evensen Revocable Living Trust to split the lot known and numbered as 532 Kingridge Drive in the City of Ballwin is hereby approved.

Section 2: The lot split plat of 532 Kingridge Drive shall be tendered to the St. Louis County Recorder of Deeds by the Petitioner for recording.



Bill No. 5062

Ordinance No. _____

Section 3: 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.

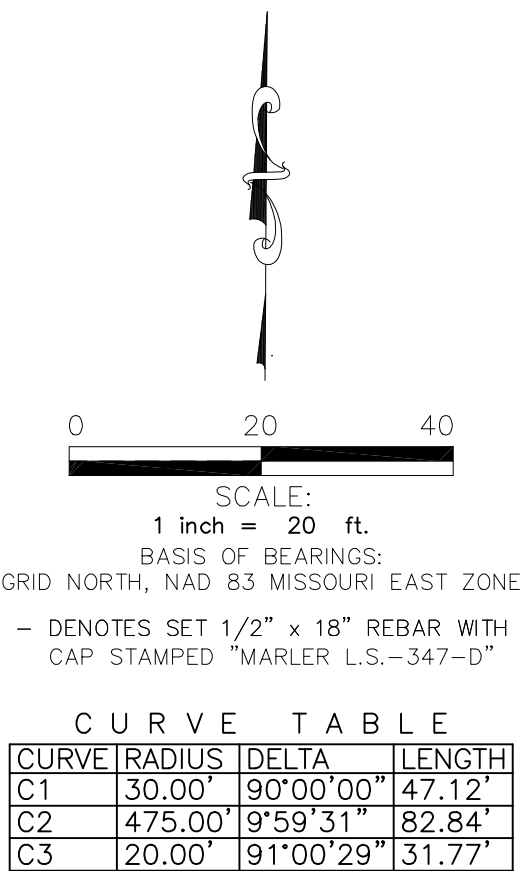
PASSED this _____ day of _____, 2026.

MARK R. STALLMANN, MAYOR

APPROVED this _____ day of _____, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI

LINE	BEARING	DISTANCE
E5	S 71° 51' 38" W	24.34'
E6	N 69° 22' 24" E	11.74'

DATE _____

DATE _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED _____, OF EVENSEN MARILYN REVOCABLE LIVING TRUST, TO ME KNOWN TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS _____ FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT (IF APPLICABLE)

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK _____, PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT OF "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED THIS PLAT THIS _____ DAY OF _____, 2026.

SIGNATURE _____

PRINT NAME

TITLES

STATE OF _____)
)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____
TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____
OF _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL
AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID
INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD
DIRECTORS; AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE
THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF **EVENEN MARILYN RELOCABLE LIVING TRUST**, WE HAVE DURING THE MONTH OF APRIL 2026, PERFORMED A BOUNDARY RESURVEY AND REVOCATION OF IMPROVEMENTS AND EASEMENTS ON LOT 191 AND LOT 192 OF THE **MOORE TRACT** IN THE CITY OF CLAYTON, MISSOURI, AS SHOWN ON THE ATTACHED SURVEY MAP. THE SURVEY MAP RECORDS OFFICE IN CLAYTON, MISSOURI, AND CAUSED THE SAME TO BE DIVIDED IN THE MANNER SHOWN. HEREON AND SHALL BE KNOWN AS **"OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191"** AND THE RESULTS ARE REPRESENTED ON THIS DRAWING:

THE SURVEY WAS CONDUCTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 20 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 AND DEPARTMENT OF AGRICULTURE DIVISION 90 WEIGHTS, MEASURES AND CONSUMER PROTECTION CHAPTER 60 (20 CSR 200-00-00, 20 CSR 200-00-00.030, 20 CSR 200-00-00.040, 20 CSR 200-00-00.041, 20 CSR 200-00-00.042, 20 CSR 200-00-00.043, 20 CSR 200-00-00.044, 20 CSR 200-00-00.045, 20 CSR 200-00-00.046, 20 CSR 200-00-00.047, 20 CSR 200-00-00.048, 20 CSR 200-00-00.049, 20 CSR 200-00-00.050, 20 CSR 200-00-00.051, 20 CSR 200-00-00.052, 20 CSR 200-00-00.053, 20 CSR 200-00-00.054, 20 CSR 200-00-00.055, 20 CSR 200-00-00.056, 20 CSR 200-00-00.057, 20 CSR 200-00-00.058, 20 CSR 200-00-00.059, 20 CSR 200-00-00.060, 20 CSR 200-00-00.061, 20 CSR 200-00-00.062, 20 CSR 200-00-00.063, 20 CSR 200-00-00.064, 20 CSR 200-00-00.065, 20 CSR 200-00-00.066, 20 CSR 200-00-00.067, 20 CSR 200-00-00.068, 20 CSR 200-00-00.069, 20 CSR 200-00-00.070, 20 CSR 200-00-00.071, 20 CSR 200-00-00.072, 20 CSR 200-00-00.073, 20 CSR 200-00-00.074, 20 CSR 200-00-00.075, 20 CSR 200-00-00.076, 20 CSR 200-00-00.077, 20 CSR 200-00-00.078, 20 CSR 200-00-00.079, 20 CSR 200-00-00.080, 20 CSR 200-00-00.081, 20 CSR 200-00-00.082, 20 CSR 200-00-00.083, 20 CSR 200-00-00.084, 20 CSR 200-00-00.085, 20 CSR 200-00-00.086, 20 CSR 200-00-00.087, 20 CSR 200-00-00.088, 20 CSR 200-00-00.089, 20 CSR 200-00-00.090, 20 CSR 200-00-00.091, 20 CSR 200-00-00.092, 20 CSR 200-00-00.093, 20 CSR 200-00-00.094, 20 CSR 200-00-00.095, 20 CSR 200-00-00.096, 20 CSR 200-00-00.097, 20 CSR 200-00-00.098, 20 CSR 200-00-00.099, 20 CSR 200-00-00.100, 20 CSR 200-00-00.101, 20 CSR 200-00-00.102, 20 CSR 200-00-00.103, 20 CSR 200-00-00.104, 20 CSR 200-00-00.105, 20 CSR 200-00-00.106, 20 CSR 200-00-00.107, 20 CSR 200-00-00.108, 20 CSR 200-00-00.109, 20 CSR 200-00-00.110, 20 CSR 200-00-00.111, 20 CSR 200-00-00.112, 20 CSR 200-00-00.113, 20 CSR 200-00-00.114, 20 CSR 200-00-00.115, 20 CSR 200-00-00.116, 20 CSR 200-00-00.117, 20 CSR 200-00-00.118, 20 CSR 200-00-00.119, 20 CSR 200-00-00.120, 20 CSR 200-00-00.121, 20 CSR 200-00-00.122, 20 CSR 200-00-00.123, 20 CSR 200-00-00.124, 20 CSR 200-00-00.125, 20 CSR 200-00-00.126, 20 CSR 200-00-00.127, 20 CSR 200-00-00.128, 20 CSR 200-00-00.129, 20 CSR 200-00-00.130, 20 CSR 200-00-00.131, 20 CSR 200-00-00.132, 20 CSR 200-00-00.133, 20 CSR 200-00-00.134, 20 CSR 200-00-00.135, 20 CSR 200-00-00.136, 20 CSR 200-00-00.137, 20 CSR 200-00-00.138, 20 CSR 200-00-00.139, 20 CSR 200-00-00.140, 20 CSR 200-00-00.141, 20 CSR 200-00-00.142, 20 CSR 200-00-00.143, 20 CSR 200-00-00.144, 20 CSR 200-00-00.145, 20 CSR 200-00-00.146, 20 CSR 200-00-00.147, 20 CSR 200-00-00.148, 20 CSR 200-00-00.149, 20 CSR 200-00-00.150, 20 CSR 200-00-00.151, 20 CSR 200-00-00.152, 20 CSR 200-00-00.153, 20 CSR 200-00-00.154, 20 CSR 200-00-00.155, 20 CSR 200-00-00.156, 20 CSR 200-00-00.157, 20 CSR 200-00-00.158, 20 CSR 200-00-00.159, 20 CSR 200-00-00.160, 20 CSR 200-00-00.161, 20 CSR 200-00-00.162, 20 CSR 200-00-00.163, 20 CSR 200-00-00.164, 20 CSR 200-00-00.165, 20 CSR 200-00-00.166, 20 CSR 200-00-00.167, 20 CSR 200-00-00.168, 20 CSR 200-00-00.169, 20 CSR 200-00-00.170, 20 CSR 200-00-00.171, 20 CSR 200-00-00.172, 20 CSR 200-00-00.173, 20 CSR 200-00-00.174, 20 CSR 200-00-00.175, 20 CSR 200-00-00.176, 20 CSR 200-00-00.177, 20 CSR 200-00-00.178, 20 CSR 200-00-00.179, 20 CSR 200-00-00.180, 20 CSR 200-00-00.181, 20 CSR 200-00-00.182, 20 CSR 200-00-00.183, 20 CSR 200-00-00.184, 20 CSR 200-00-00.185, 20 CSR 200-00-00.186, 20 CSR 200-00-00.187, 20 CSR 200-00-00.188, 20 CSR 200-00-00.189, 20 CSR 200-00-00.190, 20 CSR 200-00-00.191, 20 CSR 200-00-00.192, 20 CSR 200-00-00.193, 20 CSR 200-00-00.194, 20 CSR 200-00-00.195, 20 CSR 200-00-00.196, 20 CSR 200-00-00.197, 20 CSR 200-00-00.198, 20 CSR 200-00-00.199, 20 CSR 200-00-00.200, 20 CSR 200-00-00.201, 20 CSR 200-00-00.202, 20 CSR 200-00-00.203, 20 CSR 200-00-00.204, 20 CSR 200-00-00.205, 20 CSR 200-00-00.206, 20 CSR 200-00-00.207, 20 CSR 200-00-00.208, 20 CSR 200-00-00.209, 20 CSR 200-00-00.210, 20 CSR 200-00-00.211, 20 CSR 200-00-00.212, 20 CSR 200-00-00.213, 20 CSR 200-00-00.214, 20 CSR 200-00-00.215, 20 CSR 200-00-00.216, 20 CSR 200-00-00.217, 20 CSR 200-00-00.218, 20 CSR 200-00-00.219, 20 CSR 200-00-00.220, 20 CSR 200-00-00.221, 20 CSR 200-00-00.222, 20 CSR 200-00-00.223, 20 CSR 200-00-00.224, 20 CSR 200-00-00.225, 20 CSR 200-00-00.226, 20 CSR 200-00-00.227, 20 CSR 200-00-00.228, 20 CSR 200-00-00.229, 20 CSR 200-00-00.230, 20 CSR 200-00-00.231, 20 CSR 200-00-00.232, 20 CSR 200-00-00.233, 20 CSR 200-00-00.234, 20 CSR 200-00-00.235, 20 CSR 200-00-00.236, 20 CSR 200-00

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2026.

MARLER SURVEYING COMPANY INC
MISSOURI CORP. NO. L.S. -347-D

[illegible]

By: MARTY L. MARLER
MISSOURI P.L.S. 2501

ON THIS _____ DAY OF _____, 2026, BEFORE ME, DANIEL L. EGGERS, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED MARTY L. MARLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE
PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAT CONTAINS A TOTAL OF
38,764 SQ. FT. OR 0.88 ± ACRES.

DATE: 05/20/2026	REVISION DATES
SCALE: 1" = 20'	
DRAWN BY: D.L.E.	
DEPUTY: M.C.	
CHECKED BY: M.L.M.	
DWG. No.: 2603-037	

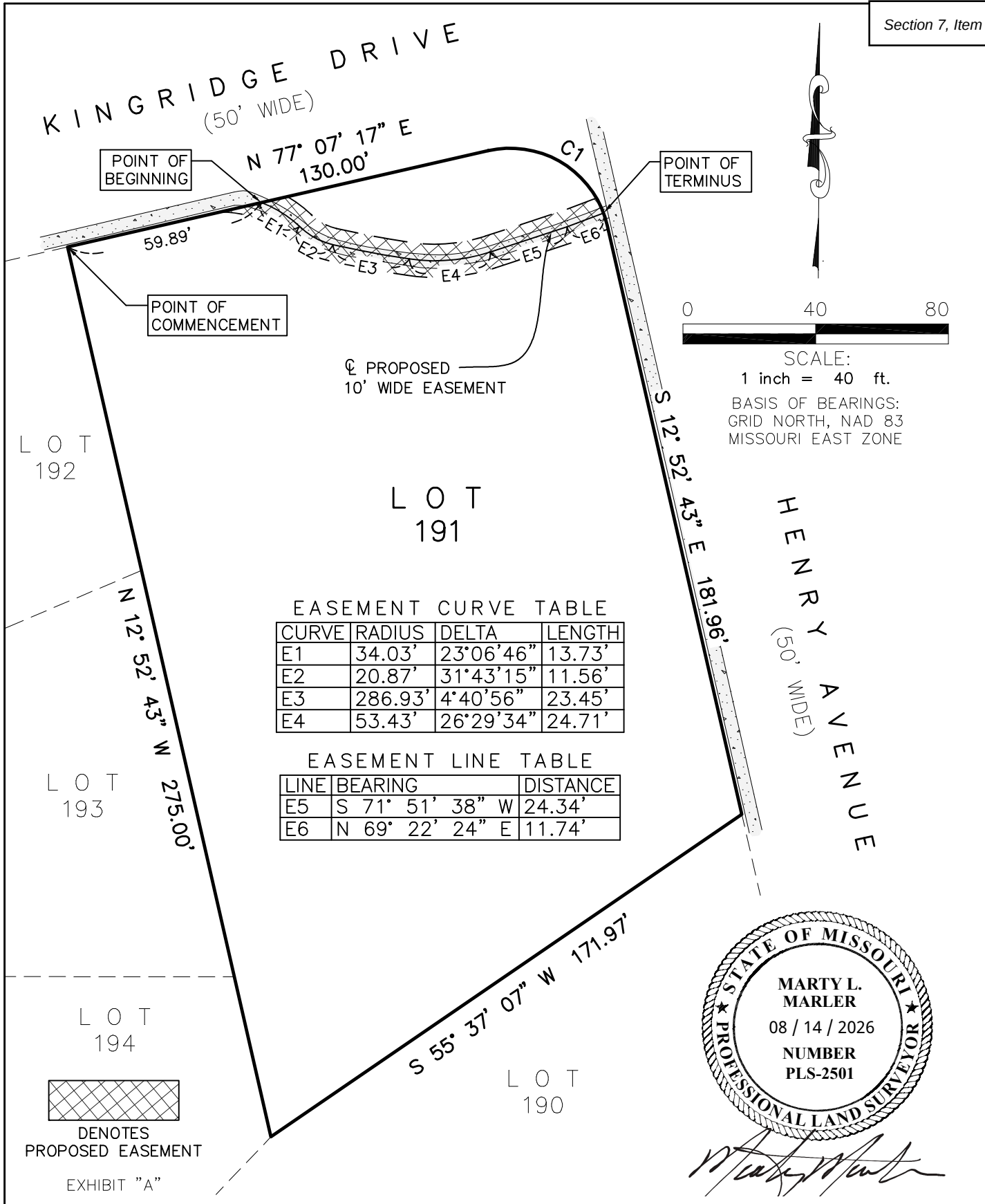
PROJECT NAME: OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191
ADDRESS: 532 KINGRIDGE DRIVE, BALLWIN, MISSOURI 63011

SHEET 1 OF 1



MARLER
SURVEYING COMPANY, INC.

11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net



11402 Gravois Road, Suite 200 St. Louis, MO 63126

Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler
MO PLS 2501
IL PLS 035-003891

JOB NO. 2603-037
EXHIBIT "B"

Jonathan S. Marler
MO LSI-2026030707

LAND DESCRIPTION: (10' WIDE EASEMENT)

A STRIP OF LAND BEING PART OF LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION RECORDED IN PLAT BOOK 117 PAGE 76, ALL IN SECTION 25, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M. OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE CLAYTON, MISSOURI, BEING 10 FEET WIDE, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING FROM A POINT BEING THE NORTHEAST CORNER OF SAID LOT 191 ALSO BEING THE SOUTH RIGHT-OF-WAY OF KINGRIDGE DRIVE (50 FEET WIDE);

THENCE ALONG SAID RIGHT-OF-WAY NORTH 77 DEGREES 07 MINUTES 17 SECONDS EAST A DISTANCE OF 59.89 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 13.73 FEET A RADIUS OF 34.03 FEET WITH A CHORD BEARING OF SOUTH 58 DEGREES 06 MINUTES 43 SECONDS EAST AND LENGTH OF 13.63 FEET TO A POINT;

THENCE WITH A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 11.56 FEET A RADIUS OF 20.87 FEET WITH A CHORD BEARING OF SOUTH 61 DEGREES 18 MINUTES 37 SECONDS EAST AND LENGTH OF 11.41 FEET TO A POINT;

THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.45 FEET A RADIUS OF 286.93 FEET WITH A CHORD BEARING OF SOUTH 79 DEGREES 28 MINUTES 17 SECONDS EAST AND LENGTH OF 23.44 FEET TO A POINT;

THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING AN ARC LENGTH OF 24.71 FEET A RADIUS OF 53.43 FEET WITH A CHORD BEARING OF NORTH 85 DEGREES 06 MINUTES 24 SECONDS EAST AND LENGTH OF 24.49 FEET TO A POINT;

THENCE NORTH 71 DEGREES 51 MINUTES 38 SECONDS EAST A DISTANCE OF 24.34 FEET TO A POINT;

THENCE NORTH 69 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 11.74 FEET TO THE POINT OF TERMINUS;

EXTENDING OR TRUNCATING THE EXTERIOR LINES AS NECESSARY TO INTERSECT THE WEST RIGHT-OF-WAY LINE OF THE INTERSECTION OF SAID KINGRIDGE DRIVE AND HENRY AVENUE (50 FEET WIDE) TO FORM A CLOSED FIGURE.



PUBLIC SIDEWALK USE AND MAINTENANCE EASEMENT AGREEMENT

THIS PUBLIC SIDEWALK USE AND MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered into this 1st day of August, 2026, by and between:

GRANTOR

Ralph S. Evensen Jr., Trustee of The Marilyn Evensen Revocable Living Trust, whose mailing address is:
17697 Hollybrook Way
Boca Raton, FL 33487

(hereinafter referred to as "Grantor"),
and

GRANTEE

CITY OF BALLWIN, MISSOURI, a Missouri municipal corporation, whose address is:
1 Government Center
Ballwin, Missouri 63011
(hereinafter referred to as "City").

RECITALS

WHEREAS, Grantor is the owner of certain real property located in the City of Ballwin, St. Louis County, Missouri, identified as **Lot 191A of the Oak Tree Farm Plat 4 Adjustment of Lot 191**, as shown upon the Lot Split Plat entitled:

OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191

A Lot Split Plat of Lot 191 of Oak Tree Farm Plat 4, a subdivision in Section 25 and U.S. Survey 119, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri.

WHEREAS, as a condition of approval of the Lot Split Plat, the City of Ballwin has required Grantor to grant a perpetual ten-foot (10') Public Sidewalk Use and Maintenance Easement along the frontage of Lot 191A adjacent to Kingridge Drive.

WHEREAS, Grantor desires to grant said easement for the benefit of the City of Ballwin and the general public.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor agrees as follows:

1. GRANT OF EASEMENT

Grantor hereby grants, bargains, conveys and warrants unto the **City of Ballwin, Missouri**, its successors and assigns, a perpetual Public Sidewalk Use and Maintenance Easement over the ten-foot (10') wide strip of land located along the frontage of Lot 191A adjacent to Kingridge Drive.

The Easement is granted for the following purposes:

- Public pedestrian travel;
- Construction of sidewalks;
- Reconstruction of sidewalks;
- Inspection;
- Maintenance;
- Repair;
- Replacement;
- Removal of unsafe conditions;
- ADA accessibility improvements;
- Installation and replacement of curb ramps;
- Grading and drainage associated with the sidewalk;
- Any other work reasonably necessary for the operation, use and maintenance of the public sidewalk.

2. RIGHTS OF THE CITY

The City of Ballwin, together with its elected officials, officers, employees, contractors, agents and authorized representatives, shall have the perpetual right to enter upon the Easement Area at reasonable times for the purposes described herein.

The City may remove vegetation, landscaping or other improvements located within the Easement Area when reasonably necessary to perform maintenance, repair, replacement or reconstruction of the sidewalk or related public improvements.

3. RIGHTS RESERVED TO GRANTOR

Grantor retains fee simple ownership of the property subject to this Easement.

Grantor may continue to use, landscape and maintain the Easement Area provided such use does not interfere with:

- Public pedestrian travel;
- Inspection;

- Maintenance;
- Repair;
- Replacement; or
- Any rights granted to the City under this Agreement.

Grantor shall not construct permanent improvements within the Easement Area that interfere with the purposes of this Easement.

4. NO OBLIGATION OF THE CITY

Nothing contained herein shall obligate the City to construct, maintain or repair the sidewalk except as otherwise required by applicable law.

5. RUNS WITH THE LAND

This Easement shall be perpetual and shall run with the land and shall be binding upon Grantor and all future owners, heirs, successors and assigns of Lot 191A.

6. PURPOSE OF AGREEMENT

This Easement is granted in satisfaction of a condition of approval imposed by the City of Ballwin in connection with the subdivision of Lot 191 into Lots 191A and 191B.

7. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

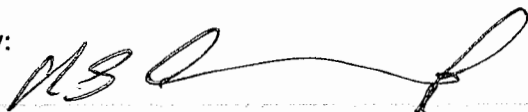
IN WITNESS WHEREOF

Grantor has executed this Agreement as of the date first written above.

GRANTOR

THE MARILYN EVENSEN REVOCABLE LIVING TRUST

By:



8/1/21

Ralph S. Evensen Jr., Trustee

STATE OF FLORIDA

COUNTY OF Palm Beach

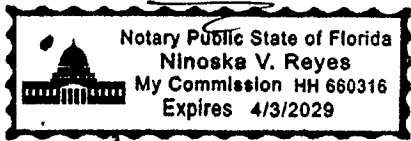
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 1st day of August, 2026, by **Ralph S. Evensen Jr., as Trustee of The Marilyn Evensen Revocable Living Trust**, who is personally known to me or who has produced Florida ID as identification.

Notary Public, State of Florida

Printed Name: Ninoska V. Reyes

My Commission Expires: 04/03/2029

(Notary Seal) Ninoska V. Reyes





Bill No. 5063

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “THE ARBORS AT BRIDLE PATH”, AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

WHEREAS, the City of Ballwin has received verified petitions signed by at least seventy-five percent (75%) of the registered voters within an area of land located in unincorporated St. Louis County hereinafter referred to as “The Arbors at Bridle Path” seeking the annexation by the City of said area by simplified boundary change; and

WHEREAS, the area proposed to be transferred is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres; and

WHEREAS, the Annexation Area proposed to be annexed constitutes an “unincorporated area” as that term is defined in Section 72.407.1(2) of the Revised Statutes of Missouri; and

WHEREAS, the City of Ballwin now proposes to annex the area referred to as “The Arbors at Bridle Path” into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of the State of Missouri; and

WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the simplified boundary change of the area referred to as “The Arbors at Bridle Path” by the City setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the Annexation Area, proposed time schedule for the provision of the services to the Annexation Area, the current tax rates, the revenue sources, the effect of the simplified boundary change on St. Louis County resource distribution, the proposed zoning, and the effective date of the proposed Annexation.

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

Section One: The City will seek the inclusion of The Arbors at Bridle Path within the City’s limits through a simplified boundary change proposal as being in the best interest of the City of Ballwin, the unincorporated area subject to the simplified boundary change proposal and the area adjacent to the unincorporated area subject to the proposed simplified boundary change.



Bill No. 5063

Ordinance No. _____

Section Two: The City has caused to be prepared a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- a) The verified petitions signed by the property owners;
- b) The various impacts of the boundary change proposed;
- c) The ability to accommodate the orderly incorporation in the city;
- d) Legal description of The Arbors at Bridle Path;
- e) Present level of major services provided by the City and St. Louis County and proposed to be provided to The Arbors at Bridle Path;
- f) Proposed time schedule for the provision of services to The Arbors at Bridle Path;
- g) Current tax rates;
- h) Revenue sources;
- i) Effect of boundary change on St. Louis County resource distribution;
- j) Proposed zoning;
- k) Compactness of the Annexation of The Arbors at Bridle Path; and
- l) Effective date of the proposed transfer.

Section Three: The City is well prepared to effectuate the simplified boundary change of The Arbors at Bridle Path as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy of this Ordinance and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

Section Four: 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 14th day of September, 2026.

MARK R. STALLMANN, MAYOR

APPROVED this 14th day of September, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

**Plan of Intent to be submitted to St.
Louis County Boundary Commission for
the Annexation of The Arbors at Bridle
Path Subdivision and adjacent lots**



Section 2: Plan of Intent

i: Geographic

1. General description:

The Arbors at Bridle Path Annexation Area proposed with this submittal for annexation into the City of Ballwin lies adjacent to Ward 1, on the east side of Ries Road, approximately 2407 feet (0.45 mile) south of Big Bend Road. The area includes 41 single family dwellings. The area is generally bounded by Unincorporated St. Louis County to the east, south and west and the City of Ballwin to the north.

2. Map of proposed annexation area: Appendix A

3. Map of proposed annexation area, including surrounding municipalities: Appendix B

4. Demographic and Geographic information from 2020 Census:

	Population (2020)	Land area (acres)	Dwelling Units (2022)
The Arbors at Bridle Path area	*120	22.50	41
City of Ballwin	31,103 residents	5,775.87	12,625

*Population is estimated based off of the 2020 Census average family size in St Louis County.
Average family size of 2.92 people x 41 dwelling units = 119.72 people

5. The residents of The Arbors at Bridle Path annexation area have significant ties with the City of Ballwin. They are within the boundaries of Parkway School District, more specifically Oakbrook Elementary School, within Unincorporated St Louis County and adjacent to Ballwin’s boundaries. The Subdivision is the southernmost development on the east side of Ries Road that is part of Unincorporated St Louis County. The Subdivision is approximately 2.5 miles from the City of Ballwin’s Recreational Facility known as “The Pointe”.
6. The Arbors at Bridle Path is the only subdivision involved in this petition and will not be split as a result of the annexation.
7. Compactness of the area to be annexed by identifying:
- a. There is a single street connection between the area to be annexed and the City of Ballwin. The Arbors at Bridle Path intersects with Ries Road, is considered a collector road.
 - b. The annexation area is easily accessible and would not have a major impact on delivery of City Services.
 - c. There are no natural or man-made barriers that would impede the efficient delivery of City Services to the annexation area.

8. Acreage of the proposed annexation area vs total combined area affected by the annexation:
The proposed annexation area is approximately 0.0025% the acreage of Ballwin's current total acreage:
22.50 acres of proposed annexation area / 5,775.87 total acres in the City = 0.0034% of Ballwin's current total acreage
9. Extent of boundary adjacency:
The proposed annexation area has a perimeter of approximately 4,262 linear feet with a common boundary of approximately 1,430 linear feet, resulting in 33.55% of shared boundary.
1,430 feet of shared boundary / 4,262 feet of annexation area perimeter = 33.55% of shared boundary
10. Isolating any parcels in Unincorporated St Louis County:
This annexation will not result in any contiguous Unincorporated area being accessible only through another municipality and/or another county.
11. Municipal growth plans:
Pursuant to the 2024 Map Plan submitted to and approved by the St Louis County Boundary Commission at the beginning of this cycle, the proposed annexation area is within a large unincorporated area, to be considered for annexation.
12. The proposed simplified boundary change creates logical and reasonable municipal boundaries in the County as the annexation area directly borders the City along 33.55% of its perimeter.

ii: Financial

1. Table 1 tax rate changes:

Tax type	St Louis County	Ballwin
Real estate	6.4364%	6.4364%
Sales	7.738%	8.738%
Personal property	7.9619%	7.9619%
Utility tax	5.00%	7.00%

- a. Real estate tax: There will be no change to current real estate taxes.
- b. Sales tax: Residents will see a 1% increase in the tax on the purchase of vehicles.
- c. Personal property tax: There will be no change to current personal property taxes. Ballwin does not tax personal property.
- d. Utility tax: Residents will see a 2% increase in utility tax.

2. Table of projected revenues and expenditures specific to Arbor Crest Subdivision:

Year	Revenues*	Expenditures**
2027	\$36,136	\$42,555
2028	\$36,208	\$43,832
2029	\$36,281	\$45,147

*Revenues = Total of Table 7, incremented slightly each year
** For expenses, see calculations below incremented by 3% each year).
The Arbors at Bridle Path has 7 streetlights; annual streetlight cost is \$320.52 per light = \$2,244
The Arbors at Bridle Path has 2 streets. PW expenses allocated per street (22,24,27) = \$16,786
Police expenses allocated per housing units = \$22,951

3. Table of revenues, expenditures and fund balance history:

Year	Revenues	Expenditures	Fund balance	
2024	\$25,705,190	\$23,821,699	\$24,692,497	Historical actuals 2024 and 2025
2025	\$26,256,434	\$24,239,252	\$23,400,465	
2026	\$26,027,316	\$27,046,759	\$20,486,865	Budget for 2026-general fund only

4. Table projecting combined revenue and expenditures:

Year	Revenues	Expenditures
2027	\$26,228,321	\$26,526,444
2028	\$26,449,201	\$27,237,650
2029	\$26,683,593	\$27,984,528

Revenues and Expenditures are taken from the 2026 budget page 16, adjusted to remove the capital expenditures and transfers into capital

5. Table of anticipated capital improvement projects:

Year	Revenues	Expenditures
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0

The street infrastructure of the annexation area has been reviewed by the City of Ballwin’s Public Works Department. The City of Ballwin recognizes that annexing the Subdivision carries the responsibility of maintaining all of its public streets and sidewalks. Currently, there are 286 slabs in The Arbors at Bridle Path, with the average cost for slab replacement estimated at approximately \$2194.88 per slab. The City of Ballwin does not believe that a Capital Improvement Plan is necessary for this annexation; unless an emergency situation arises, the annexation area would begin to see street maintenance beginning the fiscal year following the date of annexation with consideration towards budget constraints and with regards to street slab conditions with repairs to be determined as needed.

6. Extraordinary effect of the proposed boundary change:
There will be no extraordinary effect on the distribution of tax resources in St Louis County as a result of annexation.

7. Table of redirected revenue sources:

Tax type	Amount	Clarification
Public safety tax	\$7,456	Assumption of a 0.4% increase in population
Utility tax	\$12,300	Estimated at \$300 per year per household
Vehicle sales tax	\$6,623	Estimate 9 new cars per year at \$33,000
Motor fuel tax	\$4,784	Assumption of a .4% increase in population
Motor vehicle fees	\$508	Assumption of a .4% increase in population
Road/bridge tax	\$4,215	*See below
Permits	\$250	Estimated two permits per year @ \$125 each

*Road tax is based on an average assessed value of \$137,065 for single family homes at .075%. ($\$137,065 / 100, \times .075$, x 40 homes) See sampling below:

Taking two sample locations from each street in the subdivision:

- 271 The Arbors at Bridle Path: 2026 Total Assessed Value: \$125,230
- 236 The Arbors at Bridle Path: 2026 Total Assessed Value: \$104,680
- 110 Weymouth Way: 2026 Total Assessed Value: \$151,540
- 102 Weymouth Way: 2026 Total Assessed Value: \$166,810

8. Impact fees:

New residential developments are subject to a recreational impact fee, calculated based on the number of dwelling units or lots created. At this time, no impact fee is anticipated, as the annexation area is already developed.

9. Traffic Generation Assessment (TGA):

The City of Ballwin will allow St. Louis County to collect any applicable Traffic Generation Assessment (TGA) fees from the annexation area. Ballwin does not have any policies or ordinances that prohibit participation in the TGA program.

10. Subdivision escrow accounts:

Ballwin does not have policies or ordinances that would impact existing subdivision escrow accounts held by St. Louis County. In prior annexations involving such accounts, Ballwin has coordinated with St. Louis County to facilitate the release of escrow funds and final acceptance of subdivision improvements. This process has historically been smooth, with no reported issues or negative outcomes.

11. Impacts on tax base and revenue generation:

- a. Area subject to boundary change:
The proposed annexation is not expected to affect the annexing area's ability to generate revenue. The City of Ballwin does not anticipate any impact on existing organizations, nor is any organization, other than St. Louis County, expected to relinquish taxing authority as a result of the annexation.
- b. Existing municipality and its residents:
The proposed annexation will have no effect on the City of Ballwin or its residents with regard to their ability to generate revenue. Ballwin retains the authority to assess taxes in accordance with state law applicable to fourth-class cities, and this authority will remain unchanged.
- c. Adjoining areas and residents outside of the annexation area:
The proposed annexation will have no impact on the tax base or revenue generation for residents or areas adjacent to, but outside of, the annexed area.
- d. Entire geographic area of the County and its residents:
There will be minimal impact on the tax base or revenue generation for residents or the overall geographic area of St. Louis County. Most revenues received by governmental entities providing municipal services are based on population or the number of dwelling units. While a redistribution of revenues between Ballwin

and the County will occur as a result of the jurisdictional change, the overall effect on tax base and revenue generation will be negligible.

iii: Services

1. List of services and providers:

Service	Present provider	Post annexation provider	Fee	In house	Contract
Administration	St Louis County	Ballwin	No	X	
Building department - code enforcement - permits & inspections	--- St Louis County St Louis County	--- Ballwin Ballwin	--- No Yes	--- X X	
Fire protection	Metro West	Metro West	Some	n/a	n/a
Legislation	St Louis County	Ballwin	No	X	
Library	St Louis County	St Louis County	n/a	n/a	n/a
Local court	St Louis County	Ballwin	No	X	
Parks & Rec	St Louis County	Ballwin	Some	X	
Planning & Zoning	St Louis County	Ballwin	Some	X	
Police	St Louis County	Ballwin	No	X	
Public works -Leaf pick up -Sidewalk installation* -Sidewalk maintenance* -Street light bills -Street light installation -Street maintenance* -Snowplowing	--- Private St Louis County St Louis County Subdivision Subdivision St Louis County St Louis County	--- Ballwin Ballwin Ballwin Ballwin Ballwin Ballwin Ballwin	--- No No No No No No No	--- X X X X X X X	n/a
Public school	Parkway	Parkway	No	n/a	n/a
Social services	St Louis County/ State of Missouri	St Louis County/ State of Missouri	n/a	n/a	n/a
Solid Waste** - Recycling - Trash - Yard waste	--- St Louis County's contracted hauler	--- City of Ballwin's contracted hauler	--- Yes Yes Yes		--- X X X
Utilities - Electric - Sewer - Water	--- Ameren MSD Missouri American Water	--- Ameren MSD Missouri American Water	--- n/a n/a n/a	n/a	n/a

*Except in emergency situations, major street and sidewalk maintenance and upgrades in annexed areas will not begin than the beginning of the fiscal year following the effective date of the annexation and will be performed in accordance with Ballwin's existing procedure. Based on budget constraints and regular citywide surveys of roadway conditions, an annual listing of the roadways most in need of work is prepared for each Ward for the annual work program. All efforts are made to monitor and correct deterioration as soon as it is discovered.

**Use of Ballwin's contracted solid waste removal provider cannot be required for two years following the effective date of the annexation; however, the service and its associated rate will be available on a voluntary basis prior to that period.

- 2. Barriers to efficient delivery of services:
There are no barriers that will impede the efficient delivery of services to the proposed annexation area.

- 3. Effective date of Municipal Services:
The City of Ballwin will begin providing municipal services to the annexation area effective on the date of annexation. Exceptions include solid waste removal, which will be required no later than two (2) years from the annexation date; street maintenance, which will be conducted according to Ballwin's standard procedures; and seasonal services, which will be performed on an as-needed basis.

iv: Zoning/Land Use

1. Percentage of land use:

Land use	Acres	Percentage
Commercial	0.00	0.00%
Industrial	0.00	0.00%
Institutional / Government	0.00	0.00%
Single family residential	11.81	44%
Multi family residential	0.00	0.00%
Common ground	6.07	27%
Vacant	4.62	21%
Total	22.50	100.00%

2. Current and proposed zoning maps: Appendix C

3. Zoning and land use changes after annexation:

The annexation area includes an existing single-family residential subdivision, a single family lot and two (2) undeveloped properties. The current land use within the annexation area is expected to remain developed with single family dwellings. The undeveloped area is expected to develop with single family dwellings. The Arbors at Bridle Path and the adjacent three (3) acre parcel are currently Unincorporated St Louis County and zoned R-2 Residence District. The two lots that front on Ries Road are also unincorporated and currently zoned NU Non Urban District. Upon annexation the City proposes to rezone the properties to the City’s R-2A Single Family Dwelling District, which closely aligns with St. Louis County’s R-2 Zoning District.

4. Non-conformities:

No obvious non-conformities would be created as a result of the change in zoning to the annexation area. Any unintentional creation of non-conformities would result in correction in the event the structure(s) would be replaced.

5. Regulations affecting the annexation area:

Regulations contained in the City’s Code of Ordinances would apply to the annexation area. No other districts or overlay regulations would apply.

6. Affect on prospective development:

The annexation area consists of a previously developed subdivision, a lot occupied by a single family dwelling and two (2) vacant properties. Any future development approvals will be subject to Ballwin’s procedures and not those of St. Louis County.

7. Code compliance with on-going development projects:

There are currently no active developments in the annexation area. However, any permits that remain open as of the annexation date are generally completed by St. Louis County. Ballwin would be asked to participate in final inspections in coordination with the County. Additionally, any open code enforcement cases would be transferred to Ballwin for review and follow-up by the City's Code Enforcement Inspectors.

8. Future development:

Any future development occurring under the proposed Ballwin R-2A zoning would be required to comply fully with all applicable regulations of that zoning district.

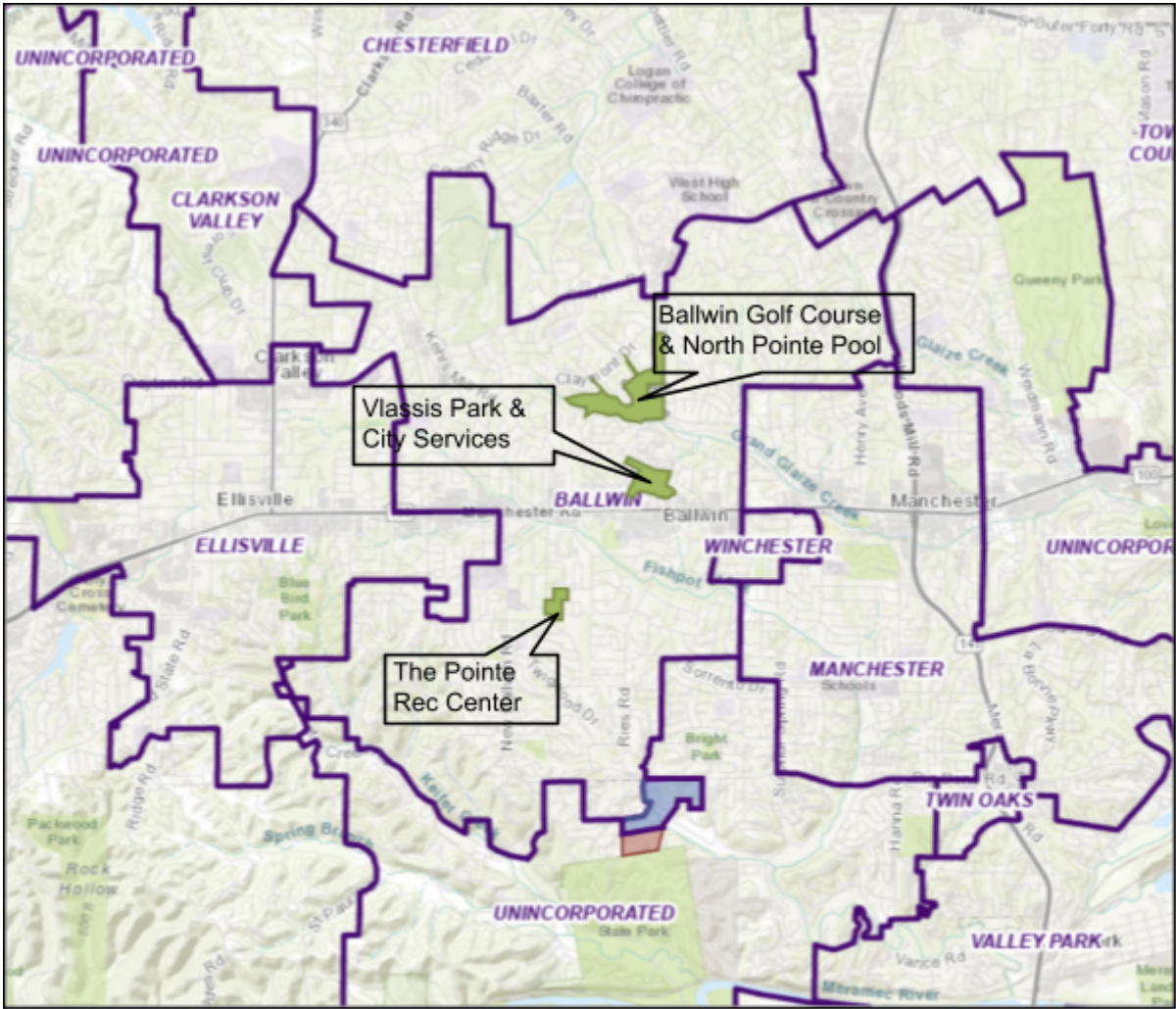
v. Summary

The City of Ballwin does not actively pursue annexations; rather, its policy is to carefully evaluate petitions submitted for voluntary annexation or simplified boundary changes. In reviewing such petitions, the City considers whether the proposed annexation would impact its ability to maintain a high level of service both to the annexation area and to the community as a whole.

Appendix A: The Arbors at Bridle Path Annexation Area



Appendix B: Annexation & Surrounding area

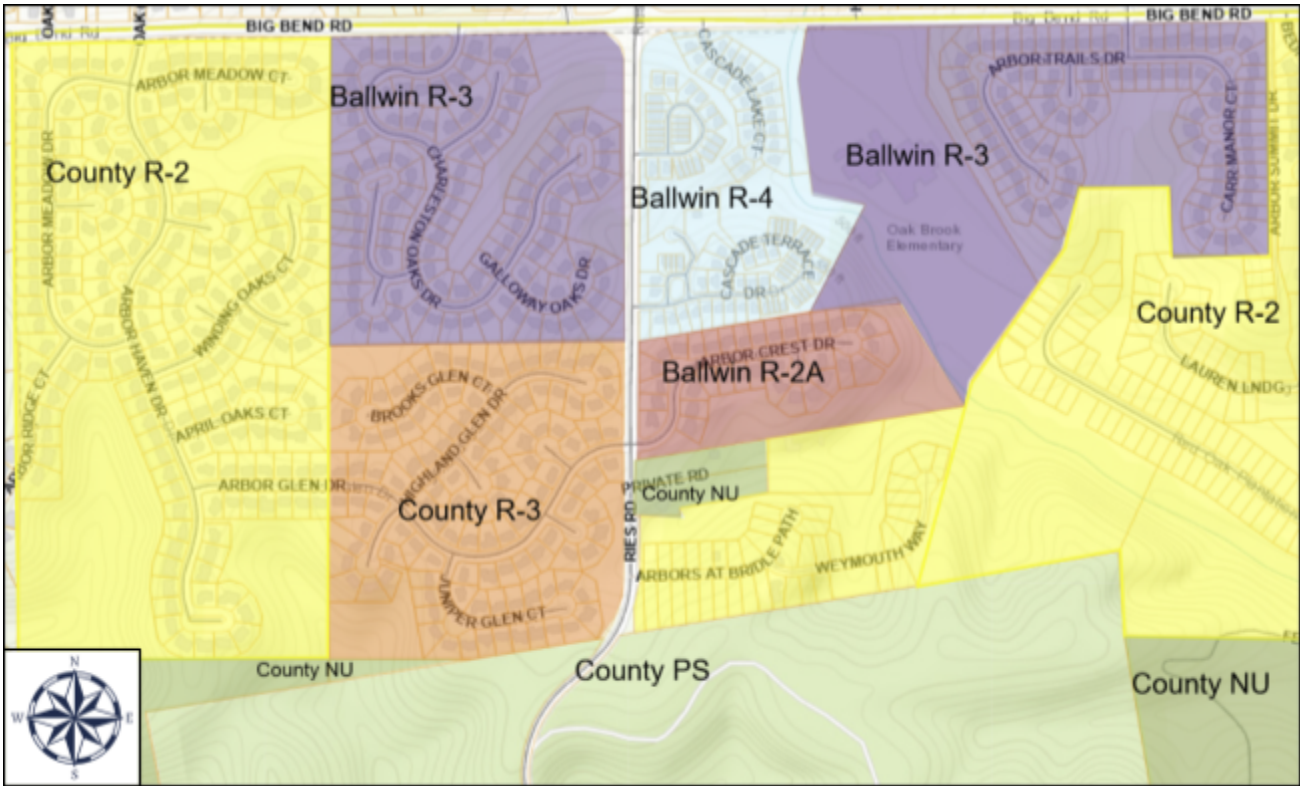


LEGEND

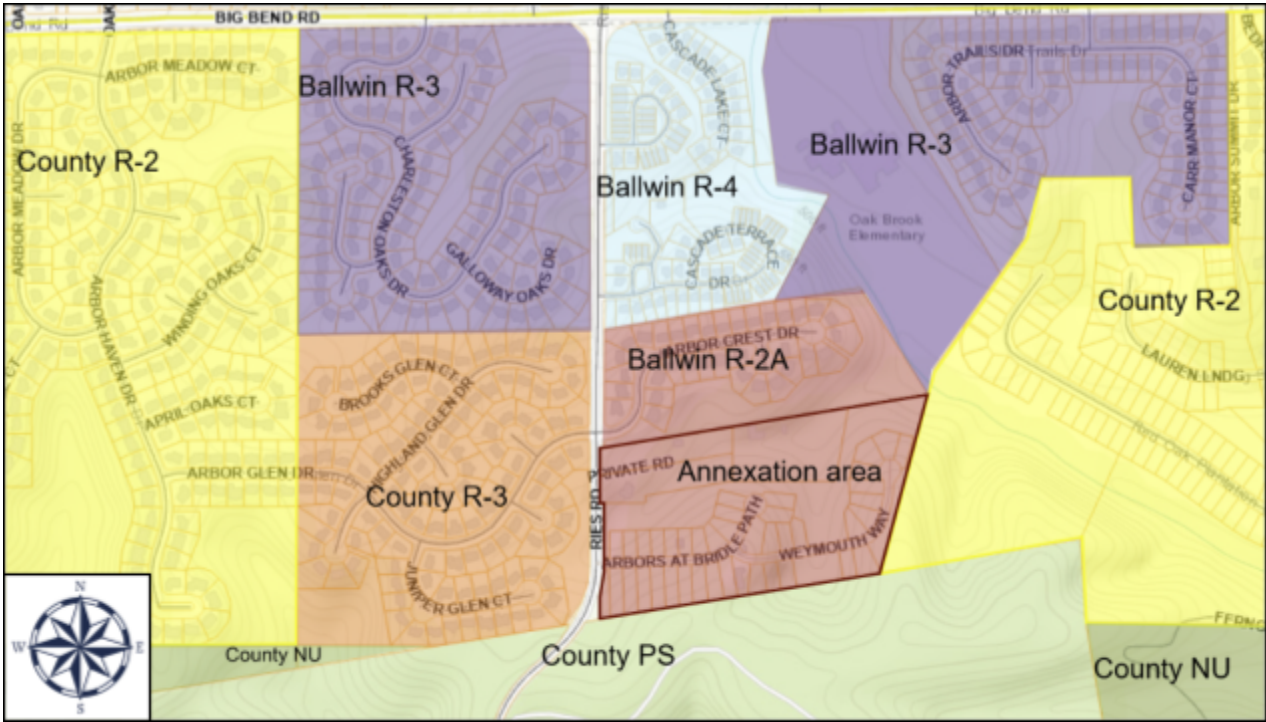
Annexation area	
2025 Annexation area	
City Limits	



**Appendix C: Annexation & surrounding area
existing zoning map**



Annexation & surrounding area proposed zoning map





Consent Item

RE: 15270 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Extension

The Petitioner is requesting approval of an extension of the Special Use Exception that was approved on March 10, 2025, and granted to Jorge J Flores for Inca Maya Restaurant. The Special Use Exception permits a restaurant with outside seating, the sale of alcoholic beverages, live music and front yard parking at 15270 Manchester Road. The request is for an extension through March 1, 2027.

According to Appendix A, Article XIV, Section 4(11): In the event that a special use exception grantee fails to proceed with the allowed use or construction and/or development, within a period of one year following the effective date of said special use exception, and no extension of time is granted by the Board of Aldermen, said grantee shall be deemed to have abandoned the special use exception and it shall terminate.

A building permit has been issued for the project, and renovations to the building are currently underway. According to the petitioner, unforeseen circumstances were encountered during construction and are currently being resolved. An additional permit, and potentially an addendum to the existing permit, is anticipated to complete the project.

Recommendation:

Staff recommends that the following existing conditions on the property be addressed and resolved within 90 days of approval of the requested extension. These conditions include:

1. Parking Lot and Patio Area: Repair and improve the parking lot and proposed patio area, which are currently in disrepair and present safety concerns.
2. Signage: Remove all signage that is no longer applicable to the property or building.

Any new permit(s) or addendums required to complete the project must comply with the 2024 International Building Codes, assuming those codes are adopted by ordinance at tonight's meeting.

If substantial progress is not made within the requested extension period, an additional extension request will be required.

September 3, 2026

Mayor Mark R. Stallmann
Board of Aldermen
City of Ballwin
1 Government Center
Ballwin, Missouri 63011

VIA EMAIL: Lynn Sprick, City Planner (lynnsp@ballwin.mo.us)

Re: Extension Request for Special Use Exception No. SUE-25-02 (“SUE-25-02”) for 15270 Manchester Road, Suites 20, 120 and 130, Ballwin, Missouri 63011 (the “Premises”).

Dear Mayor Stallmann and the Members of the Board of Aldermen (the “**Board**”):

Inca Maya, Inc. (“**Petitioner**”) was previously granted SUE-25-02 for (i) front yard parking, (ii) outside seating and (iii) sale of alcoholic beverages in connection with Petitioner’s planned operation of a Mexican-Peruvian restaurant at the Premises. SUE-25-02 is presently scheduled to expire on September 10, 2026. Petitioner respectfully requests an extension of SUE-25-02 through March 1, 2027 to complete the buildout of the Premises (the “**Requested Extension Deadline**”).

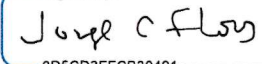
Petitioner has made significant progress on the buildout of the interior of the Premises. For your reference, Exhibit A is attached hereto which depicts before and current photos of the interior of the Premises. However, unforeseen delays have prevented timely completion of the project. As of the date of this letter, the bulk of Petitioner’s outstanding work remaining to be performed at the Premises includes installation of the ventilation hoods and ancillary fire suppression system in the kitchen area of the Premises. In connection with the installation of the ventilation hoods, Petitioner also plans to install exhaust ventilation through the second floor of the building and screening on the roof of the building (together with the kitchen work items, the “**Remaining Interior Work**”). Petitioner expects the mechanical drawings for the Remaining Interior Work to be completed and submitted for City approval on or about September 15, 2026, following review and approval by the landlord. Petitioner is confident that it will complete the Remaining Interior Work prior to the expiration of the Requested Extension Deadline.

As of the date of this letter, the remaining exterior work to be completed at the Premises includes: (i) the pouring of a concrete patio, (ii) construction of a trellis covering over the patio, (iii) parking lot re-grading in connection with the patio work, (iv) updates to the exterior façade of the building, (v) installation of a new front door to the Premises, (vi) installation of landscaping along the northern boundary of the property fronting Manchester Road, (vii) repair and replacement, as needed, of the exterior lighting serving the building and (viii) the construction and repair of the dumpster pad enclosure (collectively, the “**Remaining Exterior Work**”). Petitioner expects that the Remaining Exterior Work will be completed on or prior to the Requested Extension Deadline.

My family and I look forward to opening our restaurant at the Premises and bringing our Mexican-Peruvian cuisine to the City of Ballwin. We appreciate your consideration of this extension request for SUE-25-02.

Respectfully Submitted,

Inca Maya, Inc.

Signed by:
By: 
0056D3FFC030491....
Jorge Flores, President

cc: Tim Boegeman, Baywood Rlty & Constr. Corp., Agent for Owners (tim@baywoodrealty.com)
Lawrence Goldworm, RA, LSG Architect (goldie1957@msn.com)

Exhibit A

Beginning of Project



Current Status



INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, HAUG, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JORGE J. FLORES FOR INCA MAYA RESTAURANT, FOR OPERATION OF A RESTAURANT WITH OUTSIDE SEATING, SALE OF ALCOHOLIC BEVERAGES, LIVE MUSIC AND FRONT YARD PARKING.

WHEREAS, a petition has been received from Jorge J. Flores for Inca Maya Restaurant, requesting the use of certain property at 15274 Manchester Road for operation of a restaurant with outside seating, sale of alcoholic beverages, live music and 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 March 3, 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 Jorge J. Flores for Inca Maya Restaurant, to use the premises in the City of Ballwin, Missouri, known as 15274 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with outside seating, sale of alcoholic beverages, live music and 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.

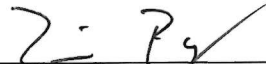
Bill No. 5015

Ordinance No. _____

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 10 day of March, 2025.


TIM POGUE, MAYOR

APPROVED this 10 day of March, 2025.


TIM POGUE, MAYOR

ATTEST: 
ERIC STERMAN, CITY ADMINISTRATOR

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 curbside 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.

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. Parking lot lighting must be in working condition.

16. Landscaping must be provided along the north property line.

17. Mechanical equipment on the roof or the side of the building shall be screened from view with appropriate material that is consistent and compatible with the existing building.



Consent Item

RE: 15069 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner (Al Jouri Bakery) is requesting approval to transfer the Special Use Exception granted to Al Amani BBQ (aka PRime BBQ) in March 2026 for the operation of a restaurant most recently occupied by a restaurant known as Hi Pointe Drive In, located at 15069 Manchester Road.

The Special Use Exception Transfer for Al Amani BBQ was approved on March 9, 2026, and a mechanical permit was subsequently issued in May 2026. However, due to unforeseen circumstances related to the fire code requirements for the proposed business, the owners of Al Amani BBQ have decided not to proceed with the location.

Jouri Bakery intends to continue operating at the property in compliance with the regulations and conditions established by the previously approved Special Use Exception and governing Ordinance. Proposed changes include resuming operation of the drive-through, reinstating outdoor seating, and discontinuing the sale of alcohol on the premises.

The transfer request is made pursuant to Ordinance 22-23, approved on September 12, 2022. The proposed restaurant operations will otherwise remain substantially the same.

The business will be required to comply with all current building and fire code requirements applicable to commercial occupancy and will complete the City's occupancy permit process if this Special Use Exception Transfer is approved 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 22-23.

Submitted By: Lynn Sprick

Date: September 14, 2026

BUSINESS PLAN

Proposed Bakery & Coffee Shop
15069 Manchester Road, Ballwin, Missouri

Business History

The proposed business will be a bakery and coffee shop offering freshly prepared baked goods, pastries, specialty coffee, and a selection of beverages in a welcoming café-style environment. The concept is designed to provide the Ballwin community with a high-quality destination for freshly baked products, coffee, breakfast items, desserts, and light food options.

The ownership has experience operating businesses in the food-service industry and understands the importance of providing quality products, excellent customer service, cleanliness, and efficient operations. The goal is to bring a well-managed bakery and coffee concept to Manchester Road that will serve both the surrounding community and customers traveling through the area.

The business will focus on products such as croissants, pain au chocolat, Danish pastries, cookies, cakes, cheesecakes, tarts, breads, sandwiches, and other specialty bakery items. The beverage program will include espresso, cappuccinos, lattes, iced coffee, cold brew, specialty coffee drinks, teas, matcha, smoothies, and seasonal beverages.

Locational Rationale

The proposed location at 15069 Manchester Road, Ballwin, Missouri, provides an excellent opportunity for a bakery and coffee shop because of its visibility and accessibility along Manchester Road.

The business intends to utilize the existing commercial space and make improvements to the interior as necessary to create a clean, modern, and comfortable bakery and café environment.

The location will allow customers to visit for a quick coffee or pastry, meet with friends and family, purchase bakery products to take home, or enjoy their food and beverages inside the café.

The proposed use is intended to complement the surrounding commercial area while providing an additional neighborhood amenity for Ballwin residents and customers traveling along Manchester Road.

Hours of Operation

The proposed bakery and coffee shop will operate approximately Monday through Sunday, from 7:00 AM to 9:00 PM.

Hours may be adjusted based on customer demand and seasonal business conditions. The business will primarily focus on bakery products, coffee, beverages, desserts, sandwiches, and other café-style offerings.

Staffing

The business expects to create employment opportunities within the Ballwin community.

Staffing will include management, bakery personnel, baristas, counter/service employees, and other employees necessary for daily operations. The number of employees will be adjusted based on the volume

of business and hours of operation.

The ownership intends to maintain a professional, clean, and customer-focused operation and provide employees with appropriate training for food preparation, beverage service, customer service, and daily café operations.

Floor Plan

A proposed floor plan will be submitted showing the interior arrangement of the bakery and coffee shop, including customer seating, service/counter areas, bakery preparation areas, kitchen/preparation areas, storage, restrooms, and other required areas.

Proposed Use	Bakery & Coffee Shop
Location	15069 Manchester Road, Ballwin, Missouri
Alcohol	None proposed
Primary Products	Bakery items, pastries, coffee, beverages, desserts and café-style food

The scope of work consists in reusing an existing building that has been used for similar business.

Our operation benefits a lot from having a Drive-Through service, and this building has that in place, we just need to install a new Menu Board and mark the site accordingly. We are also proposing an exterior seating area in front of the building, on the Manchester side, covered with an attractive wood pergola. We will install new bollards and wheelstops, to protect patrons using this area.

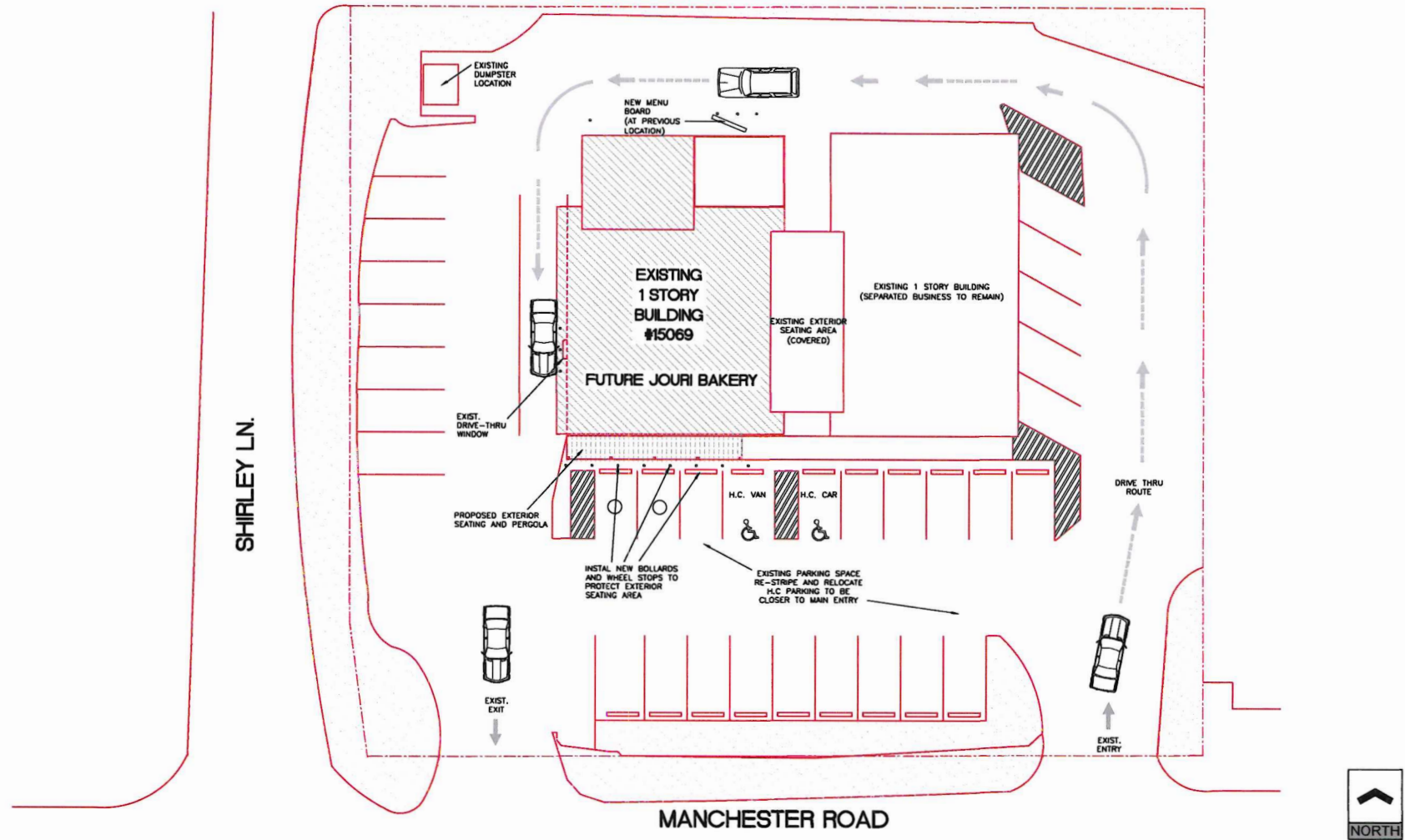
The interior space will be used mostly as-is, reusing existing equipment as much as possible, but will need to install new equipment as required for the Bakery operation. The seating area located on the east side, between both buildings, is existing to remain. We will do some wood paneling to provide some sense of enclosure but the rest will remain as existing.

The parking lot will be re-striped to move handicap parking close to the main entry of the building and far from the Drive-Through exit traffic, to protect patrons with these special needs.



● RENDERING VIEW OF PROPOSED EXTERIOR SEATING AND DRIVE-THRU
SCALE: N.T.S.





● PROPOSED RENOVATION OF EXIST. SITE PLAN

SCALE: 1"=20'-0"

DIVICAD
DESIGN GROUP

12645 OLIVE BLVD., OFFICE 227

SAINT LOUIS, MO 63141

314-452-3968

www.DIVICAD.com

JOURI BAKERY

15069 Manchester Rd, Ballwin, MO 63011

A1

SUET APPLICATION
SEPTEMBER 1, 2026



Bill No. ~~4130~~

Ordinance No. ~~22-23~~

INTRODUCED BY

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

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO BEN HILLMAN D/B/A LITTLE HI (HI-POINTE DRIVE IN) FOR RESTAURANT WITH SALE OF ALCOHOL BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 15069 MANCHESTER ROAD.

WHEREAS, a petition has been received from Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), requesting the use of certain property for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road; 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 September 6, 2022, 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 Ordinance No. 557, "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. An amended special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road, as is made and provided for in Article XIV of Ordinance No. 557.

Section 2. The amended 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 8, Item b.

Section 6, Item c.

Bill No. 4130

Section 3. The amended 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 September, 2022. Tim Pogue
TIM POGUE, MAYOR

APPROVED this 12 day of September, 2022. Tim Pogue
TIM POGUE, MAYOR

ATTEST: Eric Sterm
ERIC STERMAN, CITY ADMINISTRATOR

**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. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.



10. 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.

11. 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.